

## INDIVIDUAL HERITAGE PLACE – CITATION

HO270

**NAME OF PLACE:** House

**OTHER NAMES OF PLACE:** Sallman house.

**ADDRESS / LOCATION:** 104 Kooyong Road, Armadale

**PROPERTY INFORMATION:** Flete Estate in Crown Portion 25.

**LEVEL OF SIGNIFICANCE:** Local.

**ASSESSED BY:** Graeme Butler, Francine Gilfedder.

**ASSESSMENT DATE:** March 2002

**REVISED ASSESSMENT** October 2003

## STATEMENT OF SIGNIFICANCE

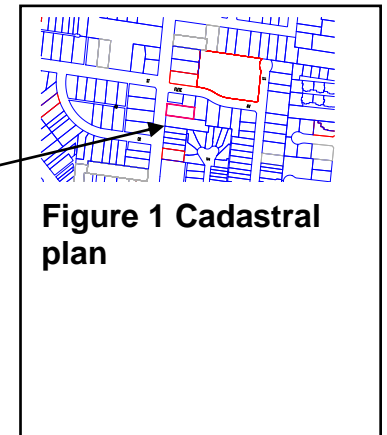
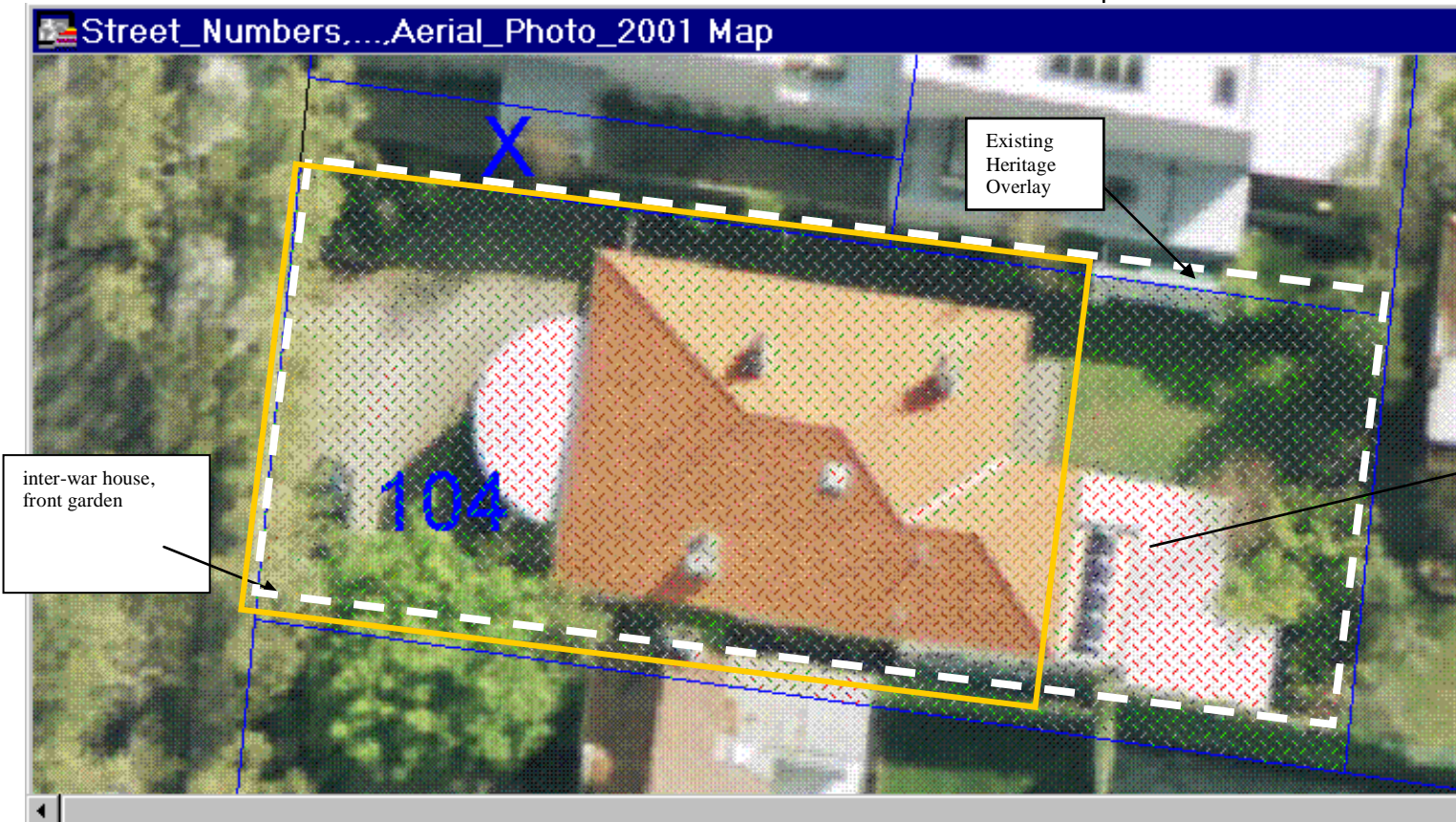
### (as visible from the street)

The former Sallman house at 104 Kooyong Road, Armadale is locally significant architecturally:

- as a relatively externally unchanged example of a design by HD Annear, as one of the founders of Modernism in Australian architecture ( Criterion H1);
- for the distinctive elements still evident in the building, such as circular porch, unusual planning and the trademark Annear stepped chimney shafts ( Criterion B2).

# PLAN

**NAME:** House  
**OTHER NAMES:** Sallman house  
**ADDRESS / LOCATION:** 104 Kooyong Road, Armadale  
Not to Scale<sup>1</sup>  
**104 KOOYONG RD, ARMADALE**



**Figure 1 Cadastral plan**

<sup>1</sup> Aerial view supplied by the City of Stonnington

**PHOTO:**



Figure 1 (Source: Graeme Butler & Associates March 2002 )

## DESCRIPTION:

(as assessed from the street)

This one-storey stuccoed brick house has a symmetrical front elevation, with hipped main roof, deep eaves, and recent unglazed Marseilles pattern terra-cotta roof tiles. Distinctive elements include the large semi-circular, flat-roofed pergola porch, with its Ionic order, paired cement columns based on a stuccoed balustrade wall, and the two-step and vented chimney shafts typical of Annear's work. The front windows are now one-pane fixed glazing, replacing the Annear vertical sliding sashes.

The original permit application shows an unusual layout plan. The open porch leads directly into a lounge room, with corner fireplace, connected in turn to a large billiard room on the north. A small internal hall then led from the billiard room to two bedrooms (the master bedroom having an en-suite), the maid's room and finally to the dining room and rear service rooms (kitchen laundry, servery). Timber floors were used throughout, including the open porch. The side and rear elevations and sections show timber-framed casement window groups, vertical boarded two-panel external doors at the rear, polished timber panelled sliding doors to the lounge-billiard room connection and the built-in fitments in the hall. A single car garage was located, at the end of a two-track driveway, at the north-east corner of the block.

The Norris 1927 alterations showed the uniting of the billiard room and lounge, the creation of a new detached laundry, conversion of the former laundry to the maid's room which had in turn been converted to a third bedroom.

### Interiors

Not inspected

### Condition & integrity

(as assessed from the street)

Given the 1920s changes: new unglazed Marseilles pattern terra-cotta roof tiles in place of cement; high front masonry fence; and the front windows are now one-pane fixed glazing, replacing the Annear vertical sliding sashes. Otherwise publicly visible parts of building are externally near original. Other changes have been made at the rear of the house.

### Context

Set in residential area.

## HISTORY

### Historical background

(From Malvern A Physical History  
Georgina Whitehead in Appendix A, Malvern Urban Character Study)

#### 1909-1914

It was not until the early 1900s that land prices had recovered sufficiently to encourage further subdivision. There was a great increase in building activity in Malvern during the five years prior to the First World War when over 2,000 new buildings were registered. New subdivisions were created as far east as Darling Road and further building consolidated older subdivisions. , During this period Malvern's character was indirectly affected by the issue of slum abolition. Concern with overcrowding and the appalling conditions prevalent in parts of the old inner suburbs had resulted in the formation of the Minimum Allotment, Anti Slum and Housing Crusade. The efforts of this pressure group were directed towards municipal councils, as these bodies exercised the little control there was over local subdivision and housing construction. The group called for the electrification and extension of trams to the outer suburbs to encourage suburban development as a means of preventing overcrowding in the inner suburb; they also advocated that in all new subdivisions streets should be a minimum width of 66 feet and allotments should have a minimum area of 7,500 square feet (50 feet wide and 150 feet deep), with only one dwelling per allotment { Grubb: 24}.

#### 1910

In 1910 electric tram services commenced operation in Malvern along High Street and Wattle Tree Road and along Glenferrie Road between Kooyong Station and Malvern Station to Dandenong Road. The Dandenong Road line was opened the following year and the system was further extended { Cooper: 204-19}.

The flexibility of the tram system with north south and east west interconnecting directions of travel, as well as numerous alighting points, gave the public greater ease of movement between and within various localities.

#### 1912

The Mayor of Malvern attended the Minimum Allotment, Anti Slum and Housing Crusade conference in the Melbourne Town Hall.

#### 1916

Allotment size in Malvern was fixed at a minimum area of 6,000 square feet with a minimum frontage of 50 feet { Strahan}. The Malvern Council's designation of certain streets as brick areas was another means by which some residents hoped to maintain 'standards'. In such streets timber dwellings were prohibited and only brick houses were allowed to be built. By the First World War the majority of Malvern's streets were nominated for brick construction { Strahan}.

#### 1920s

A downturn in building activity accompanied the war years, but after the war finished there was another rush to build. During the 1920's many of the remaining orchards and market gardens east of Darling Road were subdivided and sold.

#### 1930s

Development again stalled in the early 1930's with the depression. By then the only vacant land left in Malvern was in the most easterly section, and most of this was subdivided by the end of World War. Land in the vicinity of Batesford Road and Warrigal Road was the last to be developed in the 1950s.



## Specific History

(see Foster, 1999)

1882

Judge Hartley Williams purchased part of lots 25 and 25a, about 6 acres of land with a frontage to Kooyong Road, from Joseph Harris, a nurseryman and William Moss, a prominent Congregational clergyman and philanthropist. Williams demolished the existing brick house and built a new brick house of 13 rooms, to the design of architect Thomas Watts. The house is now known as Flete.

1888

Flete was purchased by auctioneer Stratford Settle, who re-sold the property to Judge Hartley Williams in 1894, the same year Williams was knighted. Sir Hartley Williams lived at Flete with his second wife and family until 1901.

1902

Flete purchased by Captain Charles Lawrence.

1902

The MMBW plan of 1902 shows Flete, with its conservatory, pavilion, tennis court and stables, with its entrance from Kooyong Road.

1920

In 1920 the Flete Estate was subdivided and Flete Avenue and the north end of Moorhouse Street were created. Flete was subdivided into 22 allotments, with lots 8 -10 containing the house Flete.

1921-2

With the subdivision of the Flete Estate, Mrs Mary Lawrence, wife of Captain Charles Lawrence, owned a number of allotments, including lot 2 in Kooyong Road near the south corner of Flete Avenue. In 1922 Mary Lawrence sold lot 2 to estate agent Morris C Sallman. The same year plans were prepared and submitted by architect Harold Desbrowe-Annear, for a 'residence at Kooyong Road' for Morris Sallman.

1922

Sewerage was connected by CC Eilenberg and the house, numbered 104 Kooyong Road, was completed by 1923.

1927

In 1927 alterations and additions were undertaken to Sallman's residence by architect, Harry Norris.

1934

104 Kooyong Road was purchased by St Ronan's Investments for John Tallent. Dr G. Murray Tallent and Mrs Tallent retained possession of the property until 1984.

1950

Application to build sleepout for Dr Tallant.

1986

Building application for changes to rear

1988

Building application garden pavilion.

1989

Heritage Overlay Review - Amendment C5, C6  
House, 104 Kooyong Road, Toorak heritage assessment

Building application for a new front fence

1999

Application to raise height of front fence to 2m.



## ANALYSIS

### Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

PAHT	Subtheme	Category
Building settlements, towns and cities	Making suburbs	house, urban

## Comparative analysis

Annear has been the subject of many an analysis over time, with Robin Boyd promoting his designs as early Modernism in 'Victoria Modern' and more recently Peter Cuffley stating:

'Desbrowe Annear absorbed influences of the Modern Functionalist movement as they slowly filtered into Australia and by the end of World War 1 he was designing austere, utilitarian houses in the Melbourne suburbs and nearby resorts. His low pitched, wide-eave roofs, and horizontal groups of windows recalled the work of Frank Lloyd Wright at the turn of the century'. More recently Annear has been the subject of undergraduate and graduate theses, specifically by Harriett Edquist.

This example fits the above description with little ornament on the front elevation (Ionic columns) and otherwise plain treatment of openings and massing, with the interior possessing large rooms set out on an open plan in part. The bold massing of the circular porch is also seen in part in his Grimwade house at Robinsons Road, Baxter 1924 and was repeated in some builder-designs in the late 1920s.

Other houses designed by Annear in the City:

House, 29 Kensington Road, Sth Yarra, 1898
House, 404 Glenferrie Road, Malvern built for Engholm, Charles 1911
House, 4 Como Avenue, South Yarra built for Dr Brett 1914
House, 6 Erskine St, Malvern built for Brown, AG 1919
House 1 Heyington Place, Toorak, 1921-5c
House, 10 Chastleton Avenue, Toorak built for Merfield, Mrs Charles J 1922
House, 8 Power Avenue, Toorak c1924
House, 729 Orrong Road, Toorak built for Baillieu, Mr & Mrs Maurice 1927
House, 611 Toorak Road, Toorak built for Nelken, Louis (1920s-50s) 1929
House, 1 Landale Road, Toorak built for Little, V T ? 1929c
House (demolished), 282 Williams Road, Toorak built for Little, V T 1929c
House, 62-62A Clendon Road, Toorak built for Myer, Sidney 1930

## Assessment against the criteria adopted by the Australian Heritage Commission

### Summary of Australian Heritage Commission criteria

Code	Summary	Assessment at local significance	Assessment at contributory
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			significance
B.2	Rarity or distinction among a comparable group	distinctive elements still evident in the building, such as circular porch, unusual planning and the trademark Annear stepped chimney shafts	
H.1	Association with important person or group	a relatively externally unchanged example of a design by HD Annear - one of the founders of Modernism in Australian architecture	

## RECOMMENDATIONS:

The house and land should remain a heritage overlay in the Stonnington Planning Scheme.

### **Proposed extent of heritage place in the heritage overlay**

The house and land with emphasis on external fabric from its construction in the 1920s.

### **Planning Scheme Protection in a heritage overlay: recommended**

#### **Other heritage registers**

Heritage Victoria Register: No  
Register of the National Estate: No

## REFERENCES

#### Lewis & Aitken 1992 cite:

Malvern Building Plan 3785: 1922, Morris Sallman Esq. resident at Kooyong Rd, Malvern. H Desbrowe Annear, architect.

MMBW Drainage Plan (- number obscured) 1922: Owner, M C Sallmann. Agent, C C Ellenberg

Sands & McDougall Directories: 1924-27: Sallmann, M; 1942-58: Tallent, Dr G M; 1967-74: Tallent, Mrs M

Malvern Building Plan 8905: 1927, Alterations and additions to residence at 104 Kooyong Rd. Malvern for Morris Sallmann Esq. Harry A Norris architect, 33 Swanston St. Melbourne

#### Foster, 1999 cites:

`Australian Dictionary of Biography', vol. 6.

City of Malvern rate books:

City of Malvern rate book, North ward, 1920-21, no. 999.

City of Malvern rate book, North ward, 1921-22, no. 1022.

City of Malvern rate book, North ward, 1923-24, no. 36.

City of Malvern sales register.

Malvern building plans 3785 & 8905.

McLaren, Ian, Malvern Crown Land Sales, 1840-1879, University of Melbourne Library, Melbourne, 1987.

MMBW (detail?) plan 1902.

Heritage Overlay Review - Amendment C5, C6  
House, 104 Kooyong Road, Toorak heritage assessment

MMBW drainage plan, 104 Kooyong Road.  
National Trust of Australia, research into 'Flete', 2 Flete Avenue, F.N. 3357.  
Plan of subdivision, Flete Estate, c. 1920. Alway collection, Malvern Archives.  
Research notes, 'Flete', Malvern Archives.  
Shire of Malvern rate books

### Further references

Foster, Diane. 1999. Melbourne's most fashionable suburb, A history of Toorak, east of Kooyong Road 1840-1998, Master of Arts in Public History, Department of History, Monash University  
Peter Cuffley, 'Houses of the 20s and 30s', Balwyn, 1989: 36-7.  
City of Malvern Building Permit Applications in SCC archive file 1,0010,06800:  
additions 13/10/86 - BP7617  
fence 1989- BP10856

### Further work

None.

## Appendix 1 Previous citation

Council has considered a series of amendments to the Schedule to the Heritage Overlay of the Stonnington Planning Scheme. During the exhibition period of former Amendments L47 and L61 objections to the inclusion of some properties in the Schedule to the Heritage Overlay were received. Therefore Council resolved to undertake further analysis of the heritage citations of affected properties prior to holding an independent panel hearing. The amendments are now known as C5 and C6(2) respectively.

The following citation was exhibited with the heritage planning scheme amendment L47.

Architect: Harold Desbrowe Annear

1922: Morris Sallman Esq. resident at Kooyong Rd, Malvern. H Desbrowe Annear, architect. (Malvern Building Plan 3785)

1922: Owner, M C Sallmann. Agent, C C Ellenberg (MMBW Drainage Plan - number obscured)

1924-27: Sallmann, M (Sands & McDougall Directories)

1927: Alterations and additions to residence at 104 Kooyong Rd. Malvern for Morris Sallmann Esq. Harry A Norris architect, 33 Swanston St. Melbourne (Malvern Building Plan 8905)

1942-58: Tallent, Dr G M

1967-74: Tallent, Mrs M

(Sands & McDougall Directories)

This single storey house with a simple hipped roof and exaggerated eaves, has a dominant semi-circular front porch with a flat tray roof. The roof tiles were originally unglazed grey cement, and are now replaced with unglazed orange terra cotta tiles. The chimneys are of a distinctive Annear design, stepped at the sides and with decorative rebates. The walls are rough cast and the front porch has paired Ionic columns modified with garlands and smooth shafts with exaggerated entasis. The porch roof overhang has tapered projecting rafters. Annear's influence is most obvious with 'the patent sliding sash windows which rise into the cavity above. This has created a lower than normal head height to the windows. The porch has been glazed in a patterned leaded glass after the 1927 alterations. The building is substantially intact despite recent major renovations which included a sympathetic rough cast finished front fence.

104 Kooyong Road is of regional significance as an unusual example of Annear's work and for the manner in which it combines the simple building form with the projecting semi-circular front porch as well as for the symmetry of the design from the street.

Heritage Overlay Review - Amendment C5, C6  
House, 104 Kooyong Road, Toorak heritage assessment

