

## INDIVIDUAL HERITAGE PLACE – CITATION

HO273

**NAME OF PLACE:** Lillirie

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

**ADDRESS / LOCATION:** 1089 Malvern Road, Toorak

**PROPERTY INFORMATION:** Malvern Hill Estate in Crown Portion 25

**LEVEL OF SIGNIFICANCE:** Local<sup>1</sup>.

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

**ASSESSMENT DATE:** March 2002

**REVISED ASSESSMENT** October 2003

## STATEMENT OF SIGNIFICANCE

### (as visible from the street)

The former McLean house at 1089 Malvern Road is locally significant architecturally and historically:  
- for the distinctive comparatively wide façade and associated block frontage, with remnant garden setting (mature trees, drive formation) for the otherwise common 19th century single-storey Italianate suburban villa style (Criterion B2).

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<sup>1</sup> Inspection required

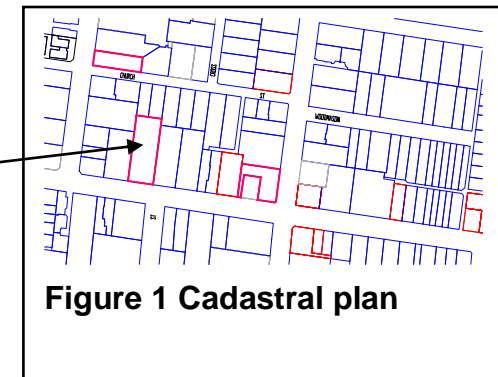
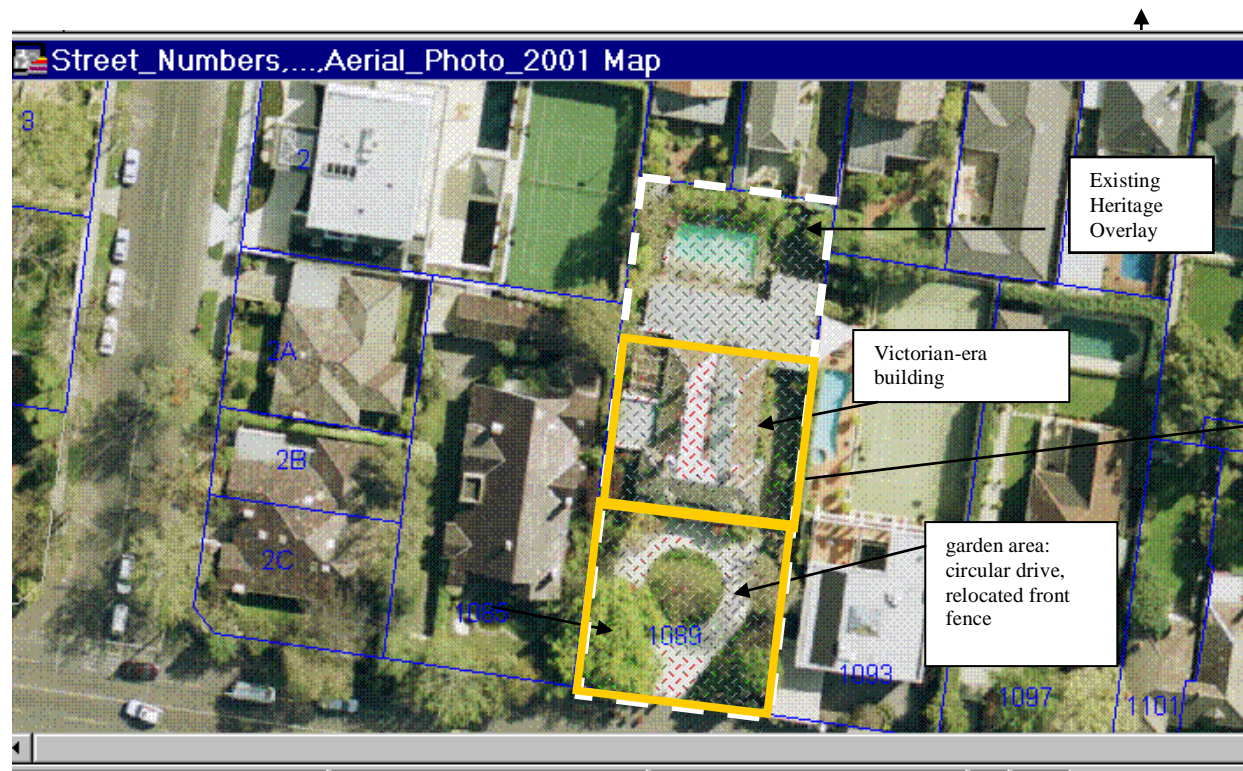
## PLAN

**NAME:** Lillirie

**OTHER NAMES:** McLean house

**ADDRESS / LOCATION:** 1089 Malvern Road, Toorak  
Not to Scale<sup>2</sup>

**1089 MALVERN ROAD, TOORAK**



<sup>2</sup> Aerial view supplied by the City of Stonnington

**PHOTO:**

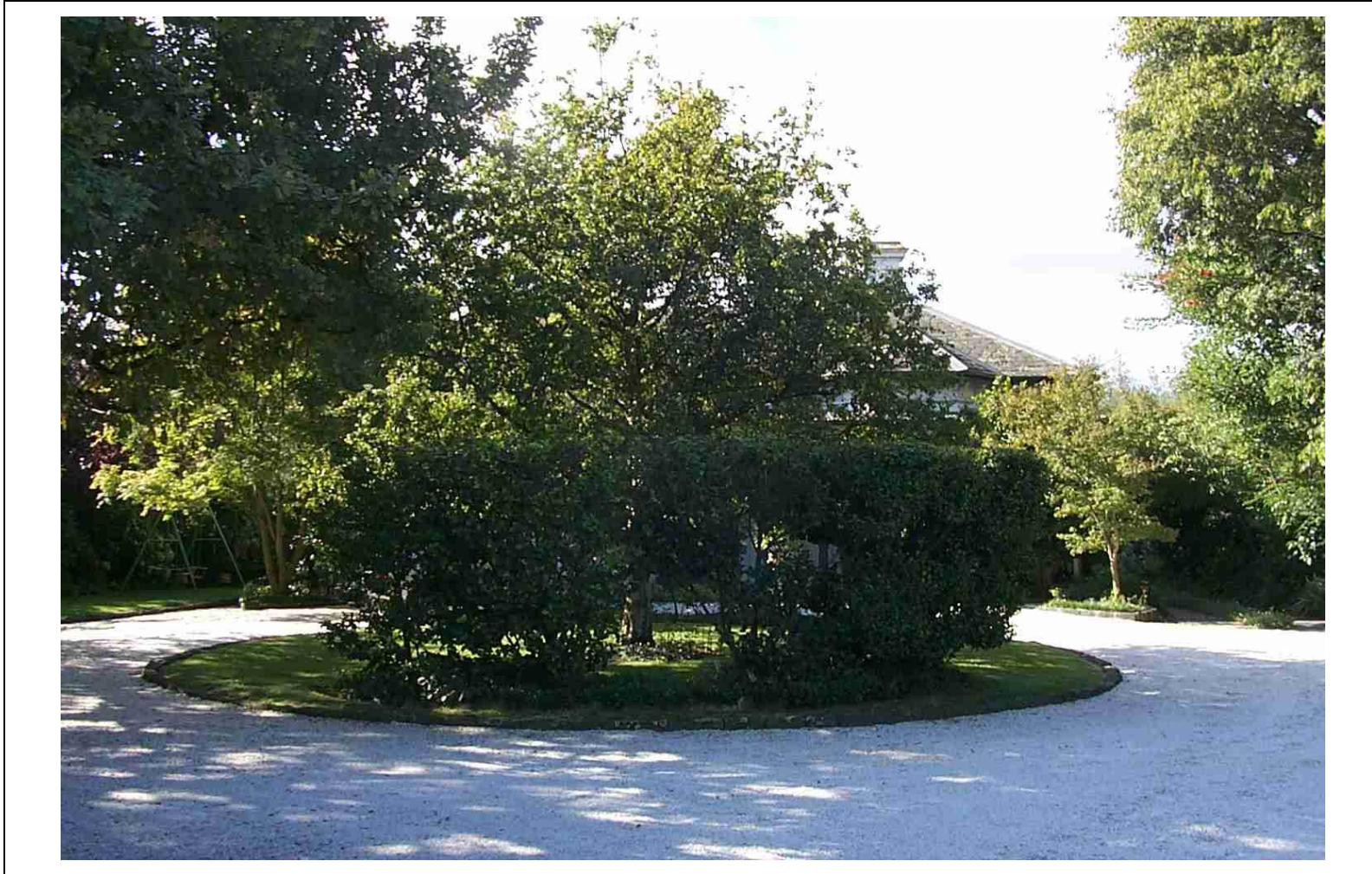


Figure 1 (Source: Graeme Butler & Associates March 2002 )

## DESCRIPTION:

(as assessed from the street)

This large single storey stuccoed Italianate villa has an M-hipped slate-clad roof, multiple cemented Victorian-era chimneys, eaves brackets, double hung timber-framed windows and two projecting three-sided room bays on the front elevation fronted by a skillion-form verandah with iron posts and frieze. The circular drive at the front of the house is early in form as is the cast iron front fence (relocated and rebuilt).

A plan from c1992-3 shows two main receiving rooms either side of the entry, and three main rooms either side of the passage to what was probably the rear verandah where the cellar stairs and a bathroom were in small rooms at either end. Open fireplaces are shown in most main rooms.

The 1902 MMBW Detail Plan shows the house centred on a block bounded by Malvern Hill Road, Hopetoun Rd, Church St and Malvern Road, with near symmetrically formed side gardens or yards and a perimeter fence which had an inner fence, possibly containing a major shrubbery bed or a hedge. The house yard curved out, in line with the rear of the house, and then in as it approached the front of the block. The house was shown, with cellar and room bays as it is today with steps at the front and rear verandahs and underground tank in the rear yard and, in a further yard to the north off Church St, an outbuilding with water closet attached.

Although the property had been owned over a long period by McLean with a substantial house always apparent, most of the existing house appears to be from the 1880s, with c1884 and 1886 being the most evident changes in value.

(\*Inspection required)

### Interiors

Not inspected.

### Condition & integrity

(as assessed from the street)

Publicly visible parts of building are externally near original. The front fence has been modified and relocated to the site.

### Context

Set in residential area adjoining a commercial strip on the east. Some Victorian-era houses nearby and the early Malvern Hotel.

# HISTORY

## Historical background

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

## Early Land Sales

Most of the first buyers were speculators, not settlers. After a period of depression Melbourne land prices were again booming and syndicates were formed to purchase large areas of land by the acre in order to sell at a profit by the foot in the future. Small settlers who hoped to form or start a market garden on a few acres found it difficult to compete with the large capitalists { Cooper: 8}.

In 1856 Charles Skinner, a barrister, bought 84 acres with frontages to Toorak, Glenferrie and Commercial Roads from the original Crown purchaser of allotment 25. Skinner subdivided the hillside land into about 90 lots and incorporated into his subdivision the plan of a village which he called Ledbury after the English village of his forebears. The English Ledbury was situated on the slope of the Malvern Hills. Before the auction Skinner built an inn at the corner of Commercial (Malvern) and Glenferrie Roads which he named the Malvern Hill Hotel. The hotel gave its name to the subdivision which was called the Malvern Hill Estate. Although the Malvern Hill Estate failed to sell, it led indirectly to the district's change of name from pastoral Gardiner to suburban Malvern in 1878 { Cooper: 30-5}.

In 1853 the Victorian parliament passed legislation to make and improve roads, providing for a Central Road Board to supervise the formation of seven lines of main road { Priestley: 51}. These roads radiated out from Melbourne; they were designed as broad thoroughfares three chains wide (approximately 60 metres), which were able to carry the huge increase in traffic that came with the gold discoveries { MCC: 37}. St Kilda Road and Dandenong Road were two of these boulevards.

The legislation also provided for District Road Boards if residents wished to form them. The householders and landowners of a district elected the members of their Road Board which was then empowered to raise revenue by rating property and levying road tolls. Road Boards were the forerunners of local municipal councils. In 1856 the Garner Road District was proclaimed and the members of the first Garner Road Board were elected { Cooper: 20-23}. The boundaries which the Government set for the Gardiner Road District are the same boundaries that contain the City of Malvern today. Despite the activities of land speculators, small farms, orchards and market gardens were gradually established. Market gardens flourished on the east side of Glenferrie Road near Wattletree Road and further north over Malvern Road; there were market gardens and an orchard in Malvern Road and a vegetable seed garden in High Street; and for some years there was a tobacco plantation at the corner of Malvern and Tooronga Roads. A blacksmith, wheelwright, saddler and other small tradesmen supported these activities. The soil was also good for brick making and there were a number of kilns in the district. The village that developed out of these pursuits was first established in Malvern Road, down the hill from the Malvern Hill Hotel towards Tooronga Road { Cooper: 19}.

Away from the village and its environs the country was open and sparsely settled. Fox hunting devotees met at the Wattletree Hotel, and even at the turn of the century Glen Iris was still considered suitable country for the sport { Cooper: 39-41}.

By 1880 Malvern was one of a number of small villages that surrounded Melbourne. Like Coburg, Heidelberg and Box Hill, it was still a local service centre rather than a suburb { Garden: 177}.

## Specific History

(see Foster 1999)

1849

Crown Portion 25 includes 84 acres of elevated land, bounded by present day Toorak Road, Glenferrie Road and Malvern Road and the line of Denham Place.

1849

John Sullivan, assistant to the Colonial Surgeon for the Port Phillip District, purchased lot 25 for £151.

1853

English barrister Charles Bruce Graeme Skinner paid £10,972 for Sullivan's land.

On lot 25 Skinner planned a village to be named Ledbury after the quaint market town on the slopes of the Malvern Hills in England, where his forebears had lived. The Malvern Hill Estate was divided into mainly small allotments and narrow streets. As an inducement to purchasers, Skinner built the Malvern Hill Hotel on the corner of the Hawthorn-Brighton (Glenferrie) Road and Lower Dandenong (Malvern) Road.

Block 4 of the Malvern Hill Estate, bounded by Malvern Road, Malvern Hill (Hopetoun) Road, Glenferrie Road and Church Street, was sub-divided into 20 small allotments. The Malvern Hill Hotel was built on lots 13-20.

1855

Land to the west of the Malvern Hill Hotel, including lots 5-12, was sold to Neil McLean for £260. The remaining two allotments (lots 3 and 4) were also sold.

1856

Although the Malvern Hill Estate was reported to have sold 'at a large profit'. Skinner made serious losses in the land scare of 1856. That year the estate was advertised as 'Freehold properties in the Township of Ledbury, Parish of Prahran, Malvern Hill Estate', and described as one of the most 'fashionable suburban localities' with 'delightful sites for villa residences'.

The small allotments held little attraction to wealthy purchasers and simple wattle and daub and slab huts, timber, iron, lath and plaster and paling cottages, a few brick houses with stables, and even a 'poor thatched house', were erected on the new subdivision. Land was fenced for cultivation, market gardens and pasture, with butchers' shops, a curing house and a smith's shop.

The first rate book for the Gardiner Road Board shows David Dunlop as the owner/occupier of McLean's property - 2 acres of cultivated land with a brick house of 3 rooms and a wood(en) smith's shop on part of Portion 25.

1861

Rate books indicate McLean's ownership of his property in Lower Dandenong (Malvern) Road. In the mean time, Neil McLean had also purchased lots 1 and 2, and Dunlop's property had increased in size to 3 acres and a forge had been established on the site.

1864

In 1864 Neil McLean is rated as the owner and David Dunlop as the occupier, of about 3 acres of land, with a brick house of 4 rooms, a smith's shop and market garden (in Malvern Road). The property had a net annual value of £39 and within three years, a market garden had been established.

1869

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Lillirie 1089 Malvern Road, Toorak heritage assessment

The house had increased to 5 rooms and kitchen, stables had been added and pasture and garden had been established. However Dunlop was no longer the occupier and the smith's shop and market garden were no longer in use. At this time John Gillespie briefly occupied the property.

1870

In 1870 McLean's land was brought under the Transfer of Land Act, and from that year, Henry McLean (of W McLean & Sons), the merchant son of Neil McLean, occupied his father's property in Malvern Road.

1881

Henry McLean is rated as the owner of the property, the value of which had increased to £105, and the size of the house had increased to 6 rooms.

1883

By 1883, McLean's house had been enlarged to 10 rooms (plus the kitchen) and the net annual value of the property had increased from £105 to £125.

1885-6

McLean's property had been improved dramatically, with the net annual value of the property increasing from £125 to £200 (reduced on appeal to £195).

1887

Henry dies at Malvern, aged 41: his father Neil and mother Sarah (nee Gaston)

1888-1889

Isabella McLean has been the owner-occupier since 1888 and her property had been again improved, with the net annual value of the property increasing from £195 to £250 in 1889.

1894

Following McLean's death, his widow Isabella McLean lived in the house until 1894. Then the house, named Lillirie, was leased out to various tenants including stockbroker, Norman Hugh McMeikan and Mrs Mary McMeikan (1894-1902); civil servant, Henry Walters (1903) and architect Col. Walter H. Tunbridge (1909).

1902

During this time, around 1902, ownership of the property was transferred to the executors of McLean's estate and Perpetual Trustees. The MMBW plan shows the fenced property, named Lillirie extending through to Church Street, with stables at the rear and an enclosed paddock on either side of the house.

1910-1913

In 1910 the property was subdivided into 5 allotments and on lot 3, Lillirie, now enlarged to 13 rooms with a frontage of 80 feet to Malvern Road, was sold to exporter Thomas and Mrs Derham. In 1913, Mrs Ada Derham sold the property to solicitor, Alexander Wettenhall for £1900. The house at 71 Malvern Road, was later numbered 1089 Malvern Road.

1920

Mrs A.S. Panter occupied the house before purchasing the property from Wettenhall in 1920.

1945

Aerial view shows circular drive and mature oak

1954

The Misses Violet, Florence and Grace Panter owned Lillirie until 1954 when it was sold to Telford.

1969

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The property was purchased by Storybook Investments Pty. Ltd. and alterations and additions were undertaken

### 1960s-70s

The present owner (2002) states that the front fence (thought to be of the Victorian-era ) was moved here during the 1960s-70s from a house demolished in Mercer Rd and sold to the owners of this property by a Mr Ed Clarke. The Mercer Rd property had a smaller frontage and hence the fence was modified to fit. She states that the garden was rebuilt at this time and the circular drive constructed (the 1945 aerial which shows the circular drive).

### 1973

The property was sold to Whelan in 1973.



## 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 & garden, urban

## Comparative analysis

The design is typical of many villas constructed in the 1880s-90s but has a larger frontage than most single storey examples.

House examples from the 1880s-90s identified in the City number over 80:

Bona Vista Kensington Road 59 South Yarra 1884  
Wombalano Kooyong Road 176 Toorak 1884  
Midlothian Stanhope Street 106 Malvern 1885c  
House, Dixon Street 34 Malvern 1885c  
House, Viewbank Road 9 Malvern 1885c  
Lauriston Girls' School Malvern Road 1034 Malvern 1885c  
House, Commercial Road 8 - 12 Prahran 1886  
Roma, Stanhope Street 44 Malvern 1887  
Branskea Stanhope Street 46 Malvern 1887  
House, Williams Road 200-210 Toorak 1887  
House, Horsburgh Grove 6 Malvern 1887  
Waiora also Malvern Clinic Glenferrie Road 321 Malvern 1887-8  
Carrington Kooyong Road 58 Malvern 1887c  
Teuna, Malvern Road 1026 Malvern 1888  
House, Malvern Road 1104 Malvern 1888  
House, Mercer Road 34 Malvern 1888  
House, Mercer Road 13 Malvern 1888-89  
House, Northcote Road 11 Armadale 1888c  
Castledon, Stanhope Street 54 Malvern 1889  
Northbrook, High Street 1257 Malvern 1889  
House, Malvern Road 1043 Malvern 1889  
Coimboon, Stanhope Street 48 Malvern 1889  
Inverleith, Stanhope Street 50 Malvern 1889  
Darjeeling Stanhope Street 52 Malvern 1889  
House, Grandview Grove 9 Prahran 1889-90  
Illawara, Illawarra Crescent 1 Toorak 1889-91  
House, Kooyong Road 128 Malvern 1890  
Westford, Ash Gr 2, East Malvern 1890  
House, Kooyong Road 116 Malvern 1890  
House, Inverness Avenue 15 Malvern 1890  
Stonington, Glenferrie Road 336 Malvern 1890  
Irona, later Woldon, Aldene Dundonald Avenue 17-19 Malvern 1890  
House, Glenbervie Road 6 Malvern 1890  
House, Malvern Road 1010 Malvern 1890  
House, Irving Street 8 Malvern 1890c

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Dunrobin, Isabella Street 9 Malvern 1890c  
House, Kooyong Road 24 Malvern 1890c  
Lynton, Montrose now Lauriston Girls' School Mercer Road 33-35 Malvern 1890c  
House, Moorhouse Street 12 Malvern 1890c  
Kelmscott, Kelmscott Road 2 Malvern 1890c  
House, Edsall Street 35-41 Malvern 1890c  
House, Dixon Street 41 Malvern 1890c  
Mayfield Centre, Mayfield Avenue 11 Malvern 1890c  
House, Ethel Street 23 Malvern 1890c  
Mararoa, Ethel Street 7 Malvern 1890c  
Tooronga House, Elizabeth Street 72 Malvern 1890c  
Moorhouse Street 15 Malvern 1890c  
Gracedale, Elizabeth Street 50 Malvern 1890c  
Miegunyah, Bruce Street 35 Toorak 1890c  
Chastelton, Chastleton Avenue 17 Toorak 1890c  
House, Adelaide Street 51 Malvern 1890c  
House, Clarence Street 39 Malvern 1890c  
House, Denham Place 1 Malvern 1890c  
Glenview, Ash Grove 15 Malvern 1890c  
House, Waverley Road 558 Malvern 1890c  
House, Tooronga Road 173 Malvern 1890c  
Amaranth Coppin Street 33 Malvern 1890c  
Glen Avon, Pine Grove 19 Malvern 1890c  
East View, Bates Street 11 Malvern 1890c  
Leven, Bates Street 9 Malvern 1890c  
House, Finch Street 94-96 Malvern 1890c  
House, Sorrett Avenue 14 Malvern 1890c  
House, Winter Street 29 Malvern 1890c  
House, Sorrett Avenue 5 Malvern 1890c  
House, Sorrett Avenue 12 Malvern 1890c  
House, Stanhope Street 56 Malvern 1890c  
House, Stanhope Street 92 Malvern 1890c  
House, Wattletree Road 27-29 Malvern 1890c  
House, Sorrett Avenue 10 Malvern 1890c  
House, Sorrett Avenue 6 Malvern 1890c-  
Fairview, Manning Road 119 Malvern 1890c-  
House, Wattletree Road 227-233 Malvern 1890c -  
Umina, Lansell Road 3 Toorak 1890c ?  
House, Wellington Street 67 Windsor 1890s  
House, Cromwell Road 31 - 33 South Yarra 1890s  
Toronto, Orrong Road 655 Toorak 1890s?  
Wynduk, High Street 1310 Malvern 1891  
House, Malvern Road 1022 Malvern 1891  
House, Myamyn Street 3 Malvern 1891  
Oxonia Forster Avenue 3 Malvern 1892  
Tiri-Tiri Kyarra Road 44 Malvern 1892  
Valentines, Willoby Street 5-15 Malvern 1891c

The examples vary in size but most would be in the Italianate manner, as the most common style in this period.

## 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 significance
A.4	Association with important events or historical themes		Because of its evident age, being symbolic of the Malvern Hill Estate, as an early residential development in this locality
B.2	Rarity or distinction among a comparable group	its comparatively large size for the otherwise common 19th century Italianate villa style, with remnant garden setting of mature trees and circular drive formation	
H.1	Association with important person or group		Associated with McLean family, successful Melbourne merchants

## RECOMMENDATIONS:

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

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

The house and title land, with emphasis on external fabric from the 19th century.

### 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:

Sands & McDougall Directories  
City of Malvern rate books

Foster, 1999 cites:

`The Argus', 26 November 1856.

Bower, Rob, 'Malvern: A History of the Subdivision, 1840-1989, (unpublished manuscript), Malvern Archives.

City of Malvern sales register.

City of Malvern rate books.

City of Malvern rate book, North ward, 1913-14, no. no. 318.

City of Malvern rate book, North ward, 1919-20, no. 406.

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Cooper, J. B., 'A History of Malvern: From its first Settlement to a City', The Speciality Press, Melbourne, 1935.

Gardiner Road Board, rate books:

- Gardiner Road Board, rate book, Lot 25, 1856-7.
- Gardiner Road Board, rate book, Western riding, 1856, no. 39.
- Gardiner Road Board, rate book, Western riding, 1861, no. 45.
- Gardiner Road Board, valuation book, Western riding, 1864, no. 63.
- Gardiner Road Board, valuation book, Western riding, 1867, no. 86.
- Gardiner Road Board, valuation book, Western riding, 1869, no. 86.
- Gardiner Road Board, rate book, Western riding, 1870, no. 260.
- Gardiner Road Board, valuation book, Western riding, 1881, p.62.
- Gardiner Road Board, valuation book, Western riding, 1883, no.

MMBW plan, 1902.

Schumer, Leslie, 'Malvern Pioneers 2 and 3' (unpublished 1979) Malvern Archives.

Shire of Malvern rate books, 1895-1910.

Shire of Malvern rate book, Western riding, 1894, no. 355.

Shire of Malvern rate books, 1895-1910.

'Table Talk' 11 January 1895.

Town of Malvern rate books:

Town of Malvern rate book, North ward, 1902, no. 204.

Town of Malvern rate book, North ward, 1910, nos. 237-241.

## 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

Sands & McDougall 'Melbourne Directory' 1882 (McLean).

Trinca, Catherine. 2001. letter to SCC re heritage value of property 8.4.02

## Further work

Inspect verandah

## 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.  
Lillirie, 1089 Malvern Road - R

1856: Nell McLean bought part of lot 25 from Skinner for £260. 264' Malvern Rd., 130, Malvern Hill Rd., (Hopetoun Rd.), back to Church St  
1856: Lot 25 David Dunlop /0 2 acres cult. Bk. hse. 3 rms. wood smiths shop NAV£65  
1858: As above. " " 3 acres " 4 rms. " " £50  
1859: As above  
1860: As above & forge £40  
1861: David Dunlop occ. Nell McLean owner. Lwr. Dandenong Rd  
1862-63: 91 11 if House & land Lo.L 25 £40  
1864: Dunlop, David occ. Nell McLean owner Bk hse. 4rms. & shop 3 acres cult. lot 25 NAV £39  
1866: As above £35  
1867: David Dunlop /0 pt. sec. 25 abt. 3 acres. Bk. hse. 4 rms. smiths shop & market garden £40  
1868: Neil McLean owner. pt. sec. 25 abt. 3 acres. Bk. hse. 5 rms. pasture & garden. kitchen & stables (say £90). was smiths shop & market garden Malvern Rd.  
1869: Neil McLean owner John Gillespie Occ. House & Land £38 1870 - Nell McLean House& land Malvern £95  
1871: " " owner. Henry McLean occ. Hse. & land pt. 25 £95  
1872-80: Henry McLean Pt sec. 25 abt. 3 acres bk. hse 5 rms. kit. stable pasture Malvern Rd NAV £95  
1881-82: McLean, Henry Merchant. o/o Pt sect. 25 3 acres bk. hse. 6 rms. kitchen outbuildings garden & pasture Malvern Rd NAV £105  
1883-85: McLean, Henry. Merchant. pt. sec, pt. 25. 3 acres. 10 rms. bk. & kitchen. garden & pasture Malvern Rd NAV £125. (Malvern Rate Books)  
1885-89: McLean Henry  
1890-94: " Mrs Henry  
1895-1903: MacMeikan, Norman 'Lillirie' (Sands & McDougall Directories)  
1902: This house was still on a large allotment at this date. The original front fence location coincides with the enclosure of the garden area. This formal garden area bulged out on either side of the house separating it from two large flanking paddocks. (40' to the inch plan, MMBW Drainage Plan 1761) 1905: Water, Henry L.  
1911: Tunbridge, Col. W.H.; Burton  
1917: Wettenhall, Alexander; Read; Satchell; Burton 1924-49: Panter Mrs A.S.  
1952: Panter, Misses V. & F.  
1959-67: Telford, C.F.  
(Sands & McDougall Directories)

A low Italianate villa of substantial form and massing. The low pitched hipped slate roof is dominated by four low brick chimneys as well as two projecting bays. The verandah is simpler and does not deviate around the bay windows. It has simple double hung windows to the projecting bays. The building has a circular drive which appears to have evolved from the original design and retains its original elaborate cast iron fence as well as some mature trees within the garden. The building is extremely intact. This building derives its substantial presence as much from the fence as it does from the architectural detailing of the house itself. The building is enhanced by its deep allotment. The house and fence are apparently intact, although the fence has recent side panels of basalt, perhaps in place of side gates.

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There is a long continuity in the rate book entries for this residence and the earliest section may date from the 1850s. The front section is likely to date from the early 1880s.

1089 Malvern Road is of regional significance as an early agricultural property that has been modified by redevelopment of the 1880s, a period of great building activity in this suburb. The residence is now representative of a well sited and well designed 1880s Italianate villa. The cast iron fence of the 1880s coincides with the early fence alignment and width of this garden.