

INDIVIDUAL HERITAGE PLACE – CITATION

HO274

NAME OF PLACE: Malvern Hotel

OTHER NAMES OF PLACE: The Malvern Hill Hotel.

ADDRESS / LOCATION: 1117-1119 Malvern Road, Toorak

PROPERTY INFORMATION: part Malvern Hill Estate, part CP 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 Malvern Hotel (the external upper level of the gabled wing) at 1117-1119 Malvern Road, Toorak is of local historical significance:

- as the oldest hotel in the City of Stonnington (Criterion B2);
- for the association with the first stages of urban subdivision in the locality (development of the 1850s Malvern Hill Estate and township of Ledbury) (Criterion A4).

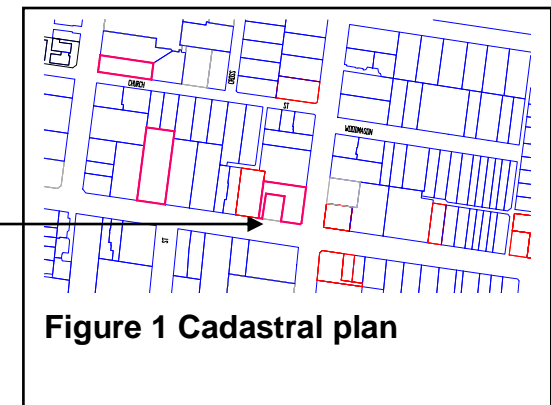
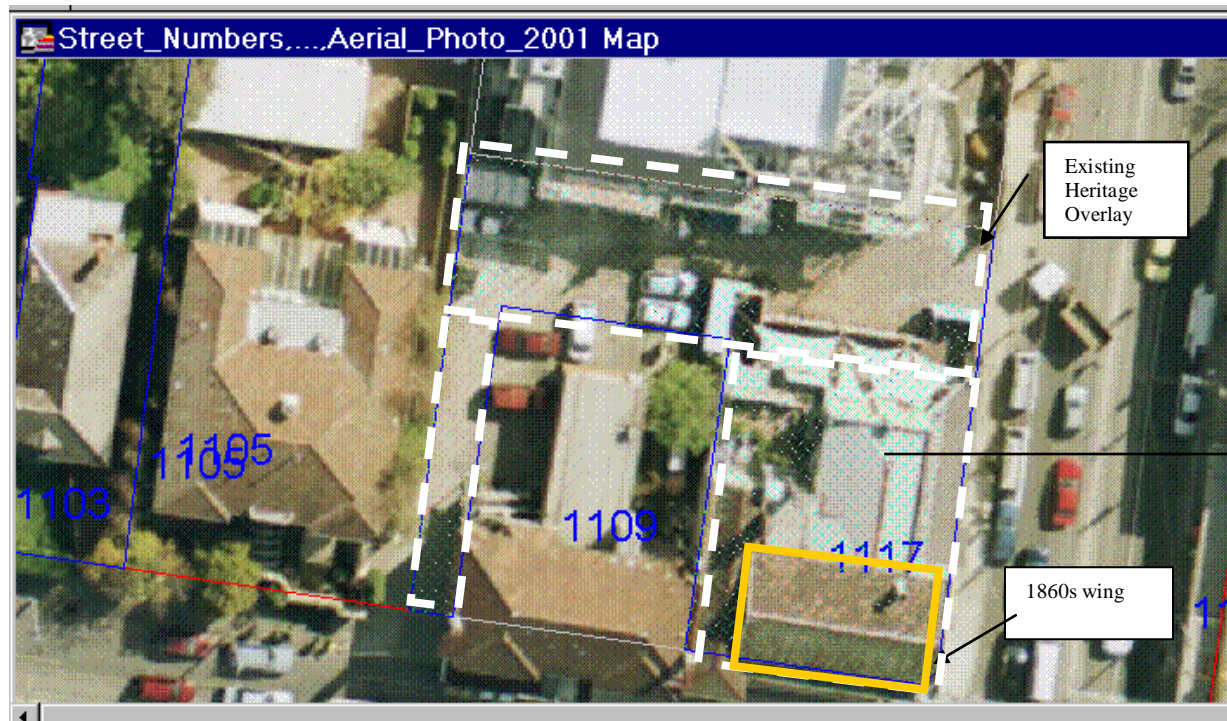
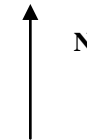
PLAN

NAME: Malvern Hotel

OTHER NAMES: The Malvern Hill Hotel

ADDRESS / LOCATION: 1117-1119 Malvern Road, Toorak
Not to Scale¹

1117 – 1119 MALVERN RD, TOORAK



¹ Aerial view supplied by the City of Stonnington

PHOTO:

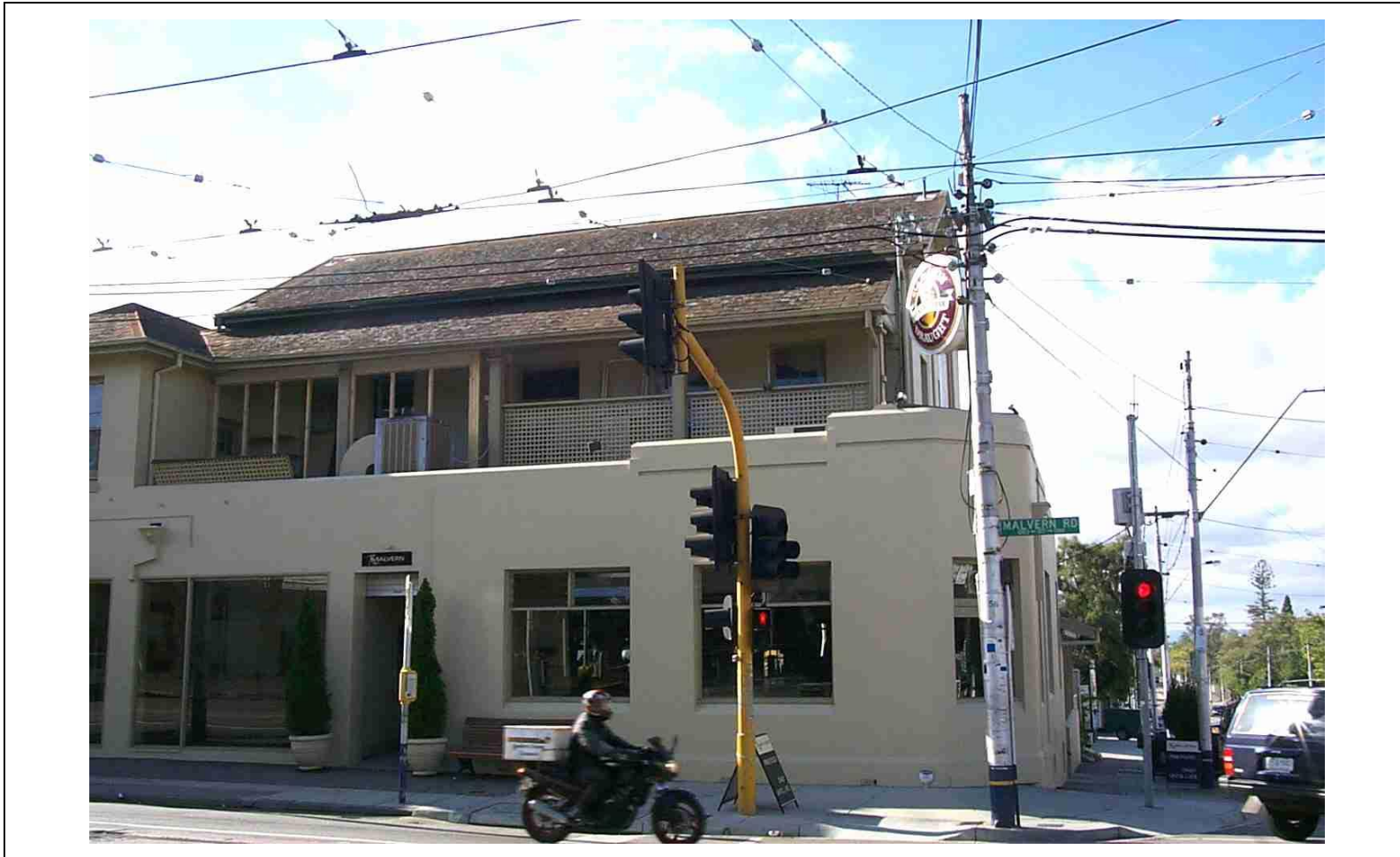


Figure 1 (Source: Graeme Butler & Associates March 2002)

DESCRIPTION:

(as assessed from the street)

The earliest section of this hotel (c1861) is the gabled two-storey wing with what was once a five-bay cantilevering timber-framed verandah. The verandah roof was skillion-form and hipped at each end: four bays of the verandah frame and the associated stout timber posts remain, plus the skillion roof form. Both main and verandah roofs are now clad with slate: this matches the early description of the main roof cladding but not the 20th century image of the hotel which shows the verandah roof as striped corrugated iron. The eaves are boxed, and circular vents are placed in the gable ends. The existing upper level openings resemble the double-hung sash windows (each sash two pane) which numbered five along the south elevation and two on the east elevation in the 1880s. The original balustrade was cast-iron panels but none remain. The circular vents, expressed corner piers, and ruled stucco wall finish survive.

The 1880s view also shows the new corner bar, decorated in an Italian Renaissance revival manner with parapeted roof line, decorated cornice and entablature, arched openings with architraves and impost moulds and the splayed corner entry to the bar. This survives as a defaced and altered shell, as indicated by the plinth moulding, but has been extended west in front of the ground level facade of the c1861 wing. The 1880s view does not show the existing two-storey additions to the north which were then minor gabled and skillion roofed structures.

Interiors

Not Inspected

Condition & integrity

(as assessed from the street)

The ground level of the first section has been rebuilt, leaving the upper level walls, fenestration, timber-framed verandah and roof form of the original building. The corner bar has been modified and retains its general shape but with no detailing. Several changes have been made to the later north wings of the hotel.

Context

Set in largely unrelated commercial streetscape.

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. Roads. 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)

Heritage Overlay Review - Amendment C5, C6
Malvern Hotel 1117-1119 Malvern Road, Toorak heritage assessment

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.

Charles Skinner had arrived in Melbourne with his family in 1852. Born in India in 1816, Charles was the son of Judge Samuel Skinner who had been in the service of the East India Company. Charles Skinner was educated in England and called to the bar in 1841, before establishing a lucrative legal practice in Calcutta, where he married a daughter of the Solicitor-General of the East India Civil Service.

1853

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

Part of Block 4 at the corner of Malvern and Glenferrie Roads, including lots 13-18, sold to Francis Alfred Cargill (Manager Oriental Banking Co.)

1856

The 1856 sale notice described the Malvern Hill Hotel as -

A one storey eleven roomed weather-boarded building, lined, canvassed and papered, 61'x30'x12', known as the Malvern Hill Hotel, containing a spacious cellar 20'x8', bar, five parlours and four bedrooms. Also a detached one story three roomed weather-boarded building ... used as a kitchen, and two bedrooms. Also a six stall stable, sheds and water closet, the whole enclosed with a good three rail fence.

1856-7

Malvern Hill Estate: rate books show that simple wattle and daub and slab huts, timber, iron, lathe and plaster and paling cottages, a few brick houses with stables, and even a 'poor thatched house', were soon erected on the new subdivision. Land was fenced for cultivation, market gardens and pasture and butchers' shops, a curing house and a smith's shop provided the necessities. Although a school committee was formed, Skinner's English style village complete with church and school did not develop any further.

1857

Lots 13- 18 sold to George S. Smith for £1000 'together with messuage or dwelling house called or known as 'The Malvern Hill Hotel.'"

1860

Malvern Hill Hotel sold to Robert Downing for £1000

1860-1

Robert Downing rated for weatherboard house. Malvern Hill Hotel, NAV £150

Heritage Overlay Review - Amendment C5, C6
Malvern Hotel 1117-1119 Malvern Road, Toorak heritage assessment

1861

Architect, E. J. Sanders called tenders 'for ... additions and alterations to the Malvern Hill Hotel for Mr R. Downing', ('The Argus' 13 June 1861). A two-storey brick addition was built facing the present Malvern Road.

1862-3

Rated: Assmusen [occ], Robert Downing [own] House & land NAV £150

1864

Thomas Musgrove occupation transferred to John J. Brown, Henry Downing [own] Brick & wood house, 10 rooms & outhouses 6 acres £100 NAV £97

1865

John James Brown, Henry Downing [own] Malvern Hill Hotel. 10 rooms & conv. £92 NAV £90

1866

John Goody, Henry Downing [own] Malvern Hill Hotel. 10 rooms £90 pounds NAV £80

1867

George William St. Clair (occ) Henry Downing [own] Malvern Hill Hotel, Brick and weatherboard Ho. 12 rooms, offices, stabling & conv. Malvern Hill Hotel at cnr. of Commercial & Barkly Roads (Malvern & Glenferrie Roads) NAV £76

1868

The hotel was put up for auction in 1868 and described as -

'Malvern Hill Hotel, with 2 acres land, ground floor, bar, bar parlour, back parlour, dining room, 4 bedrooms, kitchen and storeroom. First floor, large clubroom 28' x 20' and sitting room. Let at £80 per annum. Exon. Robert Downing'.

'two storeyed brick building with slated roof nearly new, containing bar, 2 parlours, 2 large clubrooms in the main building, with 5 bedrooms, 2 sitting rooms, detached kitchen and outbuildings in the former erection in the rear...profitable suburban hotel business, combined with a fair-sized block of garden and horticultural land, in a position second to none in Melbourne... The popularity of the district for healthiness, scenery, and excursions, renders it a most enticing spot for the numerous holiday-seekers to enjoy at their leisure, in preference to distant places, where expense and absence from the city often preclude the desire which can be here taken advantage of.. '

1868 VALUATION BOOK: George St Clair transferred to Emma Glover Henry Downing [owner] Part sec. 25, about 2 acres. (Malvern Hill Hotel) Brick and wd. Ho. 12 rooms, offices, stabling & garden & paddock. Malvern & Barkly Roads. £75

1872

Agnes St Clair brought under Transfer of Land Act (A4452)

1876-1892

William Woodmason tenure and mortgage, dies 1892

1884-5

Image shows new single storey corner bar built as annexe to hotel.

1897-1898

Equity Trustees Executors and Agency Company Ltd. Subdivision of hotel and 2 acres into 6 lots

Heritage Overlay Review - Amendment C5, C6
Malvern Hotel 1117-1119 Malvern Road, Toorak heritage assessment

1898-1969

The hotel's mortgage and then the hotel itself was acquired by Jane Markillie who leased it to her son Malcolm from 1913 - it became known as 'Markillies', until a change of ownership

1939

Markillie created party wall easement indicating that shops adjoining the hotel were built then.

1997

Planning Application by Deal Corp P/L to demolish the hotel and develop a five-level multi-unit residential complex with associated licensed bistro

1998

Victorian Civil & Administrative Tribunal (VCAT) hearing about Council's refusal to grant a permit for the 1997 proposed development: VCAT uphold Council's refusal..

Planning Application by Deal Corp P/L to make minor changes to the north wing of the hotel.

2000

Planning Application by Deal Corp P/L to further revise the north wing of the hotel.

Publicans

George Self Smith 17/4/1855, 20/4/1858

Mrs Elizabeth Glover 1873

John O'Brien 1876-1877

W. H. Randle 1878-1877

John Goody to Richard sparks 19/7/1866

Edwin Robinson 1884-1885

R.C. Beattie 1886

Hugh McKinnon 1886

Captain George Calder 1887-1891



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
Lodging people	Lodging people	Hotel

Comparative analysis

Past and present hotels identified in heritage studies of the City include:

Former Wattletree Hotel, Wattletree Road 196, Malvern 1855c ? (closed as hotel 1866, verification of age and integrity required)

Railway Hotel, Toorak Road, Toorak 1875 (demolished?)

South Yarra Coffee Palace, Toorak Road 175, Toorak by Packer & McMullen 1886 (demolished)

Toorak Hotel, Toorak Road 463 Toorak 1886 (demolished?)

Highbridge Hotel, High Street 82 Prahran part 1886, 1940

Former Red Lion Hotel, Duke Street 39 Prahran 1886-87 (demolished?)

Hotel, Toorak Road 132-134, Toorak by Wilkinson & Permewan and Abbott, C B 1889 (demolished?)

Her Majesty's Toorak Road 134 Toorak by Wilkinson & Permewan 1890 (demolished?)

Toorak Hotel Toorak Road 459 Toorak by McIntyre, Robert H 1938 (demolished?)

This building appears to be the oldest functioning hotel known in the City. The former Wattletree Hotel (that is thought to be older) appears as an early residence and provides no evidence externally of its former hotel function. It is currently used as a residence and has been so for an estimated 135 years

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	Association with the first urban subdivision in Malvern, the development of the Malvern Hill Estate and township of Ledbury	
B.2	Rarity or distinction among a comparable group	oldest known hotel in the City and Toorak locality, as expressed by the external upper level of the gabled wing	

RECOMMENDATIONS:

The 1860s wing of the Malvern Hotel should remain a heritage overlay in the Stonnington Planning Scheme.

Proposed extent of heritage place in the heritage overlay

The hotel and land, with emphasis on external fabric from its construction in the 1860s.

Planning Scheme Protection in a heritage overlay: Recommended

Other heritage registers

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

REFERENCES

Foster 1999 cites:

Gardiner Road Board Rate books;
Malvern Valuation and Rate Books;
Titles (via RGO Application number 864)

Schumer, LA 'Malvern Pioneers 2.' (unpublished 1979). Malvern Archives

Bower, plan 1: 24, 27- Skinner's subdivision created a number of 33 foot roads in November 1854.

Cannon, M. 'Melbourne after the Gold Rush': 231-2.

'Table Talk' 11 January 1895:12 'The late Judge Skinner,' obituary

'The Argus', 26 November 1856, p.3.

'The Argus' 7.9.1868: 2 auction notice.

'The Argus' 13 June 1861:8 - E. J. Sanders, 'Tenders invited for ... additions and alterations to the Malvern Hill Hotel for Mr R. Downing',

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Gardiner Road Board rate book

1856-7, 141: Lot 25,
1860/1, 66
1861-2, 44
1862-3, 9
1864, 155
1865, 11
1866, 102
1867, 11
1868, 250

Gardiner Road Board VALUATION BOOK

1867, 87
1868, 87

Further references:

Willingham, A. 1998 The Malvern Hill Hotel, submission to VCAT 1998/015872

cites:

RGO Application numbers 2379, 4452, and 864 with 'Malvern Hill estate & Township of Ledbury' estate plan

RK Cole collection, State Library of Victoria

Victoria Liquor Licensing Commission index cards

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.
[See Malvern Archives Report for early history]

c1870-90 Photograph showing the first timber section behind newly constructed two storey brick section with corner bar projecting to street frontages

c1915 (date of tram service?) shows the same structure intact, including face brickwork to main two storey section, now Markillie's Malvern Hotel (Markillie's name kept in popular usage until the 1970s)

1923 'Proposed alterations and additions to Malvern Hotel c/r Malvern and Glenferrie Road for MO Markillie Esq' W Drewe Architect Thanet Street Malvern June 1923 (Malvern Building Plan 4264) - shows extension to projecting corner bar, major internal changes to increase bar area within main structure, and that a two storey rear wing, which had previously replaced the original timber section, was now being further altered ' including the creation of a billiard room. This represented most of the works that now create the current hotel, the billiard room now the rear lounge bar. The roughcast on the rear wing would date from this period. The render on the front section and upper verandah alterations may date from this period or the later Art Deco detailing on the corner bar.

The hotel retains the 1867 structure, the pre 1923 rear wing, the 1867-90 corner bar and its extension in 1923 and the modernisation of the structure in 1923 and the late 1930s.

The Malvern Hotel is of regional significance for its ability to demonstrate the incremental character that resulted from active trading since 1855. This incremental character is shared by all hotels that also experienced such a long history of active trading. It retains the landmark corner building of 1867 that was sited to accommodate the first hotel. It is also able to demonstrate one of the earliest land uses in the area and the failed Ledbury village estate of the early 1850s.