

INDIVIDUAL HERITAGE PLACE – CITATION

HO276

NAME OF PLACE: House

OTHER NAMES OF PLACE: Rosehill gardener's house, Rosehill chapel, Bluestone chapel, Philpott private chapel, part 11-19 Mayfield Avenue.

ADDRESS / LOCATION: 19 Mayfield Avenue, Malvern

PROPERTY INFORMATION: part of the 'Rosehill' estate in Crown Portion 24.

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)

This former Rosehill gardener's house, and later Rosehill chapel, is locally significant historically:

- being among the oldest group of residential structures in the City and hence highly evocative of the period of early subdivision and settlement in the area (Criterion A4);
- as one of the few basalt residential structures in the City and thus is particularly evocative of its age (Criterion B2).

PLAN

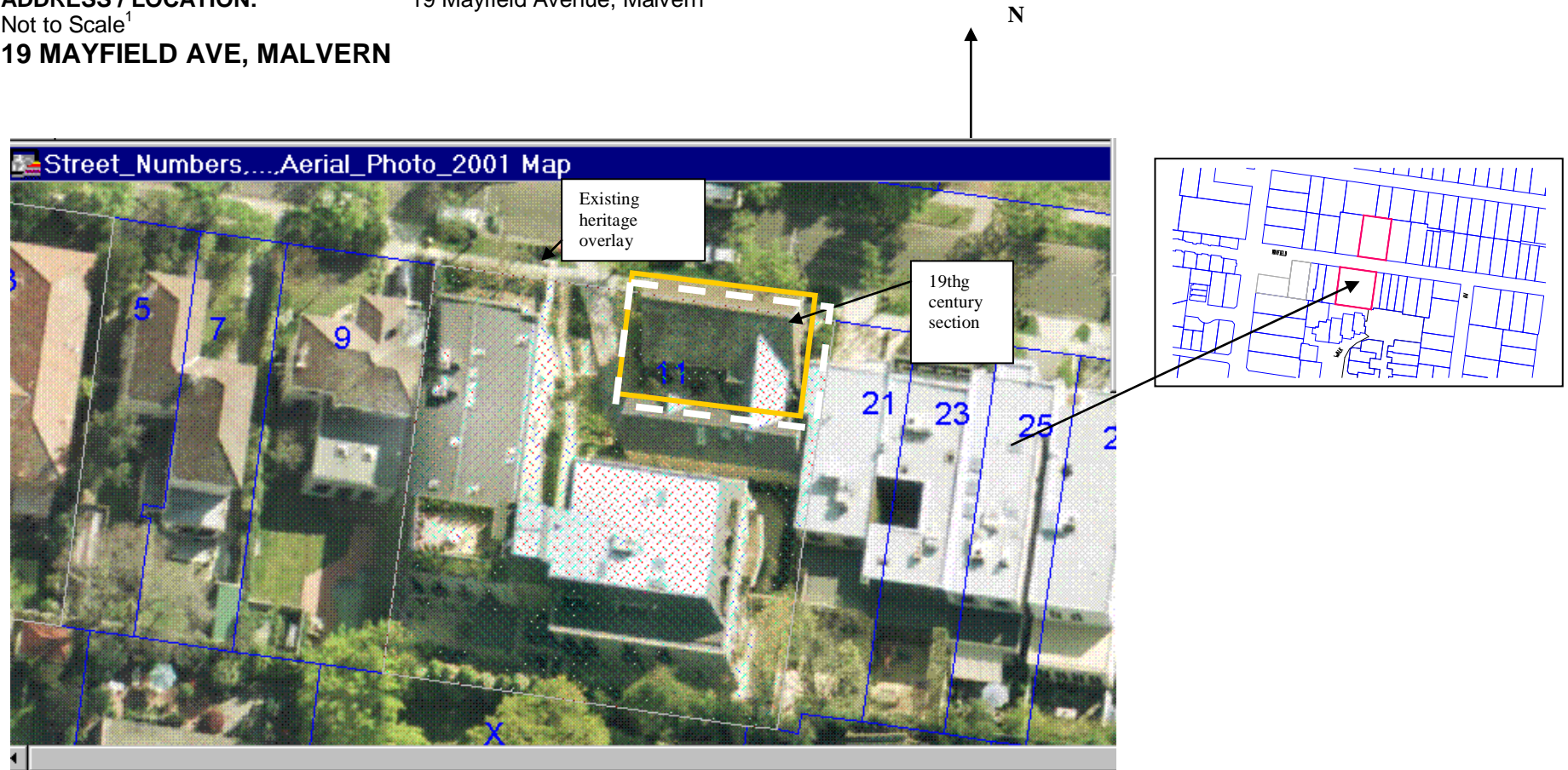
NAME: House

OTHER NAMES: Rosehill gardener's house, Rosehill chapel, Bluestone chapel, Philpott private chapel

ADDRESS / LOCATION: 19 Mayfield Avenue, Malvern

Not to Scale¹

19 MAYFIELD AVE, MALVERN



¹ Cadastral plan and aerial photograph supplied by the City of Stonnington

PHOTO:



(Source: Graeme Butler & Associates) March 2002

Heritage Overlay Review - Amendment C5, C6
House, 19 Mayfield Avenue, Malvern heritage assessment

DESCRIPTION:

(as assessed from the street)

This is a modest Gothic Revival style, random coursed basalt rubble building with looped fretted timber bargeboards at one gable end and a gabled slate roof.

Set hard on the street alignment, the north wall openings (three double-hung windows plus a four-panel door and toplights) are narrow, with stone lintels and glazing bars in the window margins. The western gable end has a pair of attic windows. There was a door off-centre on the north side.

Interior

(not inspected)

Noted that the 1869 description cites 'large ecclesiastically finished ceiling' in building.

Condition & integrity

(as assessed from the street)

Generally externally original to its basic publicly visible 19th century form except for details such as the missing valence detail to the east end. A visually similar added wing and connecting gabled roof bay are visible on the south in aerial views

Context

The new development surrounding this building is unrelated, with the construction of a high fence close to the east wall. The 19th century Italianate villa which once formed the context of this building has been demolished.

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)

1849

Crown Portion 24 was sold to Robert Anstruther Balbirnie for £108.1.6. at the Crown land sales in November 1849. The land included 72 acres bounded by present day Malvern Road, Glenferrie Road, Toorak Road and the line of Henderson Avenue. Balbirnie had arrived in Melbourne in 1839 and purchased 20 acres of land in Toorak east of Williams Road, where he built his home Balmerino. In 1845 he applied to operate a punt on the Yarra at Swanston Street but the following year he became lessee and toll collector of the new timber bridge.

1850

In 1850 Balbirnie subdivided Crown Portion 24 into seven large allotments. One 20-acre allotment at the corner of Glenferrie Road and Toorak Road, was sold to Isabella Cunningham in 1850, then to Albert Proudfoot in 1853. In 1856 the land was purchased by prosperous commission agent, William Philpott and his new wife Rosetta Wilhelmina Rucker. Philpott's land became the site of Rosehill. The Malvern rate book of 1856, describes a 'brick house in erection' and the following year William Philpott is described as the owner and occupier of a brick house of nine rooms, out-houses and a gardener's house of two rooms.

1869

Rosehill is described in an auction notice which appeared in 'The Argus' on 9 March, 1869.

'Rose Hill Toorak consisting of 90 acres of land, situated at [the] corner of Gardiners Creek [Toorak] and Glenferrie Roads, having a frontage to the former of about 1,300 feet, and to the latter 700 feet, or thereabouts. There are two acres in vines in full bearing, fruit, flower, and vegetable gardens. '

'The remaining land is in shrubbery, planted with every variety of rare and handsome lawn trees.'

'The house of brick with slate roof, has on the ground floor dining and drawing rooms, storeroom, butler's pantry, with drawers and shelving complete, and communicating with the dining rooms; kitchen with water laid on, servants' hall, laundry, servants'-room and lumber-room. Upstairs are large well-ventilated bedroom with eastern aspect, dressing or bachelor's room, good-mixed bedroom, W.C. and bathroom, with water laid on by force-pump. Underneath are two cool airy cellars, fitted with bins and wine presses. the outer and inside walls are all 14 inch work. the present house, although quite large enough for the requirements of a moderate sized family, is capable of much enlargement according to the original plan.'

'The range of offices is complete, and built with surpassing care, every possible attention having been paid to the selection of material, workmanship, and drainage. next to the kitchen is a large coal-shed, brew house of ample dimensions, coach house, dairy (with shelves), harness room, seed and fruit loft above same, three-stalled stables and loose box adjoining - the foregoing [sic] are all brick paved and carefully drained - cow lodge and drafting yards.'

'Apart stands a most substantial bluestone building, with slate roof, which may be appropriately termed a private chapel, with large ecclesiastically finished ceiling; there are two dormitories. '

Rosehill did not sell at auction and William Philpott continued to occupy the property until 1874. However also advertised in 'The Argus', was the sale of Philpott's two organs. One, a small Courcelle organ, was probably housed in the bluestone chapel, for the 1876 rate book notes that Rosehill includes an 'organ room'.

1877

In 1877 Messrs Heath and Startup sold the 20 acre property to silk mercers, Thomas Alston and James Payne, who operated a drapery business adjacent to Philpott in the city. In 1880, squatter Thomas Cumming purchased Rosehill which is then described as an '8 room brick house, with kitchen, offices, stables, outbuildings, organ house, shrubbery, orchard and grass. The 1887 rate book describes a 'brick and stone outhouse' on the property.

1888

In 1888 'Rosehill' was purchased by Walter Henry Lewis, solicitor and later Mayor of Malvern (1904-5, 1909-10). Lewis subdivided the property into 108 allotments known as 'The Great Toorak Estate' and demolished

Heritage Overlay Review - Amendment C5, C6
House, 19 Mayfield Avenue, Malvern heritage assessment

Rosehill. At this time Chesterfield Avenue and Mayfield Avenue were created. Lewis built his own house Erskine on lot 9, on the corner of Glenferrie Road and Mayfield Avenue.

1889

17 acres of the estate were sold to Lloyd Taylor and lot 91 was sold to Robert Christian who built a two-storey Italianate house fronting Mayfield Avenue to the west of the bluestone chapel. The chapel sat within the boundaries of lot 92 (also shown as lot 88) and in 1892 Lloyd Taylor sold the building to Mary Sharp and Henry Sharp, an accountant. Mrs Sharp is said to have operated a dairy on the premises until 1907.

1908

In 1908 Alexander Creswick purchased the bluestone building soon after purchasing Malvern House, Mary Officer's mansion immediately to the south, which he named Yarrien. Creswick used the bluestone building as a harness room and to house their groom/trainer. Alexander Creswick, a gifted horseman and successful amateur jockey, was the only son of Henry Creswick of Hawthorn property, The Hawthorns. Between 1918 and 1920, Yarrien along with the Mayfield Avenue properties including the bluestone chapel, was sold to the Hamilton sisters.

Isabel was Principal, Robina a teacher and Barbara Hamilton. was superintendent of the boarding house at Toorak College in Douglas Street Toorak. In 1919 the school relocated to Yarrien in Glenferrie Road, which was used to accommodate the boarders and as the private quarters of the Hamilton sisters. New class rooms were erected in Mayfield Avenue, alongside Christian's two storey house. The bluestone building was used as a chapel and assembly hall.

1926

Toorak College remained at Mayfield Avenue until the end of 1926, when the school moved to Lansell Road Toorak. During 1926, the estate was divided in two parts and the following year Essington Lewis, Managing Director of B.H.P., purchased Yarrien and re-named it Koorunga after his birthplace, the copper mining town in South Australia. The Mayfield Avenue buildings were rented out to St Margaret's School and during this time the bluestone building was used as an assembly hall and dining room. One of the chimneys served the kitchen, and the other an open fireplace for warming the hall.

1930s

The bluestone building was also used as a Sunday School. St Margaret's used the Mayfield Avenue buildings, which became known as the Mayfield Centre, until 1940.

1940

The Women's Australian Auxiliary Air Force (WAAF) established a training depot at the Mayfield Centre and held short courses to train wireless/telegraph operators and teleprinter operators. In 1942, when the training depot moved to St Catherine's School, the junior school of Wesley College moved into the Mayfield Centre, where they remained until the end of the War in 1945.

1945

Aerial view shows the Victorian-era villa touching the south-west corner of this building. To the east is open ground and minor structures to the south.

1946 -1949

The property was leased to the Peter Pan Nursery by the Hamilton sisters.

1949

In September 1949, The Australian Red Cross purchased the chapel as part of the Mayfield Centre. The Melbourne School of Nursing was established and remained at the site until its closing in 1963.


Heritage Overlay Review - Amendment C5, C6
House, 19 Mayfield Avenue, Malvern heritage assessment

1963

The Hospitals and Charities Commission established the Mayfield Centre, which was officially opened as a Centre for Hospital Training in November 1963.

1995

Following the closure of the Mayfield Education Centre, the entire property was sold and redeveloped, with only the bluestone wing remaining. The same year the bluestone building was included on the register of the National Trust of Australia (Victoria).



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
Forming associations	Worshipping together	Church

Comparative analysis

Few structures associated with private residential use survive in the City from the 1850s, this building being among them:

Grantham (Former Bona Vista), 67 Kensington Road, Toorak built 1845-48, rebuilt 1958
Toorak House, 021 St. Georges Road, Toorak built 1848-, rebuilt 1875
Miegunyah, 641 Orrong Road, Toorak built 1850s, renovated 1908
house, 30 Macfarlan Street, South Yarra built 1850s, late
Tintern, 10 Tintern, Toorak built 1855
house, 5 George Street, Prahran built 1855
house, 13 Chambers Street, South Yarra built 1855
house, 64 Avoca Street, South Yarra built 1855-56c
house, 458-460 Punt Road and 460 ballroom, South Yarra built 1855c
house, 75 Caroline Street, South Yarra built 1855c
Caroline House, 74 Caroline street, South Yarra built 1857
Richmond House, 56 Avoca Street, South Yarra built 1858-9
Brynmawr, 172-178 Burke Road, Glen Iris built 1859-

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	Among the oldest group of residential structures in the City and hence highly evocative of the period of early subdivision and settlement in the area	associations with the history of St Margaret's school, being used as a Sunday School, chapel and assembly hall for pupils
B.2	Rarity or distinction among a comparable group	among the oldest group of residential structures in the City one of the few basalt residential structures in the City	
G.1	Social significance		recognition as significant to the heritage of the State by the National Trust of Australia

RECOMMENDATIONS:

The building and existing mapped land should be retained in the heritage overlay of the Stonnington Planning Scheme.

Proposed extent of heritage place for the heritage overlay

The building and associated 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:

Anne E Jackson and Richard W Edwards, Mayfield Centre 1963-1988 a Short History, 1988. (marks the 25th anniversary of the founding of the Mayfield Centre).

Foster 1999 cites:

(see also 6 Mayfield Ave)

Bower, Rob, 'Malvern, a history of the subdivision, 1840-1989' plan 2, unpublished manuscript, Malvern Archives.

'Building, Engineering & Mining Journal', 9 May, 1891 (?).

City of Malvern rate books.

City of Malvern sales register.

Gardiner Road Board rate books:

Gardiner Road board rate books, 1856/7 'Brick house in erection' William Philpott lot 24, no. 108; 1857/8 Brick house 9 rooms, lot 24, Gardener's house 2 rooms, outhouse', no. 124.

Jackson, Anne, 'Mayfield Centre; A Short History', (unpublished 1988), Malvern Archives.

MMBW plan, 1902.

Miles Lewis Melbourne Mansions Database (in progress 1999).

MMBW plan, 1902.

National Trust file 6658.

Schumer, Leslie, 'Malvern pioneers' unpublished manuscript, 1979, Malvern Archives.

Shire of Gardiner rate book, 1876.

Shire of Malvern rate books:

Shire of Malvern rate book, Western riding, 1880.

Shire of Malvern rate book, Western riding, 1887, no. 73.

Subdivision and sale notice, 'The Great Toorak Estate', 1888, Malvern Archives.

Town of Malvern rate books

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 amendment L47.

This basalt building was constructed as part of William Philpott's Rosehill Estate, commenced in 1857 and was subdivided in 1888 by Walter Lewis who created the 'Great Toorak Estate' forming Mayfield and Chesterfield Avenue. This building was apparently constructed as a chapel and survived this subdivision (as it conforms to a building shown on the subdivision plan). In 1892 the adjacent allotment was purchased by Robert Christian who built the recently demolished two-storey Italianate style building. The former chapel was used as a dairy at the turn of the century. The two buildings were purchased in 1918 by the Hamilton sisters who relocated the Toorak College to this site and the adjacent mansion property Yarrien (Malvern House). It later became part of St Margaret's School and during the war served as a WWAF training depot and later housed the Junior School of Wesley College relocated after Army occupation of the Punt Road building. Subsequent owners were the Australian Red Cross Society before the Mayfield Centre was established. [1]

The stone outbuilding of Rosehill is an early random coursed ashlar and rubble basalt building with decorative bargeboards of a Gothic character. The basalt is of a mixed colour indicating an early date of construction. The windows on the street are elegant slender windows with glazing bars in the margin. The doorway is extremely narrow and seems hard to reconcile with the design and function of the building. The western gable has lost its decorative barge boards but features a pair of attic windows at the upper level. The building has dressed ashlar to the window surrounds. The new development surrounding this building has had an impact with the construction of a high fence close to the east wall, as well as the loss of the Italianate mansion.

This basalt building is of regional significance as the sole remaining building of the Rosehill Estate, which preceded the later mansions along Glenferrie Road, as well as for its Gothic revival detailing and quality of stonework.

1 Anne E Jackson and Richard W Edwards, Mayfield Centre 1963-1988 a Short History, 1988. (marks the 25th anniversary of the founding of the Mayfield Centre).