

INDIVIDUAL HERITAGE PLACE – CITATION

HO277

NAME OF PLACE: House

OTHER NAMES OF PLACE: Stallwood house.

ADDRESS / LOCATION: 8 Monaro Road, Malvern

PROPERTY INFORMATION: part of subdivision of the Toorak Estate in Crown Portion 21.

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: May 2002

REVISED ASSESSMENT October 2003

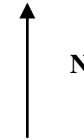
STATEMENT OF SIGNIFICANCE

(as visible from the street)

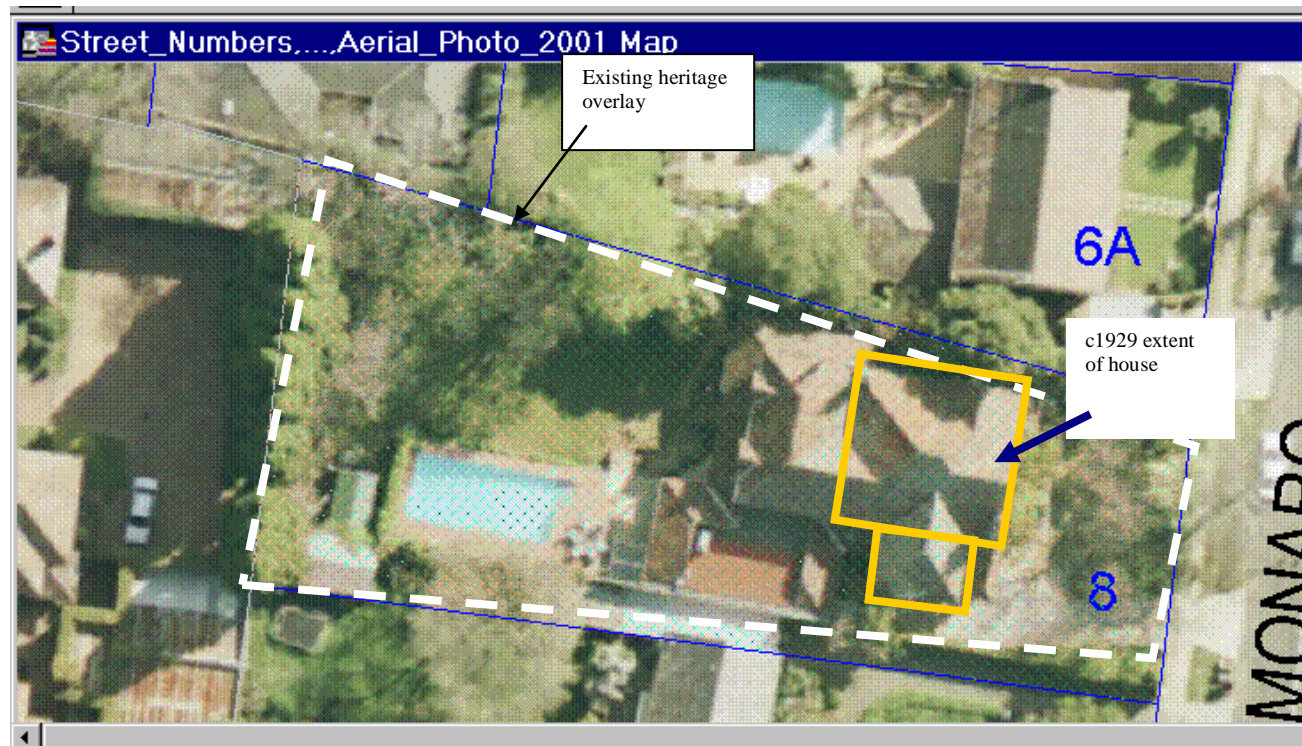
The former Stallwood house at 8 Monaro Road, Kooyong is locally significant architecturally:
- as one of the early group of published architect designs in the suburban Old English manner which was to be popularised in the middle suburbs during the following decade (Criterion E1);

PLAN

NAME: House
OTHER NAMES: Stallwood house
ADDRESS / LOCATION: 8 Monaro Road, Malvern
Not to Scale¹



8 MONARO RD KOOYONG



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

PHOTO:



(Source: Graeme Butler & Associates **May 2002**) **View from east**

DESCRIPTION:

(as assessed from the street)

This gabled and hipped roof, two-story Old English style house has stuccoed walls (originally sand finished) and half-timbered gable ends, Marseilles pattern terra-cotta roof tiles, timber-framed casement windows with diamond pane lead lighting (originally 'bottle glass') and timber shutters, clinker brick feature elements such as the entry porch and chimney capping, and crazy or random paving to the entry and driveway median strip. The main elevations (east and north) followed on from those used in the Federation, Queen Anne and English Domestic Revival styles, with the projecting gabled room bays as the main elevation element, with extended gabled rooflines reaching from the upper level eaves to the lower to produce the traditional attic form. The 'loggia' shown on plan at the north-east corner is framed by the hand-hewn oak brackets typical for the style. 'The Australian Home Beautiful' of 1931 noted the front door as a 'sturdy affair in oak', oak being also used for wall panelling and other joinery internally.

Interior

'The Australian Home Beautiful' of 1931 stated that oak was used for wall panelling and other joinery internally, such as the shelf to the 'texture' brick fireplaces. The fireplaces were set at an angle across the corner of the main rooms, typically for the era. It also noted the clever use of the entry and stair hall for front and rear entrances, the latter from the garage (since demolished). The published plan also had a 'loggia' shared by the dining and living rooms, a device typically used in Mediterranean or Italian Villa style houses but obviously also a useful element in the Old English style. The kitchen opened into the dining room and connected to the maid's room, by then a rare item in house design. Upstairs there were three bedrooms, sewing room, bathroom and a generous north facing balcony to the master bedroom. Ample built-in furniture was provided.

Condition & integrity

(as assessed from the street)

The street view is largely unchanged from the 1930s photographs, but the sand finish has been painted over and other minor details modified.

Context

Set among detached villas of various ages, mainly later.

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 Wattletree 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 1950's.

Specific History

(see Foster 1999)

1902

The subdivision of 'Glenferrie's' estate, known as the Toorak Estate, created Mernda Road, Moralla Road and Monaro Road. In September of that year, agents W. L. Baillieu and Co. held an auction of 'splendid building sites' and 'the beautiful home on the estate'. Land was sold with the condition that 'the main portion of any building erected thereon shall be of brick or stone'.

1903

The subdivision plan (LP 4449) was lodged by solicitors Blake & Riggall and declared by surveyors Thomas B Muntz.

1909

Brokers, Clive and Arthur Baillieu owned many of the allotments in the Toorak Estate and when these were sold new houses were built in Monaro Road and surrounding streets. In 1909 stationer George Partridge purchased an allotment with a frontage of 74 feet to Monaro Road.

1929

In 1929 Arthur H. Stallwood, a banker, purchased the allotment in Monaro Road from Mrs Mary Ross. A plan for a 'Residence Monaro Road Toorak for Arthur Stallwood Esq.' was prepared by Eric Beedham Architect, Stock Exchange Building 322 Little Collins Street.'

1930

An 8 roomed house was built on the site for an estimated sum of £5400. The house is pictured on the cover of 'The Australian Home Beautiful' February and July editions.

1931

In 1931 'The Australian Home Beautiful' featured exterior and interior photographs and a floor plan of the property. Titled 'A Pleasant Home in a Pleasant Situation', the article described the house as having 'adapted the Old English style to Australian conditions, and the result is an attractive well-balanced building which presents several distinctive features to mark it out from its fellows.'

1954

Stallwood sells to G. W. Wilson.

1959

Building permit applied for Carport

1962

Jorgensen and Anor purchased the property

1965

sold to Cook.

1973

Building permit applied for additions, \$4998.

1976

Building permit applied for alterations, \$3500.

1978

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House 8 Monaro Road, Malvern heritage assessment

Building permit applied for pool.

2000

Building permit applied for extension, \$38,000, designed by O'Loughlin Design Services P/L.



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

Apart from its early use of the suburban Old English style (or 'Stockbroker Tudor'), this house is unusual because of the number of times it appeared in the national home magazine, 'The Australian Home Beautiful'. It was pictured in the cover twice and in detail in another issue, making it among the most publicised suburban home designs in the inter-war issues of the periodical.

Other potential heritage houses designed by Beedham identified in heritage studies of the City include:
House, at 017-021 Heyington Place, Toorak built c1925
House, at 429 Glenferrie Road, Malvern built 1927 and thus earlier also a well publicised and a distinctive design.
House, at 025 Heyington Place, Toorak built c1935

Houses in the former City of Malvern which derive from Old English or English Medieval styles identified in heritage studies of the City are listed below. The style group can be further broken up into places which have an Arts & Crafts or English Domestic Revival basis, that date typically from the Edwardian-era and around WW1, and those which resemble the suburban Old English style of the house at Monaro Rd that are typically from the late 1920s but more typically the 1930s. The latter type has the characteristic main hipped roof, with projecting half-timbered gable, clinker brick walls, stained 'oak' beams exposed on the exterior at porches and timber framed often grouped windows with diamond panes.

House, at 224 Kooyong Rd, built 1908 and designed by Klingender & Alsop
House, at 404 Glenferrie Rd, built 1911 and designed by Annear, HD
House, at 2 Stonnington Pl, built 1918 and designed by Klingender & Alsop
House, at 333 Glenferrie Rd, built 1918 and designed by Peck, Arthur & Hugh
House, at 2 Glyndebourne Ave, built 1918 and designed by Oakden & Ballantyne
House, at 6 Erskine St, built 1919 and designed by Annear, HD
House, at 19 Moorhouse St, built 1920 and designed by Kemp, Henry H
House, at 108 Kooyong Rd, built 1922 and designed by Richardson & Wood
House, at 13 Myamyn St, built 1925 and designed by Hamilton, Robert B
House, at 26 Albany Rd, built 1925-6 and designed by Stephenson & Meldrum
House, at 13 Whernside Ave (demolished), built 1926 and designed by Klingender & Alsop
House, at 429 Glenferrie Rd, built 1927 and designed by Beedham, Eric
House, at 14 Myamyn St, built 1929 and designed by Reed, Leslie
House, at 4 Moonga Rd, built 1929 and designed by Mason, Walter
House, at 9 Yar Orrong Rd, built 1929 and designed by Klingender, FL & K
House, at 12 Macquarie Rd, built 1930 and designed by Hamilton, Robert
House, at 39 Hopetoun Rd, built 1932 and designed by Ballantyne, Cedric H
House, at 19 Power Ave, built 1932 and designed by Wright, Arnaud
House, at 3 Benson Ave, built 1933 and designed by Sutton, Bernard?
House, at 5 Russell St, built 1933 and designed by Hamilton, Robert
House, at 38 Hopetoun Rd, built 1933 and designed by JFW Ballantyne (demolished)

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House, at 32 Hopetoun Rd, built 1935-40c and designed by Hollinshed, Neville
House, at 653-655 Toorak Rd, built 1936 and designed by Plaisted, AW
House, at 4 Turnbull Ave, built 1937 and designed by Plaisted, AW
House, at 424 Glenferrie Rd, built 1938 and designed by Hamilton, Robert & Associate
House, at 1077 Malvern Rd, built 1939 and designed by Barlow, Marcus R & Assoc.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

Code	Summary	Assessment as locally significant	Assessment as of contributory significance
E.1	Aesthetic importance to the community or a cultural group	one of the early group of architect designs in the suburban Old English manner which was popularised in the middle suburbs during the 1930s	one of the more well publicised houses in the inter-war period within the pages of the national journal, 'The Australian Home Beautiful'
H.1	Association with important person or group		similar style two years earlier in Glenferrie Road, as one of the forerunners of this variant of the style

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 its construction date in the late 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 10359: 1929, Residence Monaro Road Toorak for Arthur Stallwood Esq. Eric C Beedham Architect, Stock Exchange Building, 322 Little Collins Street Revised plan of outbuilding
`The Australian Home Beautiful' March 2, 1931 p.28-29: Article 'A Pleasant House in a Pleasant Situation' features a floor plan and photographs of the exterior and interior

Foster 1999 cites:

Bower, Rob, 'Malvern: A History of the Subdivision, 1840-1989; unpublished manuscript, Malvern Archives.
City of Malvern rate books:
City of Malvern rate book, North Ward, 1929-30, no. 331.
City of Malvern sales register.
Lewis, Miles, Melbourne Mansions Database, University of Melbourne, work in progress, 1999.
Malvern Building Plan 10359.
MMBW (detail?) plan (number?), 1902 .
Schumer, Leslie, 'Malvern Pioneers 1 & 2', unpublished manuscripts, Malvern Historical Society, 1979, Malvern Archives.
Shire of Malvern rate books.
`The Australian Home Beautiful', 2 March, 1931.
Subdivision and sale notice, Toorak Estate, 1902, Malvern Archives.

Further references:

VTO subdivision plan LP 4449

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.

1929: Residence Monaro Road Toorak for Arthur Stallwood Esq. Eric C Beedham Architect, Stock Exchange Building, 322 Little Collins Street Revised plan of outbuildings (Malvern Building Plan 10359)

1931: Article 'A Pleasant House in a Pleasant Situation' features a floor plan and photographs of the exterior and interior in 'The Australian Home Beautiful' (March 2, 1931 p.28-29)

An imposing two storey Old English style house which features a complex roof having projecting gables with half timbering. It has extensive windows with leaded glass, including some unusually wide frames. The half timbering extends the full two storeys in places. Elsewhere it is of a simple plain rendered treatment with the entry porch in clinker brick, as is the capping to the chimneys and the base of the house. The building is further enhanced by shutters on the upper level on the double hung windows of the front facade. The powerful forms of the chimneys and chimney pots and the high level of intactness are the main features. These are enhanced by the garden which now lacks a fence.

8 Monaro Road is of regional significance as a fine example of a complex Old English style house which remains intact.