

INDIVIDUAL HERITAGE PLACE – CITATION

HO278

NAME OF PLACE: Glenavon

OTHER NAMES OF PLACE: Glenavon Flats.

ADDRESS / LOCATION: 19 Pine Grove, Malvern

PROPERTY INFORMATION: part of the subdivision of the Pine Hill Estate, in Crown Portion 44

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: March 2002

REVISED ASSESSMENT October 2003

STATEMENT OF SIGNIFICANCE

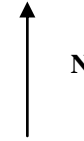
(as visible from the street)

Glenavon at 19 Pine Grove, Malvern, is locally significant historically and architecturally:

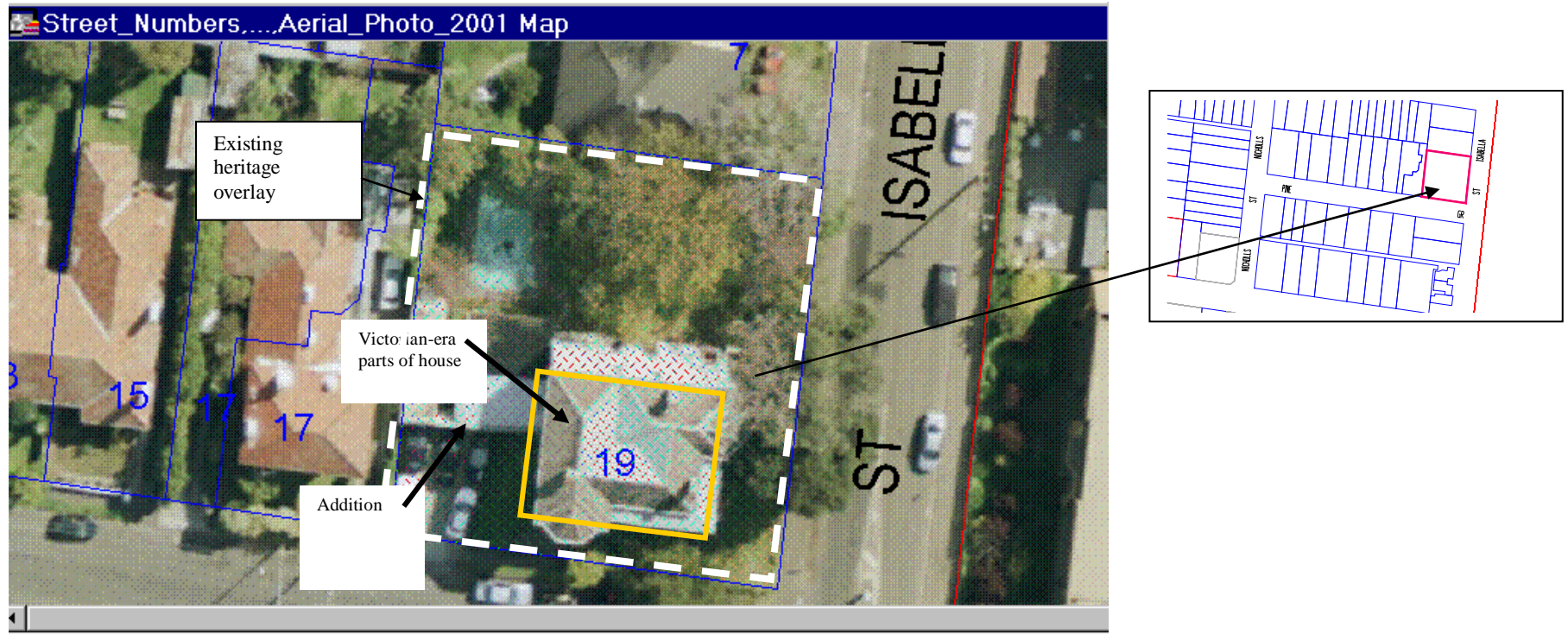
- for its high external integrity, particularly the unpainted stucco and mature landscape setting, and is thus a good example of the large apparently speculative villas erected in this 19th century estate (Criterion D2);
- as a good example of a large non-architect-designed villa of a type and style occupied by the 19th century middle class and associated with the Italianate style, as exemplified in this building (Criterion E1).

PLAN

NAME: Glenavon
OTHER NAMES: Glenavon Flats
ADDRESS / LOCATION: 19 Pine Grove, Malvern
Not to Scale¹



19 PINE GVE, MALVERN



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

PHOTO:



(Source: Graeme Butler & Associates) March 2002

DESCRIPTION:

(as assessed from the street)

This two storey stuccoed Italianate style villa is set out with two projecting wings linked by an ornamental two-level iron verandah. Bay windows are attached to each wing, the verandah floor is tiled with encaustic mosaics, the verandah soffit is boarded, the eaves are bracketed, and the hipped roof forms are slate clad. Chimneys are cemented with typical Victorian-era cornice mouldings and panelled shafts.

The north and west faces of the house are unadorned face brick (since overpainted) with the arched coloured glass stair light on the west being one of the few period elements. The six-panelled front door has panelled side and top lights with intricate coloured glazing showing transfer and painted glass as well as leaded coloured pieces. Openings, such as the front door and tall double-hung windows, are linked by an impost mould and corners are emphasised with quoins. A string mould, marking the floor line, is faced with an embossed cream and brown patterned tile. Similar tiles are used on the nearby polychrome villa at the corner of Edsall St (Dunrobin 1888).

Interior

Not inspected

Condition & integrity

(as assessed from the street)

Well preserved externally, with the unpainted stucco being now a rarity. The perimeter fences are new and an unrelated flat roof one-storey addition has been made to the west side (1987?).

Context

There are related but smaller Edwardian-era and Victorian-era villas to the south and west plus a near identical villa on the corner of Edsall St (Dunrobin 1888, later Dunrobin flats) that may be by the same builder or designer (Douglas?); otherwise the east side of Isabella St is unrelated development.

HISTORY

Historical background

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

Successive Subdivisions

The 1880's (in Malvern) were characterised by booming land prices and a rapid expansion in the subdivision and sale of land, particularly for the affluent middle classes { Garden: 214-215}. During this period there was resurgence of the sentimental cult of Home { Davison: 137}. Home was a refuge from the world of commerce and industry and provided rest and revitalization. While only the very wealthy could possess both a town house and a country house, the suburbs were seen as combining the advantages of country and city life. A house and garden in the suburbs became a goal for many people. The suburban garden soothed the overwrought businessman, but fast efficient transport was needed to speed him back to the city to earn the living which supported his return to nature. The inhabitants of the village of Malvern had the choice of either walking, riding or travelling the five miles to Melbourne by horse drawn vehicle, all of which were slow.

In 1879 a much faster option was provided when a railway line was opened to connect Oakleigh Station, where the Gippsland train terminated, with South Yarra Station, through which the Melbourne to Brighton line passed. Caulfield, Malvern and Armadale Stations were built along the new train route and land in their vicinity was sought after. By the close of the 1880's the village for Malvern had disappeared and the suburb of Malvern had taken its place.

Most of the new development occurred to the west of Burke Road. The wealthy built large houses set in extensive grounds on the highest land. The mansions of Whernside, Flete, Moorakynne and Stonington were situated in the north west of Malvern, an extension of Toorak which had always been a prestigious address. Stonington, built on land that had previously been a market garden, was later used as the official residence of the Victorian Governor between 1901 and 1927 while Government House was occupied by the Governor General of Australia { Cooper: 186}.

... Malvern had little to offer in the way of employment and the relatively high cost of train travel to the industrial suburbs prevented Malvern from developing large areas of working class accommodation. The majority of dwellings were staunchly middle class with a frontage to the street of at least 50 feet.

Malvern had confidence in the future; plans were drawn up for an imposing Town Hall to be built on the reserve at the corner of Glenferrie Road and High Street. Alfred Deakin, then Minister for Public Works, laid the foundation stone in 1885. As well as municipal offices the complex incorporated a court house, post office and library { Cooper: 149-151}. The prominence of the site near the crest of the hill added to the town hall's consequence and, from the vantage of the tower, fine views were had over much of the municipality...

However, the impact of the economic, technological and cultural forces that had transformed Malvern from a village to a suburb in less than a decade, ceased with the end of the boom in 1888. Economic depression followed during the 1890s and land awaiting subdivision and sale reverted to agricultural use { Garden: 215}.

...The Glen Iris railway along Gardiner's Creek Valley was opened in 1890, after the collapse of the boom. There were so few people living adjacent to the more easterly stations that the section of line between Darling and Oakleigh Stations was closed in 1895 { Priestley: 152}. The Outer Circle railway between Hughesdale and Fairfield so lacked patronage that the entire line was closed in 1891 after operating for less than two years { Priestley: 152}.

Specific History

(see Foster 1999)

1854

Crown Portion 44, consisting of 15 acres, 1 rood, 24 perches, with a frontage to present day Wattletree Road, was sold to Matthew Bergin at the Crown Land Sales in April 1854.

1857

Solicitor Edward Charsley purchased Portion 44, along with the adjacent Crown Portions 45 and 46, bringing his total landholding to around 30 acres. The property was named Pine Hill.

1869

Charsley's weather-board farmhouse at Pine Hill was the subject of a painting by Louis Buvelot.

1874

Prior to selling the northern section of his land to William Winter Irving, Charsley brought all the land under the Transfer of Land Act in 1874.

1886

Pine Hill was sold to merchant Robert Sellar, who is rated as the owner/occupier of the house on 20 acres of land.

A subdivision of the 'Pine Hill Estate' created Drysdale (first known as Stewart Street), Nicholls Street and the western end of Edsall Street, with fifty villa and business allotments. It appears that Charsley's old house (Pine Hill) had either been re-built or enlarged as it was described in the sale notice as the 'mansion residence' of Robert Sellar. A second subdivision created Isabella Street, Pine Grove and the east end of Edsall Street.

1888

Many houses were under construction in the estate, mostly by builder John Wright Douglas.

1889

A two-storey brick house of 10 rooms had been built for timber merchants Andrew Kerr & Co. on the north corner of Isabella Street and Pine Grove. The house was occupied by Dr Henry Lawrence for ten years.

1900-

The house, named Glenavon, was occupied by John H. Finlay,

1908-

Occupied by Dr D. Montgomery Paton.

1909

Kathleen Kerr is named as the owner in the 1909 MMBW plan- shows the existing L-shape plan with verandah and a small verandahed service wing (single storey) at the north-west corner of the house. Two out-buildings were at the north-west of the house. The house is on a combined service with what was a Victorian-era villa at the corner of Edsall St, since replaced.

1915

Kerr & Co. acting as owner/agent for Mrs Kate Parker, owned four adjacent properties in Isabella Street, including Glenavon.

1919

Heritage Overlay Review - Amendment C5, C6
Glenavon 19 Pine Grove, Malvern heritage assessment

Mrs Kate Parker sold Glenavon to Mrs Rebecca Affleck.

1926

A plan was prepared for proposed alterations to convert the house into four flats, known as Glenavon Flats. Mrs Rebecca Affleck, then Miss D and Miss N S Affleck lived in part of the building.

1972-3

New fence, pool

1978

The property was sold to Jordan

1980

The property was sold to WF & LM Wilson.

1987

\$16,000 spent on alterations.

1988

Tree report from Ivan Earl & Associates P/L notes the Norfolk Island pine was in 'excellent condition' for its over 100 year age: a value of \$29,478 was given to the tree, given its height of 85-95 feet and its diameter of 34 inches..



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

House examples from the 1880s-1890s identified in the City number over 80:

Bona Vista Kensington Road 59 South Yarra 1884
Lillirie, Malvern Road 1089 Malvern 1885c
Midlothian Stanhope Street 106 Malvern 1885c
House, Dixon Street 034 Malvern 1885c
House, Viewbank Road 009 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 06 Malvern 1887
Wairoa 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 034 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
Inverleith, Stanhope Street 50 Malvern 1889
Darjeeling Stanhope Street 52 Malvern 1889
House, Grandview Grove 09 Prahran 1889-90
Illawara, Illawarra Crescent 001 Toorak 1889-91
House, 2 Ash Gr, Malvern East, 1890
House, Kooyong Road 128 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 017-019 Malvern 1890
House, Glenbervie Road 06 Malvern 1890
House, Malvern Road 1010 Malvern 1890
House, Irving Street 008 Malvern 1890c
Dunrobin, Isabella Street 009 Malvern 1890c
House, Kooyong Road 024 Malvern 1890c
Lynton, Montrose now Lauriston Girls' School Mercer Road 033-035 Malvern 1890c
House, Moorhouse Street 012 Malvern 1890c
Kelmescott, Kelmescott Road 002 Malvern 1890c

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House, Edsall Street 035-041 Malvern 1890c
House, Dixon Street 041 Malvern 1890c
Mayfield Centre, Mayfield Avenue 011 Malvern 1890c
House, Ethel Street 023 Malvern 1890c
Mararoa, Ethel Street 007 Malvern 1890c
Tooronga House, Elizabeth Street 072 Malvern 1890c
House, Moorhouse Street 015 Malvern 1890c
Gracedale, Elizabeth Street 050 Malvern 1890c
Miegunyah, Bruce Street 035 Toorak 1890c
Chastelton, Chastleton Avenue 017 Toorak 1890c
House, Adelaide Street 051 Malvern 1890c
House, Clarence Street 039 Malvern 1890c
House, Denham Place 01 Malvern 1890c
Glenview, Ash Grove 15 Malvern 1890c
House, Waverley Road 558 Malvern 1890c
House, Tooronga Road 173 Malvern 1890c
Amaranth Coppin Street 033 Malvern 1890c
East View, Bates Street 011 Malvern 1890c
Leven, Bates Street 009 Malvern 1890c
House, Finch Street 094-096 Malvern 1890c
House, Sorrett Avenue 014 Malvern 1890c
House, Winter Street 029 Malvern 1890c
House, Sorrett Avenue 005 Malvern 1890c
House, Sorrett Avenue 012 Malvern 1890c
House, Stanhope Street 056 Malvern 1890c
House, Wattletree Road 027-029 Malvern 1890c
House, Sorrett Avenue 010 Malvern 1890c
House, Sorrett Avenue 006 Malvern 1890c-
Fairview, Manning Road 119 Malvern 1890c-
House, Wattletree Road 227-233 Malvern 1890c -
Umina, Lansell Road 003 Toorak 1890c ?
House, Wellington Street 67 Windsor 1890s
House, Cromwell Road 31 - 33 South Yarra 1890s
Toronto, Orrong Road 655 Toorak 1890s? (demolished)
Wynduk, High Street 1310 Malvern 1891
House, Malvern Road 1022 Malvern 1891
House, Myamyn Street 03 Malvern 1891
Oxonia Forster Avenue 03 Malvern 1892
Tiri-Tiri Kyarra Road 044 Malvern 1892
Valentines, Willoby Street 005-015 Malvern 1891c

The examples vary in size but most would be in the Italianate manner, as the most common style in this period. This example, like the villa on the next corner, is a large and well preserved example (unpainted), standing out among its lesser-sized contemporary neighbours and is thus locally prominent although typical in design.

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		Evocative of boom era construction in the late 19 th century
D.2	Good example of type	its high external integrity, particularly the unpainted stucco, and thus a good example of large apparently speculative 19th century villas	
E.1	Aesthetic importance to the community or a cultural group	as a good example of a large non-architect-designed villa of a type and style occupied by the 19 th century middle class and associated with the Italianate style, as exemplified in this building -	Enhanced by combination with the near matching villa at the Edsall St corner, the rarity at this maturity of the Norfolk Island pine which is a landmark in the area

RECOMMENDATIONS:

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

Proposed extent of heritage place for the heritage overlay

The house and 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:

MMBW 40ft to the inch detail plan 1742.
Malvern Building Plan 8157.

Heritage Overlay Review - Amendment C5, C6
Glenavon 19 Pine Grove, Malvern heritage assessment

Foster 1999 cites:

Bower, Rob, 'Malvern: A History of the Subdivision, 1840-1989, plan 4, (unpublished manuscript), Malvern Archives.

City of Malvern rate books.

City of Malvern sales register.

Malvern building plan no. 8157.

MMBW plan of drainage, no. 65963.

Sale notice and plan of subdivision, Pine Hill Estate, R.H.S.V. collection

'Sands & McDougall's Directory'.

Shire of Malvern rate books:

Shire of Malvern rate book, western riding, 1886, no. 649.

Shire of Malvern rate book, western riding, 1888, nos. 1110 ff.

Shire of Malvern valuation book, Western riding, 1889, no. 1220.

Further references:

Lewis, M 2002 Melbourne mansion database work in progress;

Building permit abstract 1994 City of Stonnington: 1972-87

Ivan Earl & Associates P/L, 1988. Norfolk Island pine tree report

Further work

Date of recent west addition? D Foster 2002 gives permit number for the 1987 alterations as 8541.

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.

1888: All houses in progress in Pine Gve.(John Douglas builder), part of Pine Hill Estate

1889: Lawrence Hy. M D occ. Andrew Kerr & Co. own. Bk. hse. 10 rms. 2 (Malvern Rate Books)

1902: 40' to the inch plan (MMBW Drainage Plan 1742)

1926: Proposed alteration for flats Pine Grove Malvern (Malvern Building Plan 8157)

A typical two storey Italianate villa, this house is similar in form to 9 Isabella Street on the next corner. It has, by contrast, an unpainted cement rendered finish and is externally intact other than the recent iron fence. The large Norfolk Island pine provides a characteristic nineteenth century landscape expression. The building originally was located on a large allotment with side gardens on both street frontages [1]. The building was at one time converted to flats; this involved creating a dividing wall on top and bottom floors and the construction of external stairs [2]. The main house is externally intact other than the new single storey garage to the west built since 1992 and the reproduction iron fence.

19 Pine Grove is of regional significance as a fine example of a typical double bayed Italianate villa with a two storey cast iron verandah. It is enhanced by the unpainted stucco finish. The garden setting is distinguished by several mature trees.

1 MMBW 40ft to the inch detailed plan 1742. 2 Malvern Building Plan 8157.