

INDIVIDUAL HERITAGE PLACE – CITATION

HO279

NAME OF PLACE: Coimboon

OTHER NAMES OF PLACE: .

ADDRESS / LOCATION: 48 Stanhope Street, Malvern

PROPERTY INFORMATION: part of 'Winter's Estate' on Crown Portion 34.

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE:

REVISED ASSESSMENT October 2003

STATEMENT OF SIGNIFICANCE

(as visible from the street)

Coimboon at 48 Stanhope Street, Malvern, is locally significant architecturally and historically:

- for the distinctive parapeted detached 'row house' form, being uncommon within the City's 19th century residential development (Criterion B2)¹;
- synonymous with its stylistic group, 'Boom Style', the house was the product of a speculative builder during the famous Land Boom period of Melbourne's history (Criterion A4).

¹ Graeme Butler & Associates maintain that the contribution to a rare row house group is a major element in the significance of this place while also recognising that the group should also be recognised in the planning scheme..

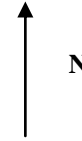
PLAN

NAME: Coimboon

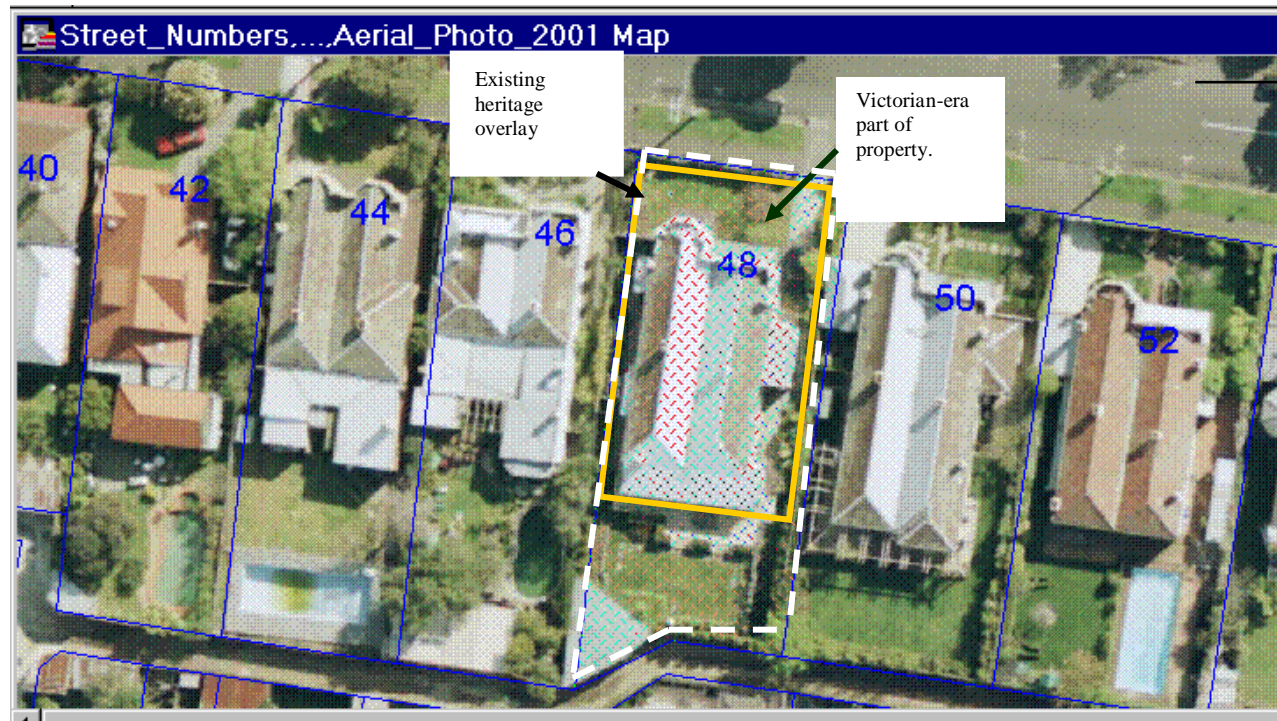
OTHER NAMES:

ADDRESS / LOCATION:
Not to Scale²

48 Stanhope Street, Malvern



48 STANHOPE ST, MALVERN



² 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 single storey brick and stucco house has a parapeted and balustraded façade, with Italian Renaissance detailing consisting of an arched raised entablature with the shell motif, the house name set in a panel, multiple eaves brackets with rosettes between, masks and scrolls to either side of the raised entablature and masks and consoles terminating the main entablature. Chimney cornices are typical of the era, while behind the parapet are hipped roof forms. Additional detail includes vermiculated panels to the parapet piers and a surmounting acroterion to the parapet arch. The front verandah has an ogee roof form, clad with corrugated iron, and ornamental iron supports with derived Corinthian capitals and a cast-iron frieze.

Interior

Not inspected

Condition & integrity

(as assessed from the street)

The bricks have been painted, a low flat-roof addition placed on the east side, and high front and side fences erected.

Context

The house is one of many of this design in the street (see 54, 86, 88, 92 Stanhope Street) and is contributory to what is a notable precinct of Victorian-era villas.

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 34, which included more than 7 acres with a frontage to present day Glenferrie Road, was purchased in April 1854 by the Fulton Land Syndicate comprising Thomas Fulton, Lachlan Mackinnon and Frederick Sargood.

Fulton syndicate subdivide Portions 33-36. Portion 34 into three allotments and the allotment at the corner of Glenferrie Road and Stanhope Street was purchased by Robert Punshon,

1861

Punshon sold the land to solicitor, Edward Charsley.

1875

Charsley sold the land, along with several adjacent allotments, to squatter William Winter Irving.

1881

Subdivision of 'Winter's Estate' created Winter Street (between Glenferrie Road and Oxford Street), Irving Street and Oxford Street (formerly known as William Street). Land on the south side of Stanhope Street, between Glenferrie Road and Irving Street, was divided into seven large allotments. A later subdivision reduced many of these allotments to frontages of 66 feet.

1888

In 1888, ironmonger James Scott owned a brick house, which had been built on lot 31 in Stanhope Street, as well as land to the west - lot 32. By the following year, lot 32 had been sold and a brick house of 5 rooms had been erected for Thomas Patterson, Secretary of the Agricultural Association. The house named 'Coimboon', was numbered 10, then 48 Stanhope Street. Patterson lived in the house until 1911.

1912-

From 1912 Harry Davidson occupied Coimboon, followed by William Cassidy (1920), Robert Rothwell (1924), Mrs A. Mackenzie (1926), Miss G. Wood (1931) and Bartholomew Moriarty (1937).

1959

The house, now owned by Conway had been converted into 2 flats.

1965

Conway sold the house to Kelly

1968

Northcott purchased the property - selling it in 1971.

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 row-house style of this house, and of others in the street, is unusual in what is largely a City of detached villas, as listed below. The design is more akin to inner suburban 19th century houses (Carlton, Fitzroy, Richmond, North & West Melbourne, Parkville), typically joined but in this case detached.

Robin Boyd illustrated this house's generic design form in the seminal 'Australia's Home' as Boom Style-Major Steps in Stylism (5). He wrote:

'Boom Style. In the late eighties and early nineties, ornamentation lay heavily on the façade. The slate roof was hidden behind a stucco balustraded parapet, brown, red and cream bricks patterning Precinct-dominated, with a cast-iron verandah, brown Venetian blinds, and vivid coloured glass side and top panels to the front door.'

House examples from the 1880s-1890s identified in the City number over 80 but this house differs from most because of its row house form:

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, 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

Heritage Overlay Review - Amendment C5, C6
Coimboon 48 Stanhope Street, Malvern heritage assessment

House, Moorhouse Street 012 Malvern 1890c
Kelmescott, Kelmescott Road 002 Malvern 1890c
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
Chastleton, 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.

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	synonymous with its stylistic group, 'Boom Style', the house was the product of a speculative builder during the Boom period of Melbourne's history	
B.2	Rarity or distinction among a comparable group	distinctive row house form which is uncommon within the City's 19th century residential development although common in this street	contribution to a detached 'row house' precinct which is uncommon within the City's 19th century residential development

RECOMMENDATIONS:

The house and land should remain in the heritage overlay of the Stonnington Planning Scheme. As an alternative this part of Stanhope Street should be considered as an area heritage overlay with a local policy which demarcated contributory places within that overlay, this house being one.

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:

Malvern Rate Books
Robin Boyd, 'Australia's Home', MUP, 1961, p. 54.
Malvern Historical Society Inc: Correspondence, 18 August 1992

Heritage Overlay Review - Amendment C5, C6
Coimboon 48 Stanhope Street, Malvern heritage assessment

Foster 1999 cites:

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

City of Malvern sales register.

Cooper, J.B. 'History of Malvern', Speciality Press, Melbourne 1935.

Sands & McDougall's Directory.

Shire of Malvern rate books:

Shire of Malvern rate book, Western Riding, 1888, no. 964.

Shire of Malvern rate book, Western Riding, 1889, no. 1355.

Winter's Estate, subdivision and sale notice, c.1881, Vale Collection SLV.

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.

Stanhope Street Boom style villas

44,46,50, 52, 54, 56, 86, 88 and 92 Stanhope Sheet - R

44 Stanhope Street (Roma) 1887: Wright Land (9 rms.) 1888: Scott, John (ironmonger) Hse. & land 1889: Mellor Alf. Bk. hse. 7 r.

46 Stanhope Street (Branskea) 1887: Major, Ed. 9r Bk. H. 1888: Major, Ed. L. (acc.) Hse. & land 1889: Major Edw. Bk. hse. 8 r.

48 Stanhope Street (Coimboon) 1889: Patterson Thomas Bk. 5 r.

50 Stanhope Street (Inverleith) 1889: Scott J. Bk. 7 r.

52 Stanhope Street (Darjeeling) 1889: Palmer Ed. Bk. 8 r.

54 Stanhope Street (Castledon) 1889: Williams Bk. hse. in prog.

56 Stanhope Street (Hintonville) 1889: Huntzman Benj. Bk. hse in prog.

86 & 88 Stanhope Street

1889 John Wright - builder

92 Stanhope Street

1889 John Wright builder and owner

(Malvern Rate Books)

NOTE: John Wright appears to be the builder for many of these houses. He is listed as owning several of the lots before construction of the houses. The name of the houses appeared in the rate books in 1894.

1902: Shows this sequence of villas in their original configuration. 40' to the inch plan (MM3W Drainage Plan 1743)

These buildings were first listed in street directories in 1889 and are an excellent example of the richly -decorated suburban villa of the period. They have been used by many people, including Robin Boyd in 'Australia's Home' [1], see below, to illustrate an extreme of the Boom style of the late 1880s. They all feature a projecting bay (typically angled) as well as a balustraded parapet to the roof facing the street with a semi-circular pediment and a scalloped shield motif above the house name. They also all had a double curved iron hipped verandah roof, returning around the corner in the case of Wright's own, more imposing residence. Singly, and without the projecting bay they would be typical of a number of single storey terrace houses in places such as North Carlton. However, the projecting bay with the same balustrade creates a far more elaborate composition. They also feature decorative polychrome brick work (except for 92) beneath the balustraded parapet and elaborate cornice and as well as a hipped cast iron verandah. Whilst these buildings are not all identical, they all share a number of common features. They vary in their integrity and the best examples are No 44, No 50, No 56, No 86, No 88 and No 92. Their external integrity has remained unchanged since 1992, and restoration work or removal of intrusive elements has improved the appearance of several of the group since 1992.

It has been suggested by Miles Lewis that these villas have some similarity to the work of Norman Hitchcock and/or Olaff Nicholson although no tender references have been found to establish a designer. [2]

The villas at 44, 46, 48, 50, 52, 54, 56, 86, 88 and 92 Stanhope Street are of regional significance as a unique group that demonstrates the stylistic excesses and flamboyance of

Heritage Overlay Review - Amendment C5, C6
Coimboon 48 Stanhope Street, Malvern heritage assessment

the late Boom period. Here, a successful design expression for terrace houses, was translated into a suburban villa format.

1 Robin Boyd, *Australia's Home*, MUP, 196 1, p. 54.

2 Correspondence to the Malvern Historical Society Inc, 18 August 1992