

INDIVIDUAL HERITAGE PLACE – CITATION

HO287

NAME OF PLACE: The Vicarage

OTHER NAMES OF PLACE: Church of England vicarage (also associated in the planning scheme with the former church hall at 18 and 20 Kooyong Rd & 25B Wattletree Rd).

ADDRESS / LOCATION: 27 Wattletree Road, Armadale

PROPERTY INFORMATION: part Mount Pleasant Estate in Crown Portion 52

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 former Church of England vicarage at 27 Wattletree Road, Armadale, is locally significant architecturally and historically:

- as a distinctive example of two-storeyed semi-detached 19th century Italianate villa (Criterion E1)
- for its unusual two-storey row house construction form which is uncommon in the City (shared with 29 Wattletree Road), particularly given its front and former side verandah configuration (see 29). (Criterion B2).

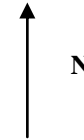
PLAN

NAME: The Vicarage

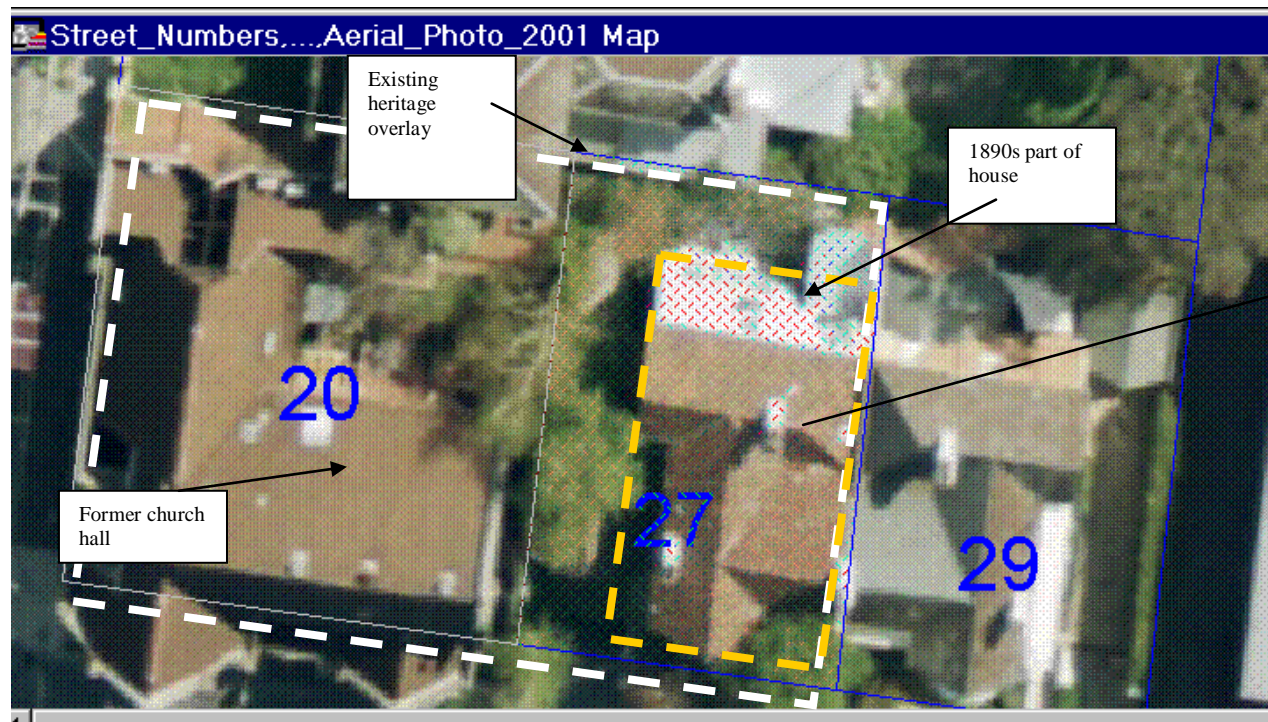
OTHER NAMES: Church of England vicarage

ADDRESS / LOCATION: 27 Wattletree Road, Armadale

Not to Scale¹



27 WATTLETREE ROAD, MALVERN



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

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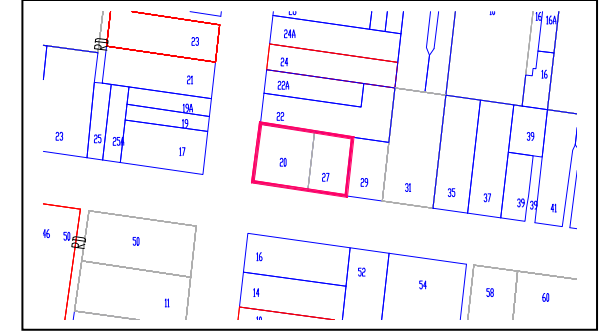


PHOTO:

(Source: Graeme Butler & Associates **June 2002**) **View from the south**

DESCRIPTION:

(as assessed from the street)

The former vicarage is a two-storey stuccoed villa with two-level verandahs at the front and formerly to the side; the verandahs have cast-iron balustrading, brackets and friezes. These verandahs are terminated by projecting gabled room bays at the side and front with an attached hipped roof and three-sided two-storey window bay at the front. The double-hung sash windows in the bay are arched with associated moulded cement architraves. Unusual French windows face the verandah with arched toplights and border glazing bars.

The chimneys are cemented with moulded cornices; there are string mouldings at the storey and sill lines; quoining at the corners; and brackets at the eaves, with those at the front extended to support the former trussed gable-end. The gable truss was a foreshadowing of the influence of the English Elizabethan and Queen Anne styles on the then prevailing Italianate form (see 29).

An early view of 29 Wattletree Road (from Edwardian-era ?) shows the side verandah with cast-iron detailing and posts, a dense side garden and timber paling side boundary fence. Another view (Pre 1928) of both buildings (27, 29) shows a timber picket fence with tall capped posts, the fence being a continuation of the 1891 church fence.

Church hall

Beside the house on the west, is an altered red brick inter-war church hall which is a 1928 revision of the former Primitive Methodist Church of 1891. This relatively plain church hall has since been converted to units (18, 20 Kooyong Rd & 25B Wattletree Rd), with new roof and wall openings. Presumably the interior, the religious focus of the church, has been modified for the change in use.

Interior

Not inspected

Condition & integrity

(as assessed from the street)

The side verandah and gable trussing have been removed (from front and side bays?), the front fence replaced and the roof reclad with terra-cotta tiles. A carport has been built to the west side of the house partly in place of the verandah. Gutter and downpipe details have changed. Number 29 Wattletree Road offers the evidences for restoration of these elements.

Context

Set beside the inter-war former church hall at the corner (now units at 18, 20 Kooyong Rd & 25B Wattletree Rd) and joined to its former twin at 29 (in heritage overlay schedule), there are also Victorian-era villas to the north of the church and east.

HISTORY

Historical background

(from Malvern - A Physical History, by Georgina Whitehead in Appendix A, Malvern Urban Character Study 1989)

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

(from Foster, 1999)

1854

Crown Portion 52 was sold at the Crown land sales on 25 April 1854, to Lesley Alexander Moodie. The land included 7 acres, 2 roods and 32 perches at the north east corner of present day Wattletree Road and Kooyong Road. Wattletree Road and Kooyong Road were both Government roads surveyed in 1854. First named Macarthur Road by the Gardiner Road Board, Kooyong Road was then re-named Boundary Road by Prahran. In 1855 William Smith purchased Portion 52, which was brought under the Transfer of Land Act in 1882.

1882

The subdivision of Crown Portions 51 and 52 closely followed the extension of the railway. The subdivision of the Mount Pleasant Estate created Inverness Avenue, St Georges Road, St James Road and The Terrace. 'Fifty grand villa allotments ... close to the Armadale Railway Station,' were made available for sale in the newly created streets and along the adjacent main roads.

1891

In 1891 the Primitive Methodist Church was built at the corner of Kooyong and Wattletree Roads.

A pair of two-storey brick houses, each with 8 rooms were built for John Ramsden, a builder, adjacent to the new church facing Wattletree Road. However Ramsden was one of a number of builders who were made insolvent during this period and the Australian Deposit and Mortgage Bank took possession of the property. The houses were then numbered 1 and 3 Wattletree Road. The house on the west side, number 1, and later numbered 27 Wattletree Road, was occupied by banker John Robertson and Mrs Jane Robertson, until 1895.

1895

In 1895, Mrs Ellen McLeod's Grammar School, followed by gentleman, Mr James Escott, occupied the house at 27 Wattletree Road. The Australian Deposit and Mortgage Bank retained ownership of both houses.

1898

In 1898 the Primitive Methodist Church at the corner of Kooyong Road, was purchased from the Wesleyans by Canon Godby and became part of St George's Parish.

1899

The Rev. Robert Christie (Church of England) occupied 27 Wattletree Road

1900

From 1900-1912, Henry and Harriett Riley lived at 27 Wattletree Road which, along with its neighbour, was still owned by the Australian Deposit and Mortgage Bank.

1902

The MMBW detail plan 1738 shows the pair as 1-3 Wattle Tree Road: both with front and side verandahs, an upstairs bath near the stair; and rear wash house with attached verandah. The adjoining houses were on deeper blocks (more than twice the depth) and typically in a detached villa form, some with rear stables.

1903-4

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MMBW Plan of Drainage 38216 with owner as Australian Deposit and Mortgage Bank Ltd (Wm Reid, manager) of 257 Collins St Fittings shown include the troughs in the rear wash houses, water closets, 24 inch cast-iron sinks, rear gully traps; additional work was carried out in 1914-15.

1908

Holy Advent was declared a separate Church of England parish and in 1910 a new church was built on the corner of St Georges Road.

1912

27 Wattletree Road, having been purchased from the bank by the Church of England Trust Corporation, became the church vicarage. A succession of Church of England vicars occupied the house, including the Rev E.J. White (1912-40); Rev H. H. Hammond (1940-52); Rev C.G. Lavender (c.1957); Rev. C.F. Sexton (c.1967); Rev W.L. McSpedden (c.1969) and Rev. Geoffrey Browne (c.1972).

1928

Architects Gawler & Drummond designed the conversion of the 1891 church into a church hall by adding to and rebuilding both street elevations.

1983

The Church of England sell 27 Wattletree Road.

Building application plan of minor alterations to the rear and west wall & removal of roof over upper balcony and west verandah.

1995

Building surveyors apply to alter and add to the adjoining church hall for use as units, extensions of time application lodged 1998

1995

Application to internally alter 27 Wattletree Rd, estimated value of works \$85,000

1999

Building surveyors apply to add to the new units in the adjoining converted church hall

2000

Application to add a carport to 27 Wattletree Rd



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

Row houses

The row house form of this house (and its twin at 29 Wattletree Rd), is unusual in what is largely a City of detached villas. 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 (number 5). The Grandview Grove area also has a number of two-storey Italianate mansions or large villas, but these are typically detached in form.

Row house examples cited in this report include a number of houses in Stanhope Street which are also uncommon examples of this inner suburban form.

Other row house examples identified in the City include:
Row houses 372-374 Malvern Rd, Prahran (1863-1864)
Row houses 200-210 Williams Road, Toorak 1887
Lee Terrace, 6-18 Avoca St, Sth Yarra, 1891.

Boom Era houses

House examples from the 1880s-1890s identified in heritage studies of the City number over 80; most are detached villas; most are Italianate in style and most are stuccoed.

Bona Vista Kensington Road 59 South Yarra 1884
Lillirie, Malvern Road 1089 Malvern 1885c
Midlothian Stanhope Street 106 Malvern 1885c
House, Dixon Street 34 Malvern 1885c
House, Viewbank Road 9 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 6 Malvern 1887
Wairoa also Malvern Clinic 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 34 Malvern 1888
House, Mercer Road 13 Malvern 1888-89

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House, Northcote Road 11 Armadale 1888c
Castledon, Stanhope Street 54 Malvern 1889
Northbrook House, 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 9 Prahran 1889-90
Illawara, Illawarra Crescent 1 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 17-19 Malvern 1890
House, Glenbervie Road 6 Malvern 1890
House, Malvern Road 1010 Malvern 1890
House, Irving Street 8 Malvern 1890c
Dunrobin, Isabella Street 9 Malvern 1890c
House, Kooyong Road 24 Malvern 1890c
Lynton, Montrose now Lauriston Girls' School Mercer Road 33-35 Malvern 1890c
House, Moorhouse Street 12 Malvern 1890c
Kelmscott, Kelmscott Road 2 Malvern 1890c
House, Edsall Street 35-41 Malvern 1890c
House, Dixon Street 41 Malvern 1890c
Mayfield Centre, Mayfield Avenue 11 Malvern 1890c
House, Ethel Street 23 Malvern 1890c
Mararoa, Ethel Street 7 Malvern 1890c
Tooronga House, Elizabeth Street 72 Malvern 1890c
Moorhouse Street 15 Malvern 1890c
Gracedale, Elizabeth Street 50 Malvern 1890c
Miegunyah, Bruce Street 35 Toorak 1890c
Chastelton, Chastleton Avenue 17 Toorak 1890c
House, Adelaide Street 51 Malvern 1890c
House, Clarence Street 39 Malvern 1890c
House, Denham Place 1 Malvern 1890c
Glenview, Ash Grove 15 Malvern 1890c
House, Waverley Road 558 Malvern 1890c
House, Tooronga Road 173 Malvern 1890c
Amaranth Coppin Street 33 Malvern 1890c
East View, Bates Street 11 Malvern 1890c
Leven, Bates Street 9 Malvern 1890c
House, Finch Street 94-96 Malvern 1890c
House, Sorrett Avenue 14 Malvern 1890c
House, Winter Street 29 Malvern 1890c
House, Sorrett Avenue 5 Malvern 1890c
House, Sorrett Avenue 12 Malvern 1890c
House, Stanhope Street 56 Malvern 1890c
House, Stanhope Street 92 Malvern 1890c
House, Wattletree Road 27-29 Malvern 1890c
House, Sorrett Avenue 10 Malvern 1890c
House, Sorrett Avenue 6 Malvern 1890c-
Fairview, Manning Road 119 Malvern 1890c-
House, Wattletree Road 227-233 Malvern 1890c -

Umina, Lansell Road 3 Toorak 1890c ?
House, Wellington Street 67 Windsor 1890s
House, Cromwell Road 31 - 33 South Yarra 1890s
Toronto, Orrong Road 655 Toorak 1890s?
Wynduk, High Street 1310 Malvern 1891
House, Malvern Road 1022 Malvern 1891
House, Myamyn Street 3 Malvern 1891
Oxonia Forster Avenue 3 Malvern 1892
Tiri-Tiri Kyarra Road 44 Malvern 1892
Valentines, Willoby Street 5-15 Malvern 1892c

Church of England church hall, 18-20 Kooyong Rd & 25B Wattletree Rd, Armadale

The altered red brick inter-war church hall (1891, 1928) on the west of the house is relatively plain architecturally, comparing with many across the metropolitan area, and has been converted to a residence, with new roof and wall openings. Presumably the interior, the main religious focus of the church, has been modified for the change in use. The church has potential historical significance only, if the interior has been preserved.

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		long association with Christian endeavours in the locality, when Christianity was a major force in the community and located beside one of the church buildings ²
B.2	Rarity or distinction among a comparable group	unusual two-storey row house construction form which is uncommon in the City (shared with 29), particularly with front and side verandah (as original).	
E.1	Aesthetic importance to the community or a cultural group	as a distinctive example of two-storeyed semi-detached 19 th century Italianate villa	

RECOMMENDATIONS:

The building and title land at 27 Wattletree Rd should remain in the heritage overlay of the Stonnington Planning Scheme.

² The Panel found no significant association with the long tenure of the house by the church: Graeme Butler & Associates maintain that this is a locally significant historical association.

Note 29 Wattletree Rd is heritage overlay 251 in the planing scheme: inclusion of its pair is a logical and practical outcome.

Proposed extent of heritage place for the heritage overlay

The house and title land with emphasis on external fabric from the 1890s.

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

MMBW Detail Plan 1738: 1902 Shown to be part of a large allotment with the church hall on the corner with-rear yards (27, 29) inter-connected (40' to the inch plan)

Foster 1999 cites:

Bower, Rob, 'Malvern: A History of the Subdivision, 1840-1989, plan 3, (unpublished manuscript), Malvern Archives.

City of Malvern rate book, Central ward, 1911-12, no. 2770.

Subdivision and sale notice, Mount Pleasant Estate, c.1882, Vale Plan Collection, SLV.

Shire of Malvern valuation and rate books:

Shire of Malvern valuation book, 1891 & rate book, Western riding, 1892, no. 1573.

Shire of Malvern rate book, Western riding, 1893, no. 1436;

Shire of Malvern rate book, Western riding, 1896-7, no. 1372; Sands & McDougall's Directory.

Shire of Malvern rate book, Western riding, 1898-9, no. 1408.

'Sands & McDougall's Directory'.

MMBW drainage plan no. 38216.

Foster 2002:

Cites conversion in 1928 to church hall designed by Gawler & Drummond and archive images of former church (see City of Stonnington web site).

Further work

Former church hall interior?

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.

27 and 29 Wattletree Road - R

1891: Aust. Dep. & Mort. Bank (owner) from John Ramsden (builder) Bk. 8 rms. Bk. 8 rms. (indicating both properties)
1892: (27) Robertson, John Bk. 8 r (29) Henderson, William Bk. 8 r (Malvern Rate Books)
1902: Shown to be part of a large allotment with the church hall on the corner with-rear yards inter-connected (40' to the inch plan MMBW Drainage Plan 1738)
c.1903: MMBW Detail Plan 17.38 shows this pair forming part of a large corner allotment with the church or church hall as well as another residence facing Kooyong Road.

27 Wattletree Rd

1892: Vacant
1893-95: Robertson, Mrs Jane
1896: Grammar School-McLeod. Mrs Ellen Principal
1897-99: Escott, Mrs E
1900: Christle, Rev. Rob. H
1901 -11: Riley, Miss H A
1917-29: White Rev. E J
1942-52: Hammond Rev. H H
1959: Lavender Rev. C G
1969: McSpedden Rev. W L
1974: Sexton Rev. C F

29 Wattletree Rd

1892: Out
1893-94: Henderson, William.
1895-98: Alexander, Miss C
1899-1924: Mitchell, Miss M
1927-29: Jackson
1942-52: Gray, Miss V
1959: Coultas, C J
1969: Caldwell, G
1974: O'Connor, K M
(Sands & McDougall Directories)

A pair of late Victorian two storey villas apparently built for the Church of England as a vicarage and private school. They have the characteristics of other Church of England vicarages which feature the use of projecting gables trusses as a feature of their front facades (compare with vicarage in Cromwell Road, Prahran and Rowland Street, Kew). Otherwise, they are of more typical nineteenth century Italianate form with respect to their projecting bay windows and restrained classical derived detailing. These buildings are substantially intact other than the slate roof being replaced with terracotta tiles, the loss of finial to No 29 and the complete removal of the original gable end detailing at No 27 and the virtual removal of the side verandah at No 27. The high masonry front fences and gates are also of a later unsympathetic character, the carport of No 27 intrudes into the area opposite where the side verandah was removed.

27 and 29 Wattletree Road are of regional significance for their unusual configuration and ecclesiastical character. Although the buildings are joined between the front verandahs in the

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manner of a terrace house, the matching side verandahs, of which one remains intact at No 29 are more unusual. The ecclesiastical character of the gable trusses provides an association with Anglican traditions.