

Former Stables

Rear 17 Dundonald Avenue, Malvern East



Heritage Assessment

October 2011

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1.0 Introduction

This report was commissioned by the City of Stonnington. It provides an assessment of the cultural heritage significance of the former stables/outbuilding at the rear of 17 Dundonald Avenue, Malvern East, and provides comment on the appropriateness of the existing heritage overlay control.

2.0 Sources of Information

The analysis below draws upon an external inspection of the building and historical research using the Stonnington Local History Catalogue and MMBW plans. The report also relies on secondary historical sources including the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006).



Figure 1 Map showing the location of 17 Dundonald Avenue, Malvern East. Source: Land Victoria Interactive Maps.

3.0 Listings and Controls

City of Stonnington

The site at 17 Dundonald Avenue is subject to a heritage overlay (HO308). The residence (also known as Aldene) was identified as an individually significant place in the *City of Malvern Heritage Study* (Nigel Lewis, 1992) with the following statement of significance:

Aldene is of regional significance as an extremely unusual villa that marks the transition between Victorian Italianate and Edwardian design characteristics. The unusual attic and details are of particular note

It is noted that the heritage study citation makes no specific reference to a stables or any other outbuilding.

Heritage Victoria

The site is not included on the Victorian Heritage Register.

National Trust of Australia (Victoria)

The site classified by the National Trust of Australia (Victoria) (File no. No. B3660). The Trust's statement of significance does not make any reference to the stables/outbuilding at the rear of the site.

Australian Heritage Council

The site is included on the Register of the National Estate (File No. 2/17/032/0011). The Register describes an 'old barn and stables' on the property.

4.0 History

Contextual History

In the nineteenth and early twentieth centuries, horses were essential for transport of people and goods as well as providing the horsepower for much other heavy work. Households and businesses relied on the horse and cart for deliveries of milk meat and other necessities. The ownership of a horse drawn carriage was particular good indication of wealth and status. Carriage houses and stables associated with the large houses and mansions of the wealthy were often elaborate masonry structures, second only in architectural importance to the main residence itself. Horses were valuable animals, and were generally well cared for, and their stables were usually well-constructed and maintained. Stables were generally of two storeys, with the horse stalls on the ground floor and a hay loft above, with access via large openings in the walls and with chutes conveying the feed to the feed bins in the stalls below.

Although motorised vehicles began to replace horses in the early twentieth century, this was a gradual rather than an abrupt transition. Horses were used for waste collection and earth moving by some Council after World War II, and the horse drawn milk cart persisted into the 1960s.

17 Dundonald Avenue

Originally known as Irona, the residence at 17 Dundonald Avenue was built in 1890 for prominent iron founder George Waterstrom.¹ His company was one of the most extensive and prosperous hardware concerns in the colonies, with branches in Adelaide, Sydney, London and New York. The house contains a number of cast iron architectural details which are thought to have been produced by Waterstrom at his iron foundry in Franklin Street, Melbourne.

The house was enlarged from seven to nine rooms by 1892, but by this time the property was owned by the Land Mortgage Bank of Victoria. The next owner was William Geddes Borron who changed its name to Waldon. In 1901, the property was purchased by the bank manager, William Lawson Davidson, who changed its name to Aldene after the Aldene Hills in Scotland. At about this time the street in which it stood was named for the first time. It was called Arthur Street and was in the East Ward of the Town of Malvern. The street name was changed again in 1915 to Bowral Street and in 1918 ownership of Aldene was transferred to William's wife Eliza Davidson, niece of H.V. McKay, the famous industrialist and inventor of the Sunshine Harvester.

A 1919 MMBW plan shows a rectangular plan timber outbuilding, possibly a stables, at the rear of the main house (refer figure 2 below).² During the 1920s the Davidson's land was gradually sold to prospective home builders but the family retained possession of Aldene. In 1953 Eliza Davidson divided it into two flats, keeping one for herself and letting the other two to Mrs Alison Hogg, daughter of Eliza and William, who bought Aldene in 1959.

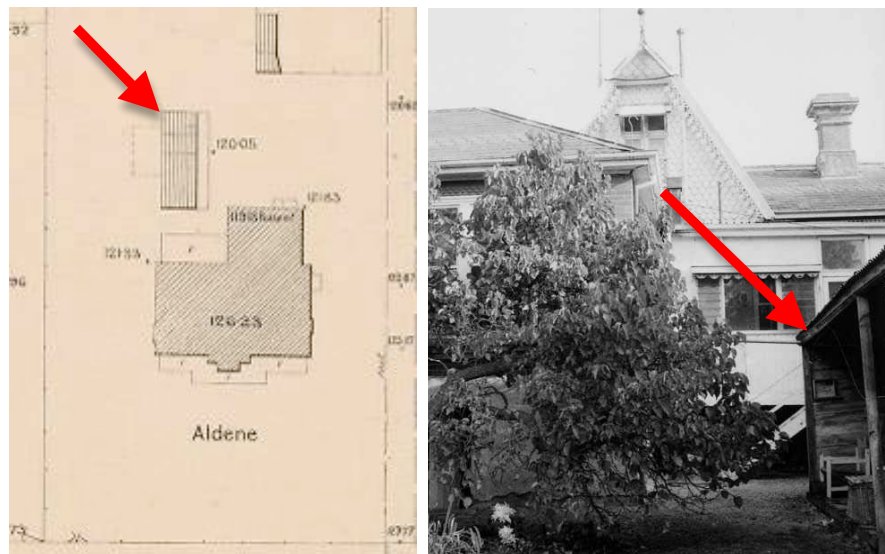


Figure 2 (left) Part of a 1918 MMBW detail plan of Aldene showing the outbuilding (possibly stables). Source: State Library of Victoria.

Figure 3 (right) A 1975 photograph of the rear of Aldene showing the south-east corner of the outbuilding. Source: State Library of Victoria.

¹ The site history is drawn from the Stonnington Local History Catalogue (reg. no.MH14125) unless otherwise noted.

² MMBW Detail Plan No.2509. State Library of Victoria.

5.0 Description

Aldene is set in a large garden with mature shrubs and trees and an early hedged picket fence. A reasonably large rectangular plan outbuilding is located to immediate rear of the house. According to the current owner, the outbuilding contained stables, a laundry and servants accommodation. It is entirely concealed from public view and no opportunity was provided to inspect the outbuilding as part of this study. Aerial photographs show a corrugated iron gable roof and a brick chimney. A small part of the outbuilding can also be seen in a 1975 photograph (see figure 3 above). It appears from this that the outbuilding has a verandah on the east side supported by timber posts or log poles.



Figure 4 (left) Aerial of the property at 17 Dundonald Avenue, Malvern East, showing the location of the early outbuilding (believed to contain a stable/laundry/servants quarters).

6.0 Comparative Analysis

A more detailed investigation of the building is required before it can be compared with other stables in the Municipality.

7.0 Significance

The building was not made available for inspection and no accurate assessment of significance could be made. The available documentary and photographic evidence suggest that it is potentially significant as an atypically large and substantially intact outbuilding associated with a notable private residence.

8.0 Thematic Environmental History

The outbuilding at the rear of Aldene is understood to contain stables and therefore potentially illustrates the theme '4.3.2 Changing Modes of Transport –

from horses to motor vehicles, as explained in the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006). Further investigation of the site is required to determine which historical themes are most appropriate.

9.0 Recommendations

The former stables/outbuilding at 17 Dundonald Avenue, Malvern East, should be should be listed in 'Outbuildings or fences which are not exempt under Clause 43.01-4'. The building should be investigated in further detail when the opportunity arises, or when an application is made to Council for works affecting the building. In addition, the current citation for 17 Dundonald Avenue should be amended to make reference to the stables/outbuilding.

10.0 References

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.
MMBW Detail Plan No.2509. State Library of Victoria.
Stonnington Local History Catalogue, Registration No. MH14125

