

(Former Am L47D-2)

30 Albany Road - S

Architects - Klingender & Alsop

1921 - R H Alsop, 90 William St. Melbourne Agent: Klingender & Alsop, 90 William St. Melbourne (MMBW Drainage Plan 131498)

1921-22 - First owner Mrs D H Alsop O/O Bk. hse. 8r. Lot 31
(Malvern Rate Books)

1927 - Rodney Alsop, occupant
(Sands & McDougall Directory)

A simple double gabled semi-attic style residence with the same strong building form as the single ridged gable form of the Craftsman bungalow. The two main gables have gable ends clad with vertical planked boards which extends down the half walls of the upper floor to the masonry section of the ground floor. Windows are the same Georgian Revival form used by Alsop at Stonnington Place. This building appears to be comparatively intact and retains a dark finish to the vertical planked boarding of the upper floor, which provides the traditional contrast with the pebble dash finish to the ground floor walls.

30 Albany Road is of state significance as being possibly the best surviving example of Alsop's Craftsman design adapted for an Australian setting. It represents an evolution from the smaller cottage style residences of Alsop in Stonnington Place and is of note for the manner in which a modest cottage character is maintained on a much larger house. This building is note for the unusual composition of building forms and for the use of planked vertical timber in lieu of timber shingles. It is also of importance as being built by Alsop for his own use after he moved from his earlier house, The Croft 4 Stonnington Place. It is enhanced by its relationship to the Walter Butler mansion at 1 Linlithgow and its former outbuilding, the Cottage 1A Linlithgow Road, as well as Little Milton at 26 Albany Road and Avondale 26 Albany Road.

30 ALBANY ROAD, TOORAK – 'Darleydale'

Architects - Lloyd Tayler (1873)

Klingender & Alsop (1921)

F.L. and K. Klingender (1937)

History

1849

Crown Portion 26, bounded by present day Kooyong Road, Toorak Road, the line of Denham Place and Malvern Road, was purchased by Melbourne merchant, author and politician, James Jackson.¹ Jackson also purchased 108 acres of land west of Kooyong Road, where he built his mansion 'Toorak House', which gave the district its name.

Following Jackson's early death, 'Toorak House' was leased as the official residence of the Governor of Victoria. However east of Kooyong Road, the 71 acres of 'Jackson's Paddock' remained undivided for more than twenty years. The land was fenced, a small brick house was erected and a succession of dairymen leased the land from Jackson's widow.²

1872

With the subdivision of 'Jackson's Paddock' in 1872, Albany Road was created and successful merchant William Bayles purchased several large allotments, including 22 acres of elevated land at the corner of Toorak Road.³ Bayles had acquired his wealth through extensive pastoral, political and business interests.⁴ In 1852, he had established the Victorian shipping firm of Bayles & Co., was elected to the Legislative Assembly in 1864 and was an Alderman for the City of Melbourne for 39 years.⁵ William Bayles was also one of the founders of the Toorak Presbyterian Church.

1873

Bayles' mansion, 'Yar Orrong' was built to the design of architect Lloyd Tayler on the corner of Toorak Road. The property included a billiard room, tennis court, gardener's cottage, detached kitchen, orchard, formal garden, outbuildings and on the east boundary close to Albany Road the stables and/or coach-house.⁶

¹ Rob Bower, 'Malvern, a history of the subdivision, 1840-1989', volume 2, plan 1, (unpublished manuscript), Malvern Archives.

² Gardiner Road Board, rate book, Lot 25, 1864, no. 194.

³ Gardiner Road Board, rate books, 1873, no. 215.

⁴ Paul de Serville, *Pounds and pedigrees*, p. 373.

⁵ *Australian Dictionary of Biography*, vol. 3, p. 119; Smith, *The Cyclopaedia*, vol. 1, p. 310.

⁶ Shire of Gardiner rate book, Western Riding, 1876, p.42; 'Tenders wanted for billiard rooms and other works at Toorak for Hon. William Bayles', *Argus*, 26 May 1885, p. 3. 'Tenders wanted for additions to Yar Orrong, Toorak, the residence of William Bayles', *Argus*, 27 September 1887, p. 3. MLAAI: A tender notice from the *Argus* 12 Feb 1881, p. 11 - Lloyd Tayler tenders for addns & stables to villa in Trk. could relate to 'Yar Orrong' as house was referred to as a 'villa' in the 1873 notice.

1902

Layout of Yar Orrong shown in MMBW drainage plan, clearly indicating stable on an angled siting. The stables of 'Eilyer' were adjacent (Attachment 4). Following the death of William Bayles in 1903, then Isabel Bayles in 1917, daughters Elizabeth and Ada remained in the mansion.

1918

At the end of the War, fifteen acres of the estate were subdivided and three new roads, Yar Orrong, Macquarie and Barnard were created, and twenty-five 'valuable allotments' were sold.⁷ Land fronting Albany Road adjacent to the former Austin estate, 'Eilyer,' was also sold. 'Eilyer' was demolished, other than the stables which became a laundry, then a residence (1A Linlithgow Road).

1921

The stables of 'Yar Orrong' were extended to form a brick house of 8 rooms for Mrs D.H. Alsop on lot 31. The MMBW drainage plan shows the disconnection of existing services prior to new works, shows original stable plan and refers to the first floor.⁸ The house, named 'Darby Dale'(sic) in the rate records, was built to the design of architect Rodney Alsop of the firm Klingender & Alsop.⁹ This involved extending the building footprint from the form shown in the MMBW plan (refer 1937 existing conditions plan).

1925 -27

Rodney Alsop built his new house *Winster*, Tintern Avenue, Toorak, in his new Mediterranean style. His old house at 30 Albany Road is rented out in 1925-6 The house is sold in 1926-7 to Catherine Ludbrook then resold to May Winter.¹⁰

1937

Dr R.V. Hennesy, prominent ear, nose and throat specialist and tonsillectomist, commissioned F.L. and K. Klingender to design alterations and extensions. F.L. Klingender was Alsop's partner at the time the building was first altered in 1921, but Alsop was the principal designer and was clearly the designer of the 1921 works.

An existing conditions plan was prepared that would appear to be an accurate record of Alsop's design. These showed the arched headed windows of Tayler's stable building on the front elevation, and the east side wall on both floors. They showed the timber strapping, attic roof forms, chimneys, and windows that collectively characterised Alsop's now almost vanished legacy from Stonnington Place. They

⁷ Yar Orrong Road, Barnard Road and Macquarie Road. Lodged Plan 7351 28 June 1918, Bower plan 1, p. 27; Subdivision plan and sale notice, Yar Orrong Estate, 1918. Book 2, No. 64. Alway Collection, Malvern Archives.

⁸ City of Malvern rate book, 1921-2, north ward, no. 557 - First owner Mrs D H Alsop O/O Bk. hse. 8r. Lot 31; MMBW drainage plan, 17 September, 1921, no. 131498. R H Alsop, 90 William St. Melbourne Agent: Klingender & Alsop, 90 William St.; see also MMBW plan, 1902.

⁹ City of Malvern rate book, 1923-4, north ward, no. 594; Melbourne (All listings in the rate books are for Mrs Dorothy Alsop - no mention of Rodney in any year - although he is listed in directories)

¹⁰ City of Malvern rate books; 1925-6 - the house is rented out in and the agent is Yeo Outhwaite (possible connection with A.H. Outhwaite, owner of 6 Stonnington Place and neighbour of Alsop); 1926-7 - the house is sold in to Catherine Ludbrook then resold to May Winter

showed how the building footprint on the west was extended to allow for a stair and extension for the living room, and a garage wing added.¹¹

Klingender's alterations involved a new extension, which replaced the 1921 garage and extended further toward the street with two maid's rooms above the new garage, as well as sundry other changes. These included a sleep out extension at the rear on the west elevation. A proposed new replacement front window of an Alsop design was to replace Tayler's window was not implemented.¹²

1939

'Yar Orrong' remained on three acres with its entrance off Albany Road until 1939, when the property was sold, the mansion demolished and Eden Court was created.¹³

1960s

Small single storey extension to rear living room.¹⁴

REFERENCES:

Alway Plan Collection, Malvern Archives.

Bower, Rob, 'Malvern, a history of the subdivision, 1840-1989', (unpublished manuscript), Malvern Archives.

City of Malvern rate books.

de Serville, Paul, *Pounds and pedigrees: The Upper Class in Victoria, 1850-80*.

Oxford University Press, Melbourne, 1991

Gardiner Road Board, rate books.

Malvern Council Correspondence

Miles Lewis ed. *Australian Architects Index*, University of Melbourne, 1977.

MMBW drainage plan, no. 131498.

MMBW plan, 1902.

Serle, Geoffrey, (ed.) *Australian Dictionary of Biography*, vol. 3, Melbourne University Press, 1988.

Smith, James, (ed.) *The Cyclopedia of Victoria: An Historical and Commercial Review*, vol. 1. The Cyclopedia Company, Melbourne, 1903.

¹¹ Existing conditions plans – blueprint- 'Darleydale' 30 Albany Rd Toorak, 13-4-37; F.L. and K. Klingender architects (Malvern Building Plan 1,0390,00500)

¹² Dyeline with additions, alterations coloured - *Proposed alterations and additions to Residence 30 Albany Road Toorak for Dr R.V. Henessy*, 12-4-37; F.L. and K. Klingender architects (Malvern Building Plan 1,0390,00500)

¹³ 'There is a little of the building on the extreme Eastern end of the new road and this is in the course of removal at the present time, and the whole of the site will be cleared by the 6 January 1940.' Letter to Town Clerk, City of Malvern from G. Scott Lang 5 December 1939. A contract was let for 'clearing timber off the road'. Letter to Town Clerk, City of Malvern from G. Scott Lang 5 December 1939.; Eden Court Lodged Plan 15311, Bower, plan 1, p.25;

¹⁴ Alterations to house ... for Dr Mackay, J.W.G. Palliser Architect 118 Hotham Street East Melbourne. n.d. but appears to be in the 1960s.

Description

This converted and extended stable now reads as a simple double gabled semi-attic style residence, using the strong building forms of the gabled Craftsman bungalow, as well as the Stonnington Place houses. There are ancillary skillion sections, and a massive paired chimney providing a strong punctuation. The transverse gable is the original second floor of the original stable, but has been boarded to match elsewhere.

The gable detail from the Alsop design is exactly matched by the 1937 gabled extension. They all have louvred vents at the apex, and are clad with vertical planked boards with narrow timber cover straps, a trademark of Alsop's work at this time. These extend down the half walls of the upper floor to the masonry section of the ground floor for the 1921 work, except for the concealed upper level of the east elevation. The dark finish of the vertical planked boarding of the upper floor provides a traditional contrast with the pebble dash finish to the ground floor walls.

Windows are the same Georgian Revival form used by Alsop at Stonnington Place, other than the Tayler front window.

Integrity

This building appears to be comparatively intact from the 1937 additions and is unusual for retaining the varnished boarding. It has a new planked fence and pergola which are of a sympathetic design. The only significant external alteration is the rear single storey extension. Blinds and pelmets, and the air conditioning unit are minor intrusive additions.

Analysis

The building provides a linkage with the earlier development of Toorak by retaining substantial fabric from the 'Yar Orrong' stables, the work of noted architect Lloyd Tayler.

The house demonstrates Alsop's concern for the cottage picturesque based on the English Arts and Crafts movement and the conversion of stable buildings also represents that romantic ethos. This building is note for the unusual composition of building forms and for the use of planked vertical timber in lieu of the more common timber shingles.

It reinforces the significance of Alsop's houses in Stonnington Place which once formed a complete environment of cottage architecture and landscaping that preceded Edna Walling's Bickleigh Vale by many years. It can be compared with the house at 6 Stonnington Place, which, however, has lost the stained boarded finish and has been altered in recent years. The former barn at 6a is relatively intact with respect to design and finishes. The extent of stained boarding on both sections is now very unusual for a house in this area.

The extensions by Klingender respected the design of his former partner and is of note for the manner in which a modest cottage character is maintained on a larger house.

It is also of importance as being built by Alsop for his own use after he moved from his earlier house, 'The Croft' 4 Stonnington Place. It is enhanced by its relationship to the Walter Butler mansion at 1 Linlithgow and its former outbuilding, (the stables of 'Eilyer') 'The Cottage' 1A Linlithgow Road, as well as Little Milton at 26 Albany Road and 'Avondale' Albany Road.

Significance

30 Albany Road is of state significance as being possibly the best surviving example of Alsop's Craftsman / Arts and Crafts design ethos adapted for an Australian setting. It builds on the architectural features of Lloyd Tayler's stables and provides links with Tooraks earliest period.

It represents an evolution from the smaller cottage style residences of Alsop in Stonnington Place and for the conversion being designed by Alsop for his own use.

This building is note for the unusual composition of building forms and for the use of planked vertical timber in lieu of timber shingles. It is enhanced by its relationship to another converted outbuilding, 'The Cottage' 1A Linlithgow Road, as well as 'Little Milton' at 26 Albany Road and 'Avondale' Albany Road.

Significant attributes:

- Multi-gabled and skillioned slate roof
- Varnished boarded gables and louvres to upper levels
- Massive paired chimney
- Windows of Alsop and Tayler design
- Roughcast finish
- General integrity from 1937

Criteria

The building easily meets the criteria for local significance as required by state government guidelines. This is defined by the *Local Government Heritage Guidelines*, Department of Planning and Housing, 1991, (p6)

Places of local significance are of particular importance to a local community, or part of a community, which is usually defined by a local government area (this was pre amalgamation). The majority of places which are determined to be of cultural value will be of local significance. Relatively fewer places will be determined to be of state or national significance.

The normal means of management for places of local significance is inclusion ... in the local planning scheme.

More recently, the Practice Notes to the Victorian Planning Provisions included *Applying the Heritage Overlay*, Department of Infrastructure, February 1999, confirm the 1991 criteria and also recommend the use of the Australian Heritage Commission criteria.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community.

This property has been considered to meet the following AHC criteria:

Criterion A: *its importance in the course, or pattern, of Australia's natural or cultural history*

Important association with the development history of Toorak from the beginning of development

Criterion B: *its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*

Unusual for being relatively intact example of stained boarded Craftsman / Arts and Crafts architecture of Alsop and Klingender reflecting an Australian idiom of an English style

Criterion D: *its importance in demonstrating the principal characteristics of:*

i) a class of Australia's natural or cultural places; or

ii) a class of Australia's natural or cultural environments

Excellent example of Craftsman and Arts and Crafts architecture, and adjacent to a sequence of important examples of Arts and Crafts houses

Criterion E: *its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*

Possesses picturesque design qualities

Criterion H: *its special associations with the life or works of a person, a group of persons, of importance in Australia's natural or cultural history*

Association with leading architect Rodney Alsop, as his own residence

ATTACHMENTS

1 CONTEMPORARY PHOTOGRAPHS



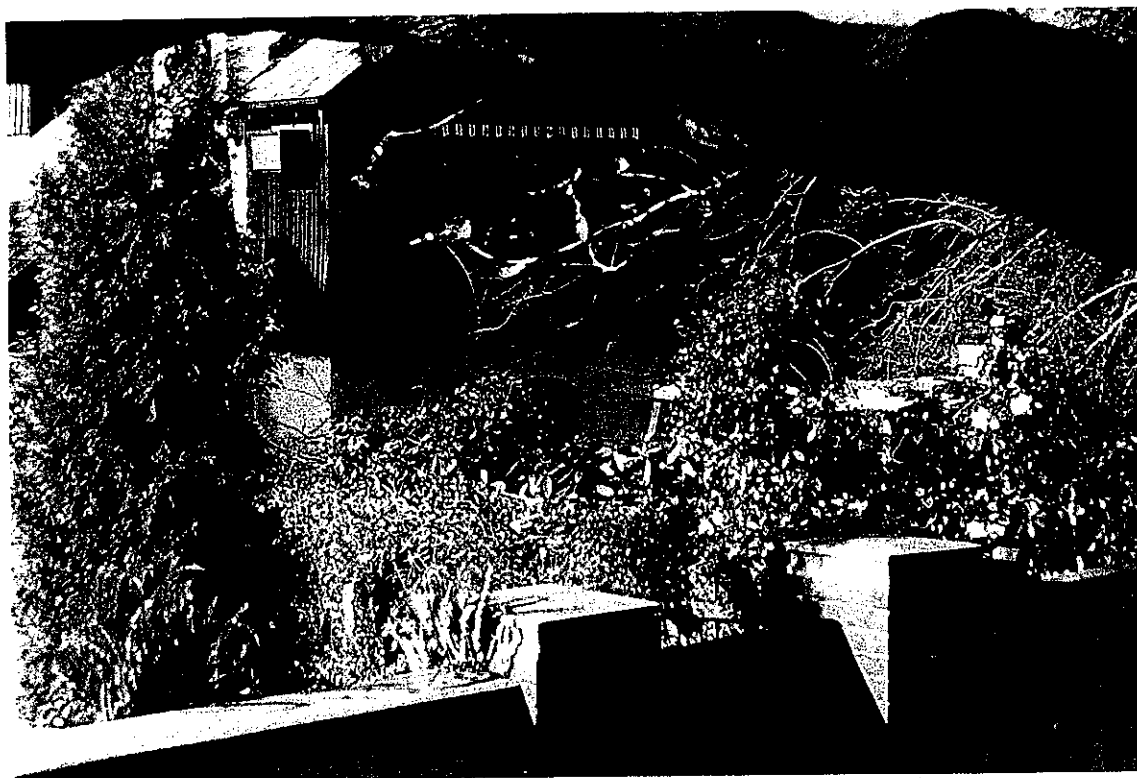
Roof of 1921 section, note chimney, roof forms, louvered vent and boarded cladding



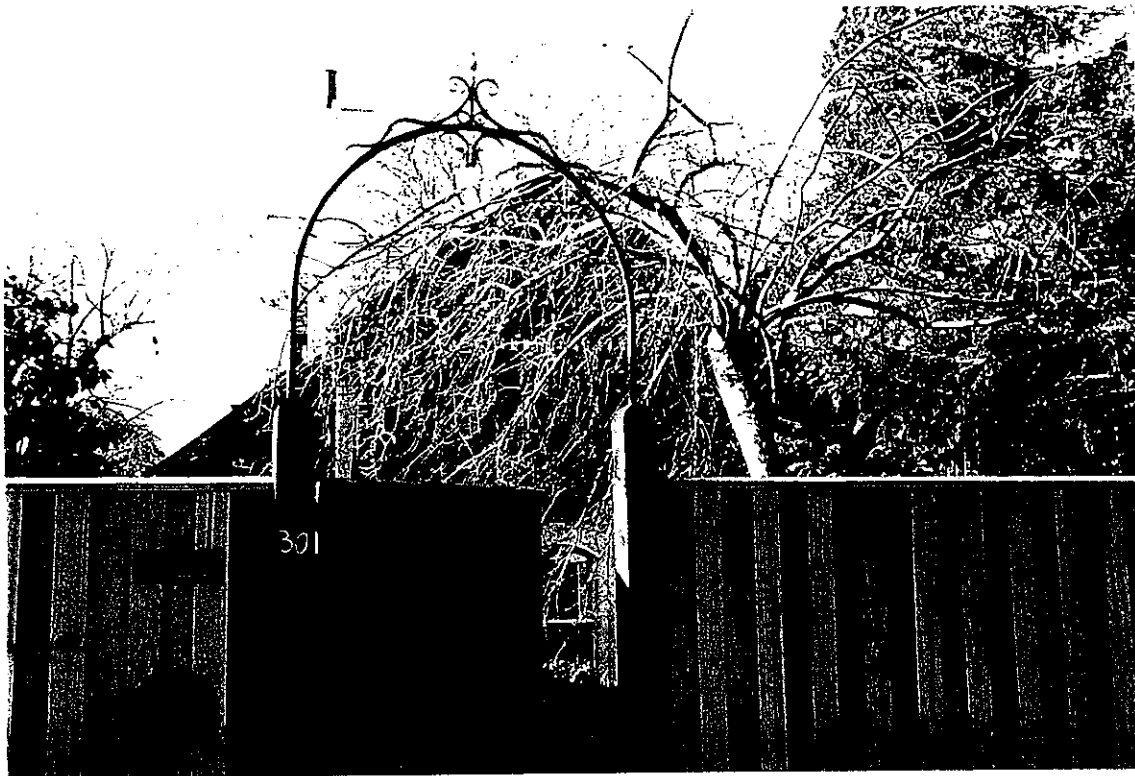
View showing connection to 1937 wing



View showing 1937 sleep out with tray roof at rear, now glazed



Arched window with key stone moulding from 1873 stables



New planked fence also showing arched window



1937 wing with new garage and maids rooms

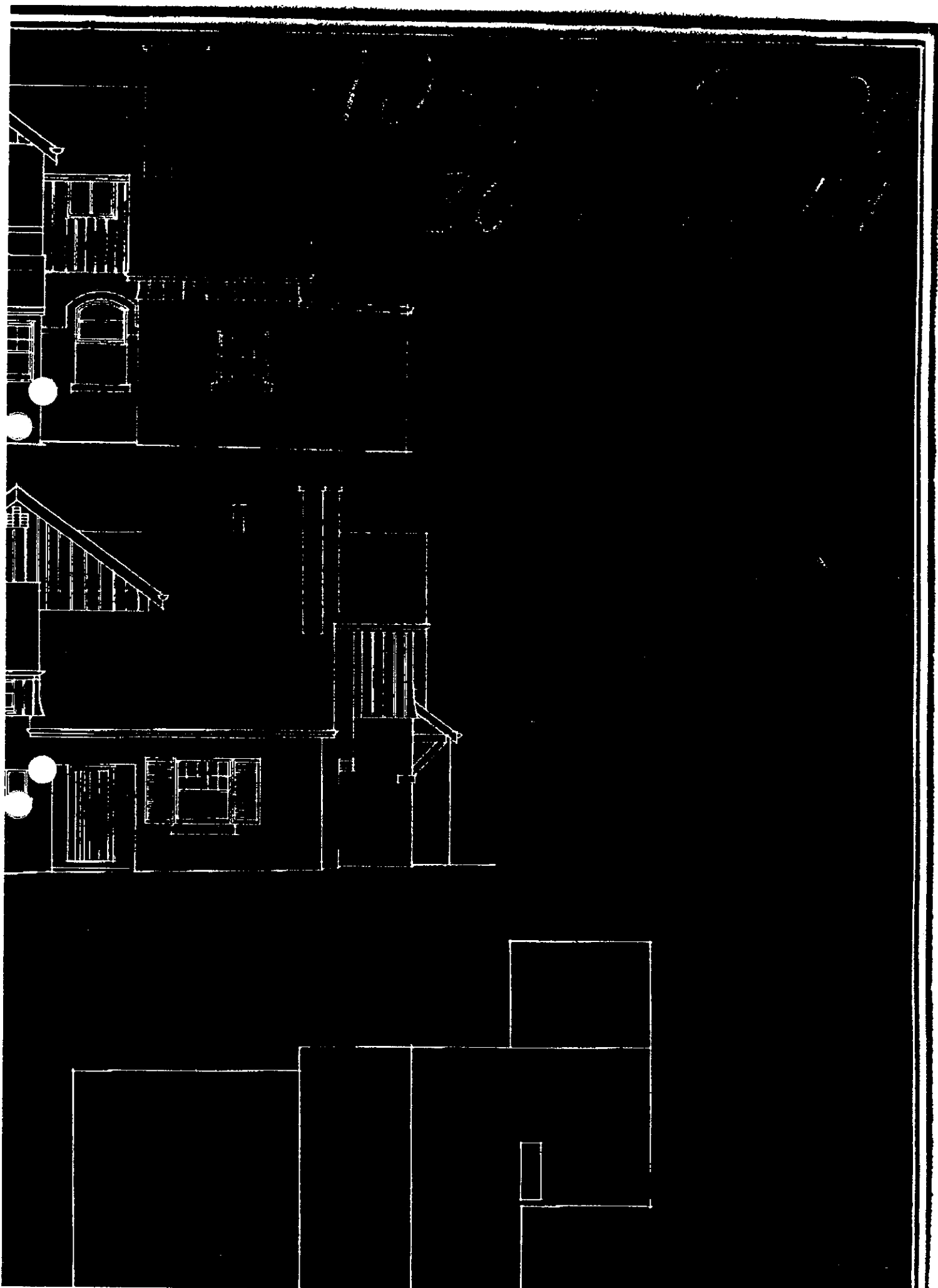
2 COUNCIL BUILDING PLANS

1. Existing conditions plans – blueprint- '*Darleydale*' 30 Albany Rd Toorak, 13-4-37; F.L. and K. Klingender architects (Malvern Building Plan 1.0390.00500)
2. Dycline with additions, alterations coloured - *Proposed alterations and additions to Residence 30 Albany Road Toorak for Dr R.V. Henessy, 12-4-37*; F.L. and K. Klingender architects (Malvern Building Plan 1.0390.00500)
3. Alterations to house ... *for Dr Mackay, J.W.G. Palliser Architect 118 Hotham Street East Melbourne.* n.d. but appears to be in the 1960s.

4 MMBW PLAN, 1902.

5 MMBW DRAINAGE PLAN, 1921

6 YAR ORRONG SUBDIVISION PLAN

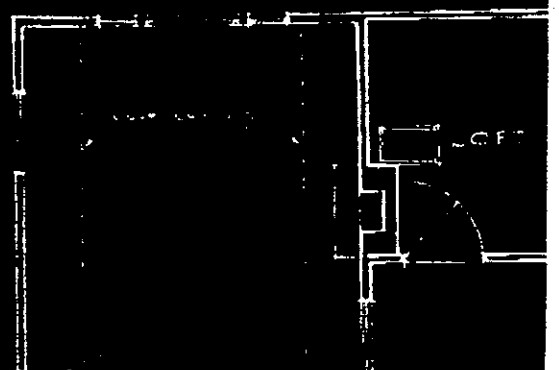
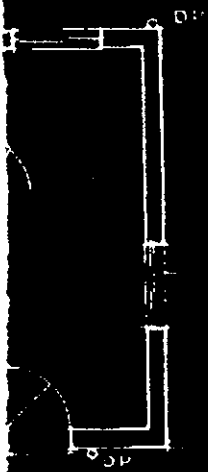




EAST ELEVATION

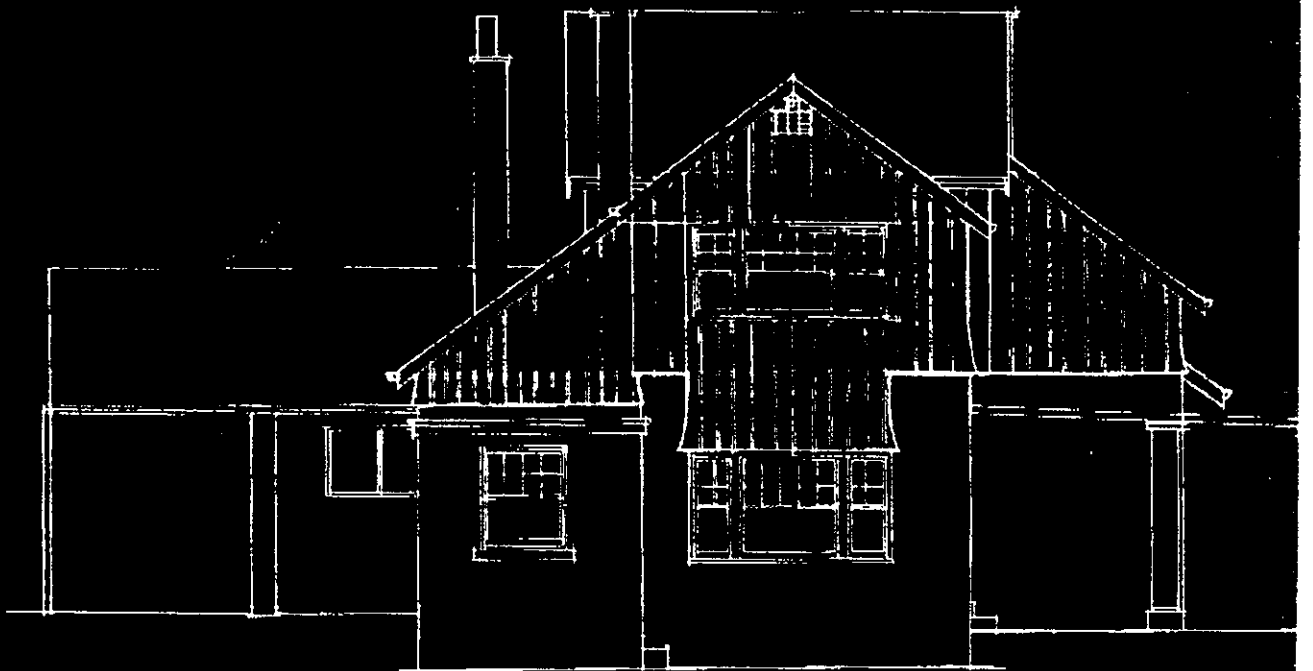


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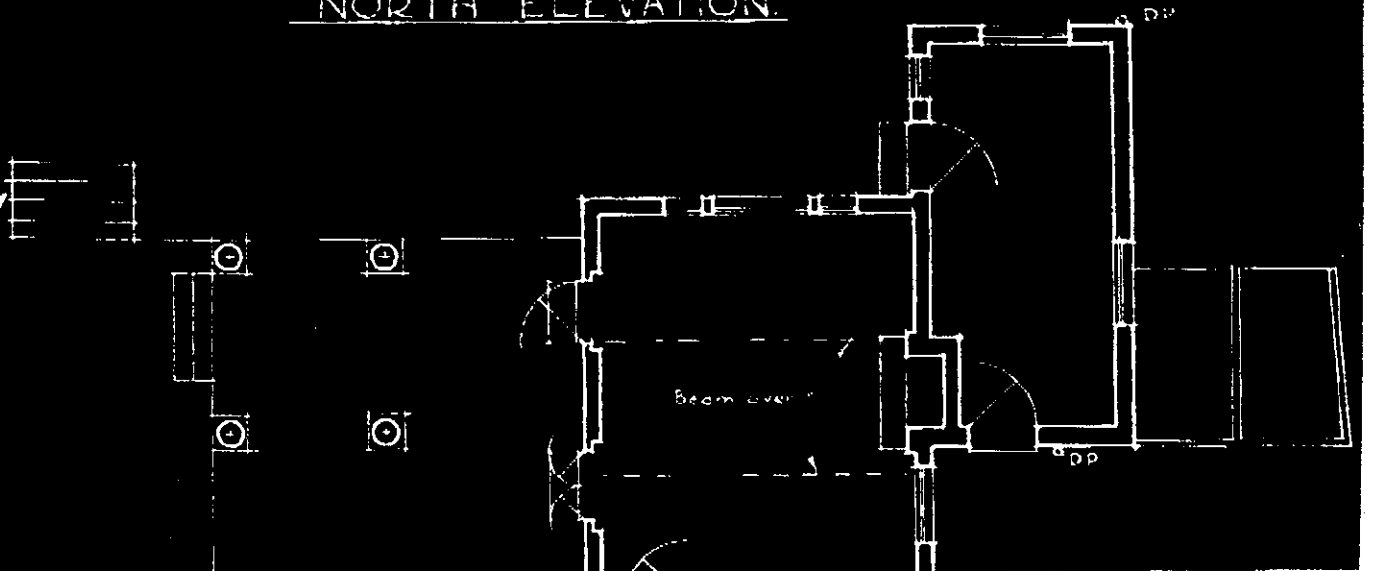




SOUTH ELEVATION.



NORTH ELEVATION.

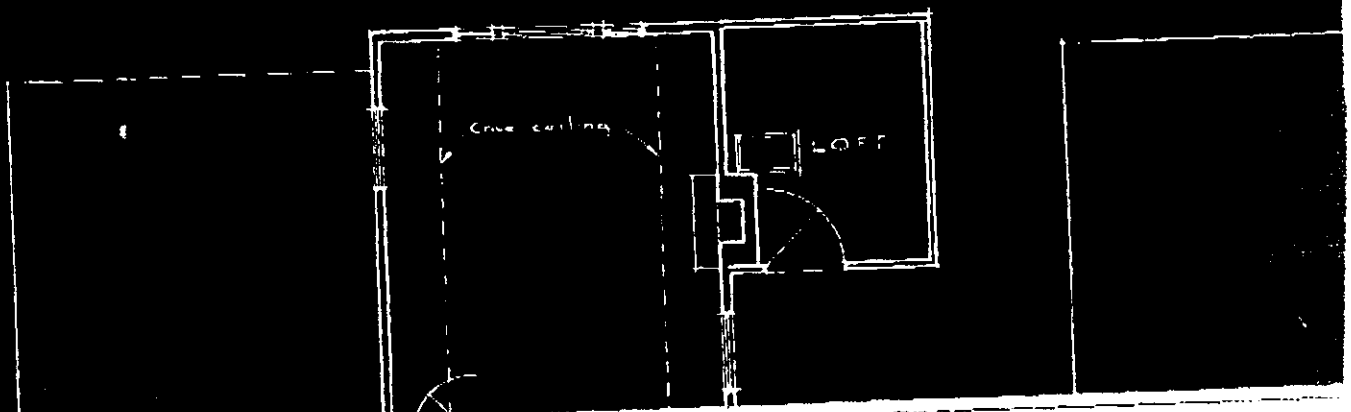


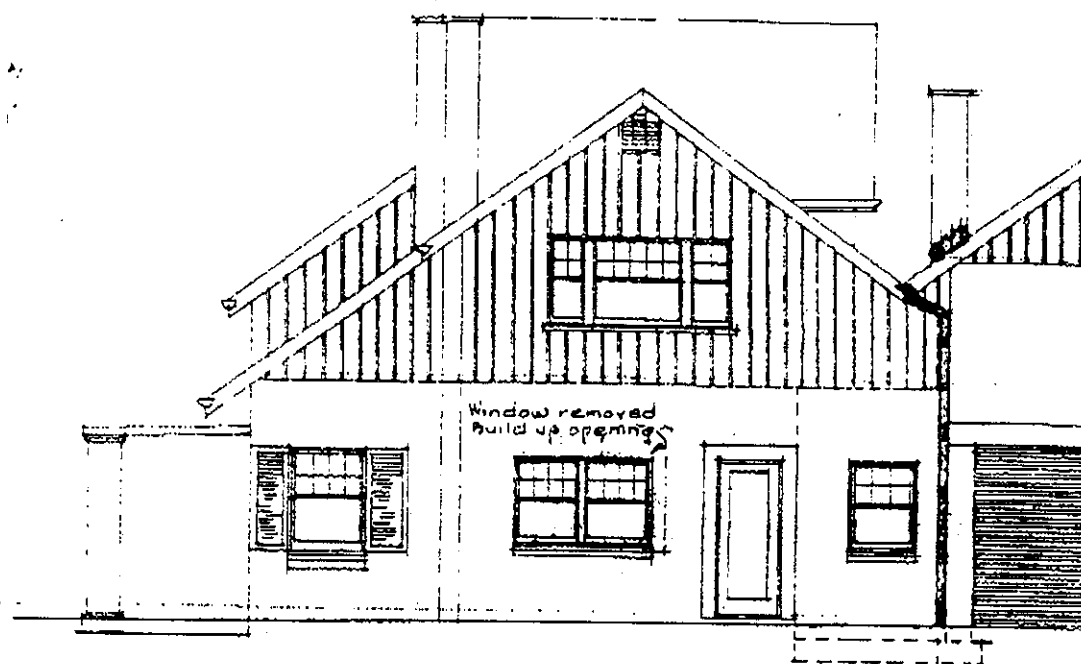


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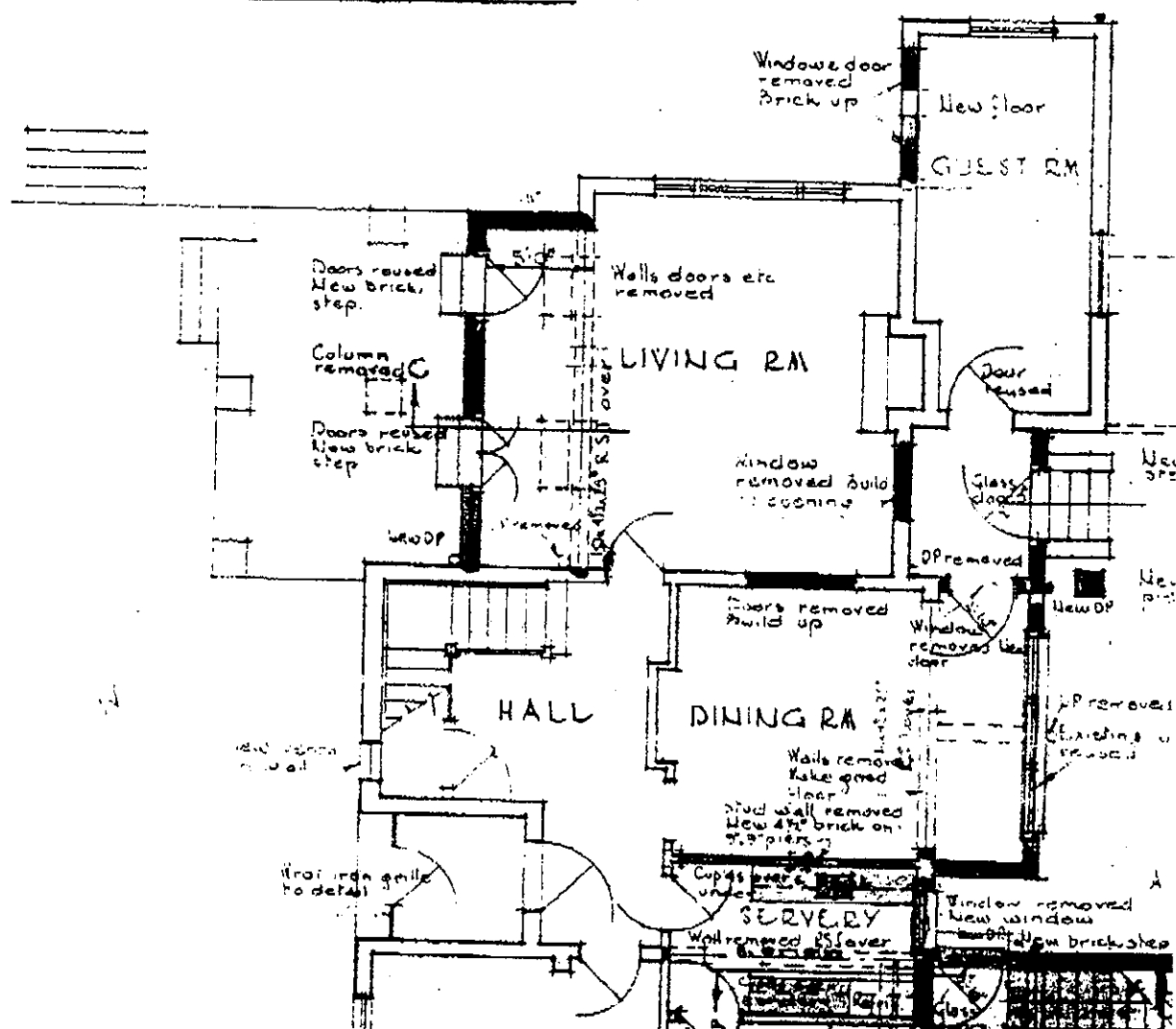


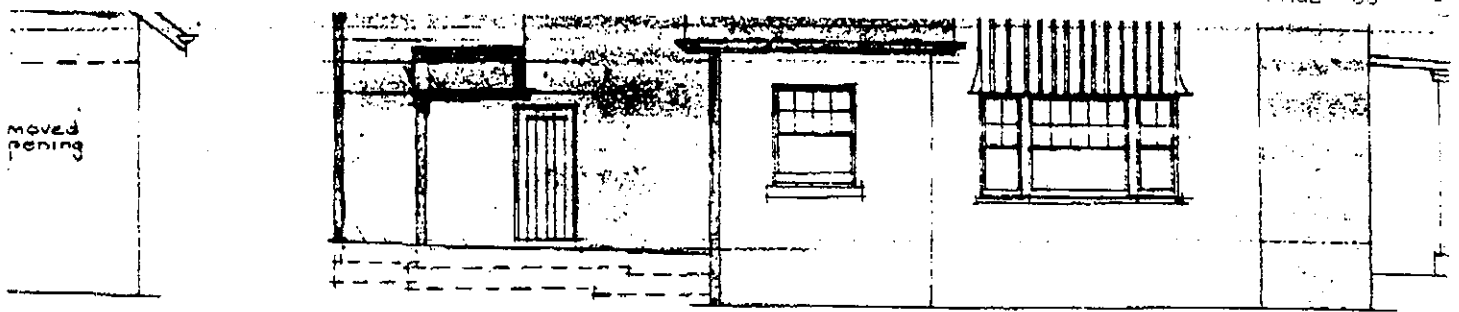
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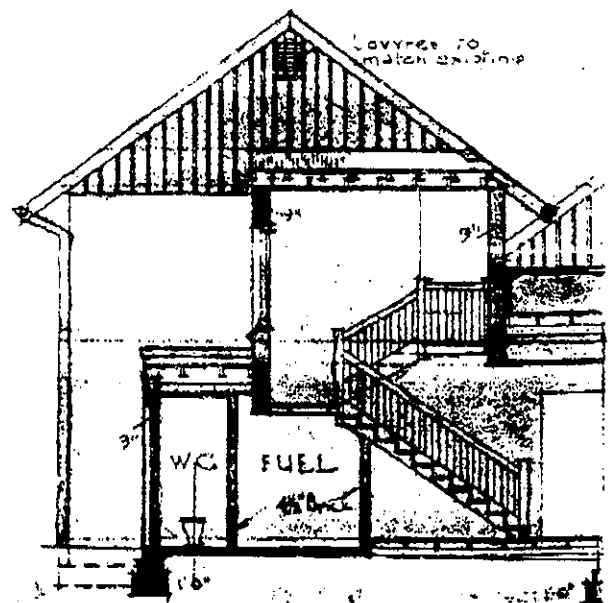
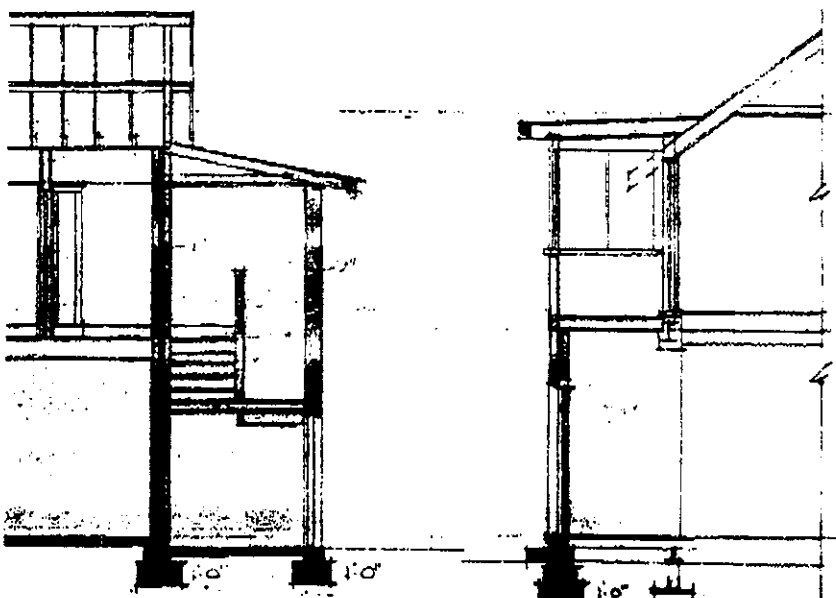
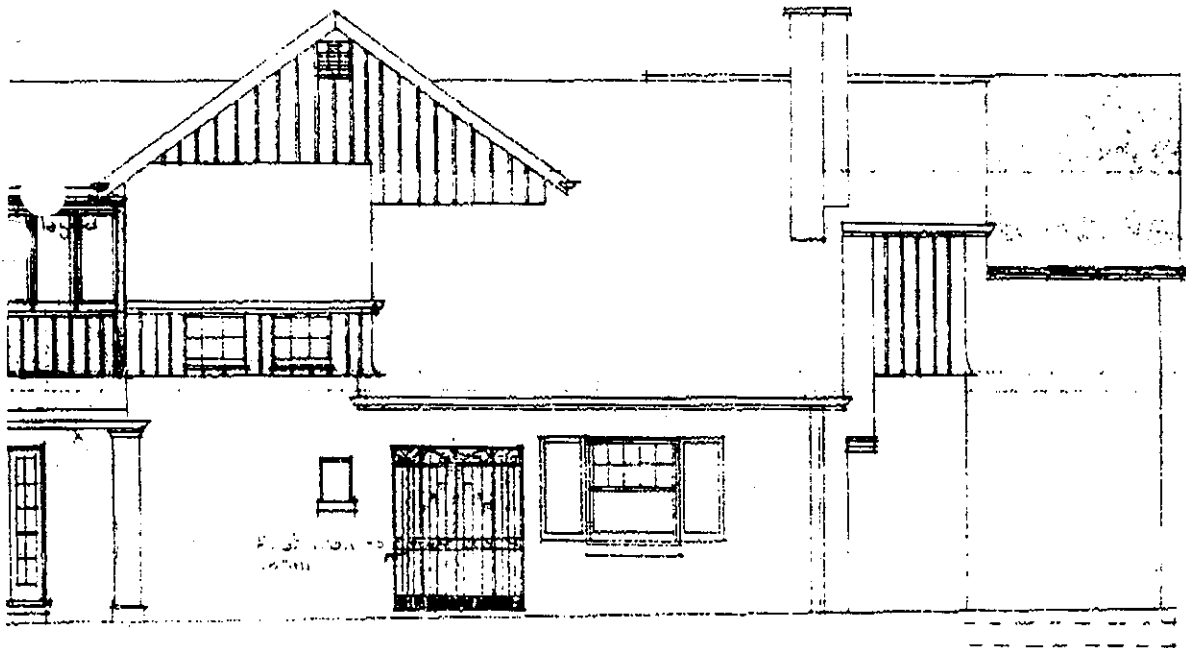


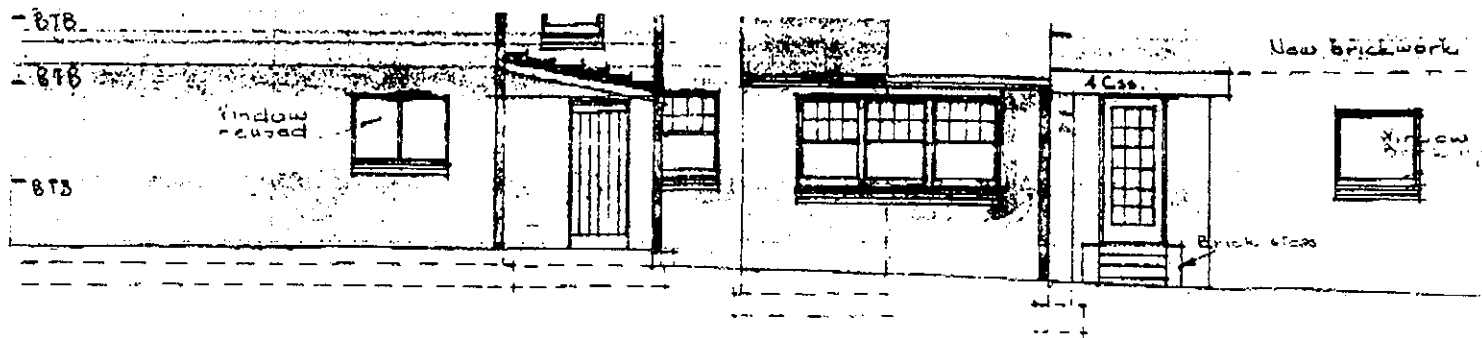
SOUTH ELEVATION



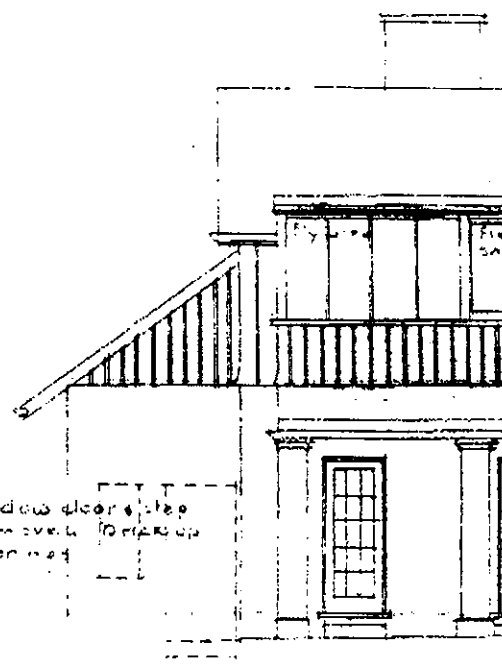
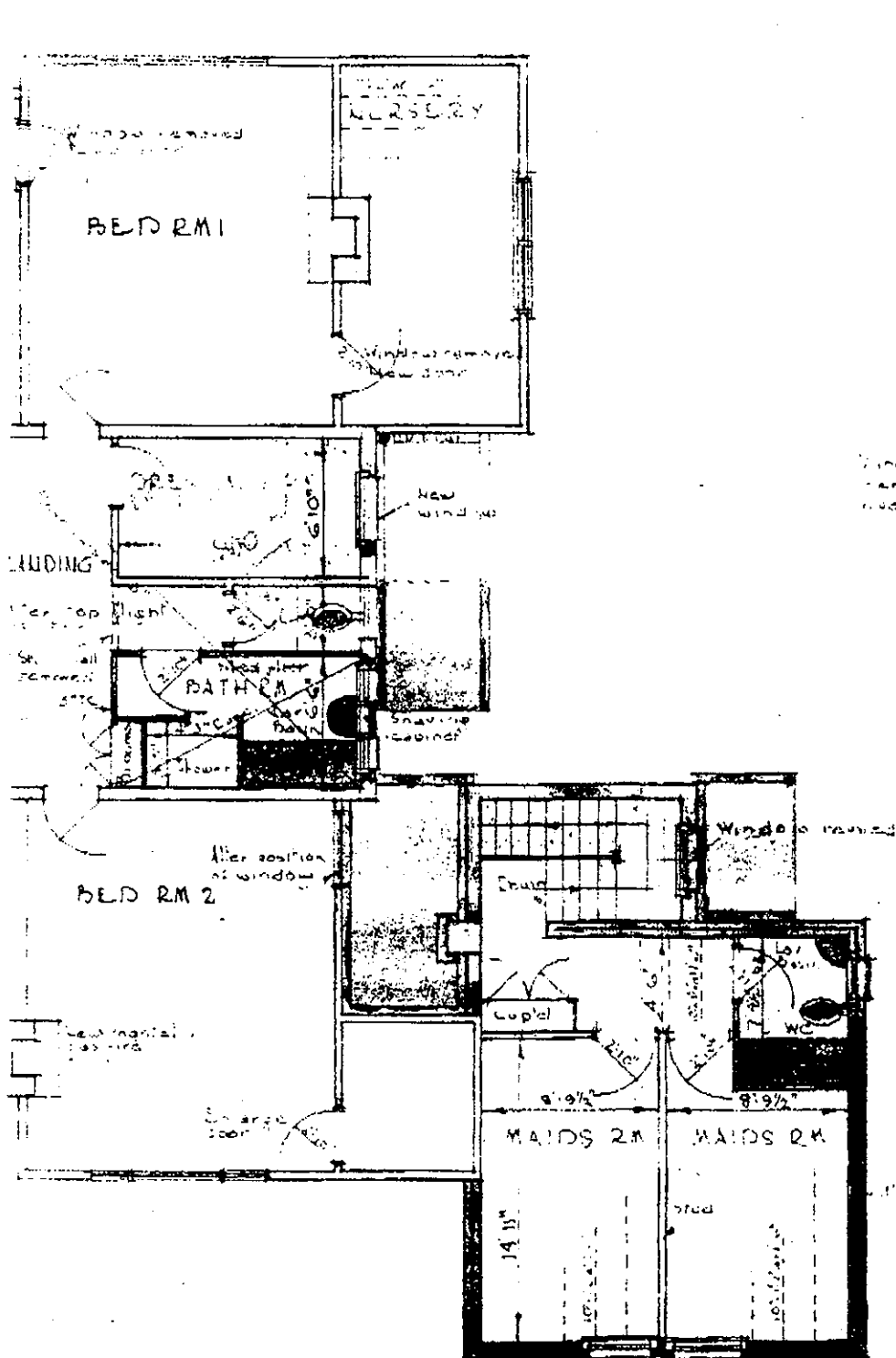


NORTH ELEVATION

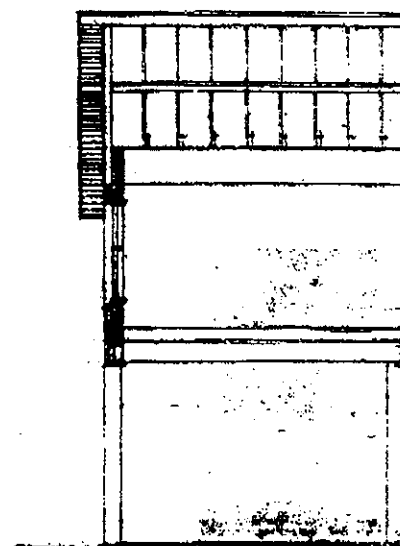




EAST ELEVATION



WEST ELEVATION



3 ARCHITECTS' BIOGRAPHIES

(Principally compiled by Bryce Raworth and Nigel Lewis in 1992; where acknowledged also includes material from Australian Dictionary of Biography, Miles Lewis etc.)

Alsop, Rodney

Also see *Australian Dictionary of Biography* extract at end of this section

Klingender & Alsop (1906-1920)

Alsop & Martin (c.1920-21)

A & K Henderson, Alsop & Martin (1921-24)

Rodney Alsop & Bramwell Smith (1931-33)

Rodney Alsop had risen to prominence in the first decade of the century as the designing partner of Klingender & Alsop, with major houses such as Edrington, Berwick (1908), and Glyn, Malvern (1908) to his credit. His buildings throughout this early period show a clear relationship to the work of English Arts and Crafts architects such as Voysey and Lethaby, while the interiors were often furnished with articles designed or made by Alsop, himself an Arts and Crafts enthusiast. His interests extended to landscape design, which included the original design for Footscray Park in c1912. A number of Alsop's houses from the next decade, however, show a clear debt to the Craftsman type. 12 Uvadale Grove, Kew (1915) (demolished), was until recently probably the earliest surviving and most intact examples of the Craftsman type in Melbourne. Typical of its style in all details, it was an attic villa with gable roof over a rectangular plan. Eaves overhung to form front and rear verandahs, a flat eaved dormer gave light to the attic, and the weatherboard walls were stained and oiled rather than painted. The overall design was very similar to a bungalow illustrated in Prevost's *Australian Bungalow and Cottage Designs* (1912). 'Leighwood', 222 Mountjoy Parade, Lorne (1916), was another Alsop holiday house designed in this single ridged Craftsman manner.

'The Croft', 4 Stonnington Place, Malvern (1913) (demolished), reflected the cross ridged type of Oakden & Ballantyne's 'Illabarook' but, with its juxtaposition of tall roof and dormer and timber balcony rather than verandah, was intermediate between the picturesque, English styling of 'Edrington' or 'Glyn' and the Craftsman bungalow idiom of 12 Uvadale Grove or 'Leighwood'. 'Crumpford', 2 Stonnington Place, Malvern (1916), a single ridged attic villa with a short verandah supported on stone piers, clinker brick walls and corbelled chimneys, represents a clear statement of English picturesque cottage design, and it is clear that Alsop, like many of his contemporaries, was moving rather freely between the English and American idioms in this period.

The same eclecticism is shown in a design published in 1917 which juxtaposed the simple overall form of the single ridged type with a large balcony typical of the Sydney balcony style and an entry gable with arched opening and chimney in the picturesque English cottage manner of Voysey or Baillie Scott. While these designs may be seen as distinctive and original in their combination of the two idioms, they nonetheless reflect an eclecticism which was also the hallmark of the *Craftsman* and other bungalow publications, which frequently placed works in the American and English bungalow idioms alongside one another.

Klingender & Alsop dissolved their partnership in 1920 as a result of Alsop's ill health, and Klingender formed a new partnership with R B Hamilton. Alsop went on to become a partner of Alsop & Martin (c.1920-21) and A & K Henderson, Alsop & Martin (1921-24), in which period he was responsible for the design for the T & G Building, Collins Street, Melbourne. After a term abroad he returned to specialise in domestic design with a clear Mediterranean influence, as seen in his own house, Winster, Tintern Ave, Toorak (1925). The same influence was evident in the winning design produced by Alsop and Conrad Sayce in the international competition for the Winthrop Hall in the Hackett Buildings at the University of Western Australia (1926). From 1931 until his death in 1932 he was in partnership with his former pupil, A Bramwell Smith.¹⁵

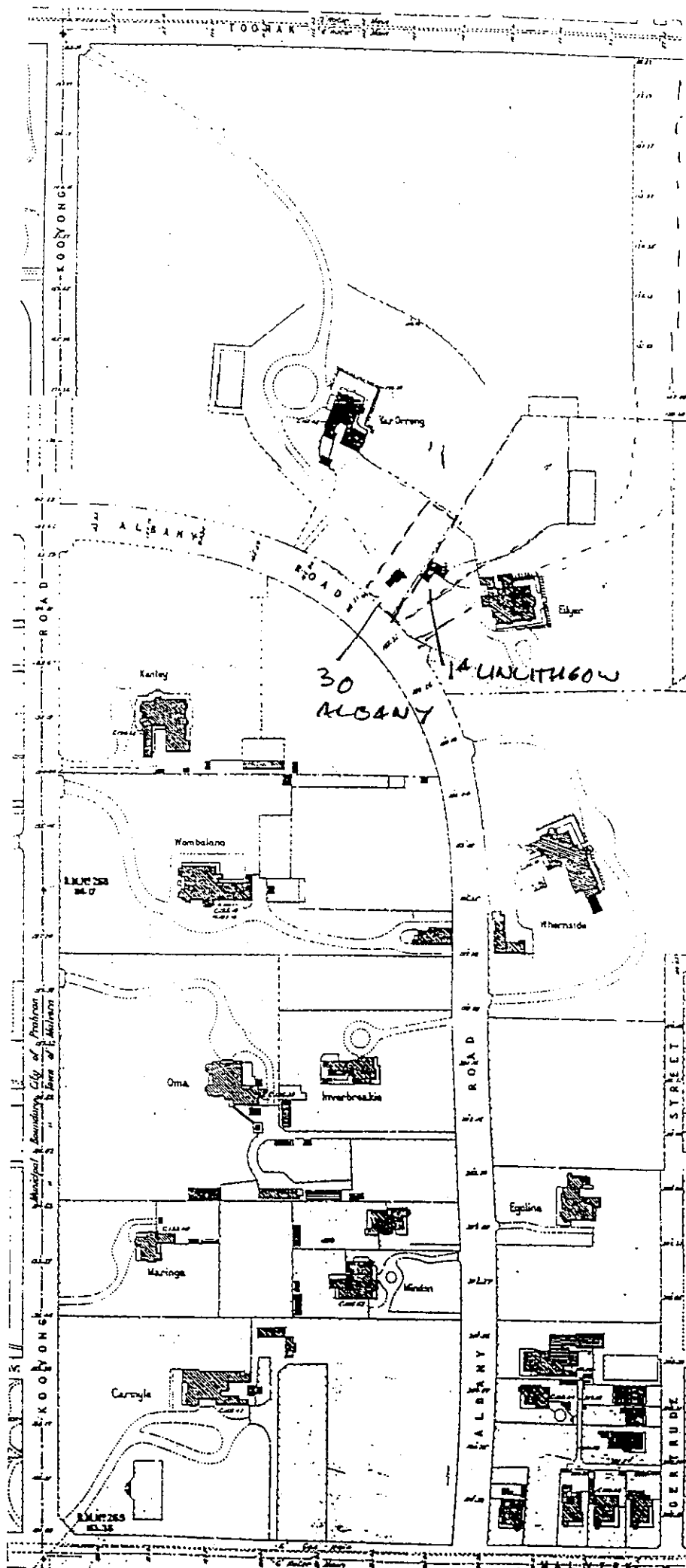
¹⁵ *Australian Dictionary of Biography*

Klingender, F.L. and K.

Frederick Louis Klingender formed a partnership with Robert Hamilton (q.v.) in 1922 (to 1925) following a lengthy partnership with Rodney Alsop (q.v.) (1906-20). He worked under the style F.L. and K. Klingender and later under his own name (Keith a'B. Klingender was possibly a son).¹⁶ F.L. Klingender was President of the Royal Victorian Institute of Architects from 1935-36.¹⁷

¹⁶ Miles Lewis (ed), *Australian Architects Index*, University of Melbourne, 1977.

¹⁷ *RVIAJ*, May 1935, frontis.



Melbourne and Metropolitan Board of Works.

1765-6.

131498

1765-6.

Drainage Plan No.

PLAN OF DRAINAGE

R. H. Alsep, 30 William St. Melbourne.

Kingsford & Alsep

MUNICIPALITY: Melbourn

REFERENCE:

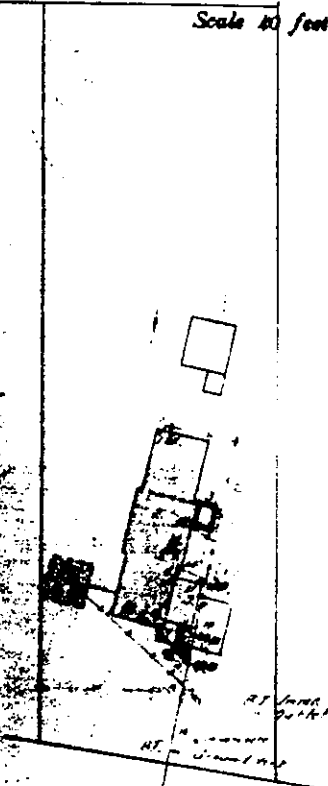
- | | |
|----------------------------------|--------------------------------|
| R.T. Reflux Trap | E.V. Educt Vent |
| S.T. Silt Trap | I.V. Induct Vent |
| C.I.P. Cast Iron Pipe | S.I.V.P. Soil Induct Vent Pipe |
| G.W.I.P. Galv. Wrought Iron Pipe | S.V.P. Soil Vent |
| S.P.D. Stoneware Pipe Drain | V.P. Ventilating Pipe |
| I.C. Inspection Chamber | M.F. Mica Flap |
| I.O. Inspection Opening | T.I.T. Triple Interceptor Trap |
- (See Sewerage Regulations.)

Scale 40 feet to 1 inch.

OUR LITTLE COPY

ADDITIONAL WORK

1. Closet ~~to~~ Isomorphed
 2. Sticks
 3. 18 Bm.
 4. Wash Area Isomorphed
 5. Closet Isomorphed Etc.
 6. Sink
 7. Trays
 8. Closet Isomorphed for First Floor
 9. Bath
 10. Lat. Basin
 11. Sink
- Drains ~~to~~ and shown in plan
 Drains ~~not required~~ are as shown in plan
to be sealed at all ends
3 traps & 60 to be removed
a trap to be enclosed in brickwork
ventilating trap & open to the outside
Plan altered as shown in Brown



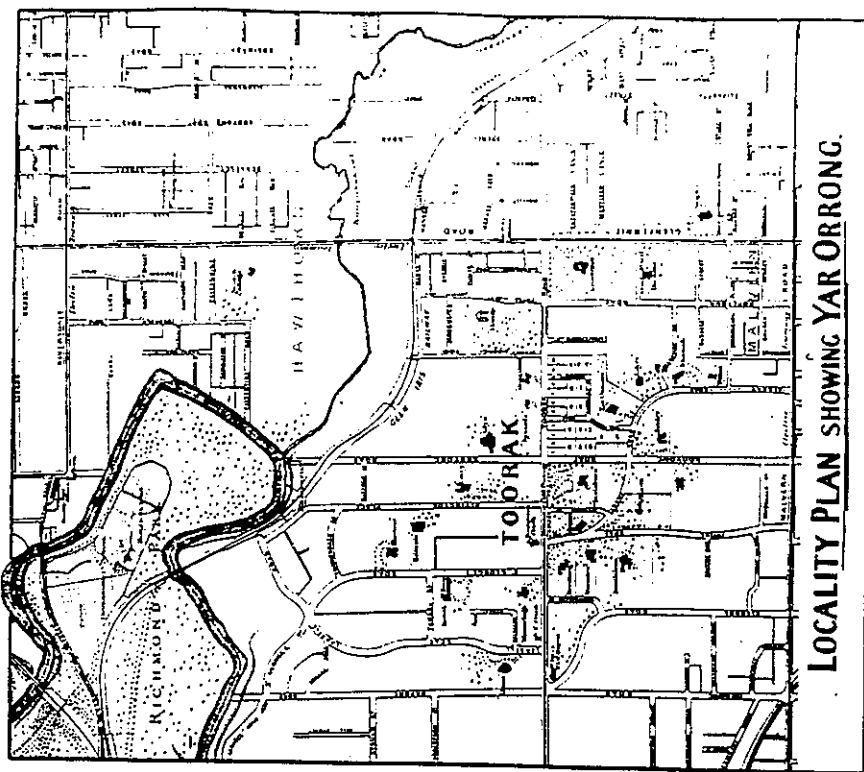
ALBANY

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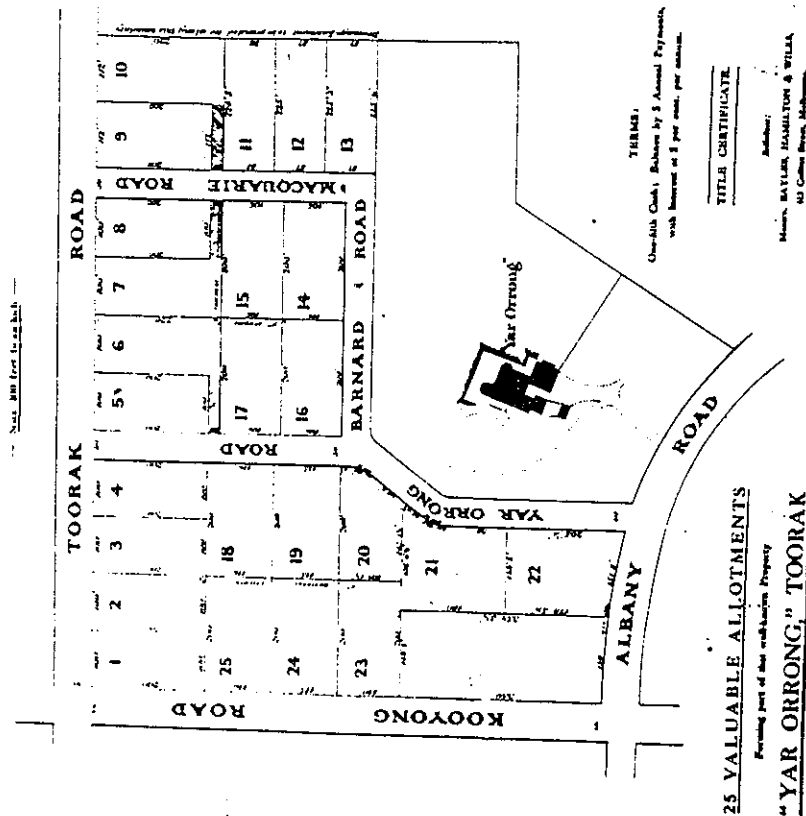
30 Albany

SATURDAY, 18th MAY, 1918

Auction Sale at 3 o'clock on the Ground



The Allotments fronting the New Roads will be sold as with three Roads, roads and paved by the local Council. Arrangements have also been made by the Vendors with the Information Board of Works for WILKIN and SEWELL'S W.C. Retention at these new Roads. As in Lots 6, 7, and 10, no buildings to be erected on the shaded portions.



PATTERSON & SONS
 211 COLLINS STREET
 and
 CHARLES FORRESTER & CO.
 15 QUEEN STREET.

under instruction from the Senators—The Union Trusts Company and Adams. Warren M. & Norman Bates—comprising an acre of about 12 acres, subdivided into 40 lots, and 100 lots, and 100 lots, with 100 lots in Fourth Street, Kentucky Street, Albany Street, and 3 new roads—in the City of New York, New York, New York, and New York.