

1104 MALVERN ROAD, ARMADALE

History

1854

Crown Portion 5, consisting of 5 acres, 3 roods and 37 perches, was sold to John Ralph Blois and James Burchart on 25 April 1854 for £604.2.2.¹

1855

Burchart purchased Blois' share of the allotment on 12 February 1855 for £400.²

1855

Burchart re-sold the share to William Kaye on 18 June 1857 for £352.1.1.³

1866

Crown Portion 5 was purchased by William Kaye on 10 September 1866.⁴

1872

Crown Portion 5 was sold to Neil McLean on 27 December 1872, then Annie Mclean on 4 January 1873, then Malcolm McLean in 1877.⁵ (Neil McLean had owned property on the north side of Malvern Road since 1856. A brick house, blacksmith's shop and forge, and a market garden had been established on three acres of land west of the Malvern Hill Hotel. The house was enlarged by McLean's merchant son Henry, and later named 'Lillirie').⁶

1881

In 1881, Crown Portions 5 and 6 were subdivided into 29 allotments with frontages to Glenferrie Road, both sides of Adelaide Street (the north end) and Malvern Road.⁷ The subdivision was named the Malvern Hill Estate. (The subdivision north of Malvern Road was also known as the Malvern Hill Estate).

*This Magnificent Estate, now being subdivided for sale, is within ten minutes walk of either the Toorak or Armadale stations, and is without doubt in one of the most commanding positions of the suburbs of Melbourne.*⁸

1886-7

Lot 10 on the south side of Malvern Road was owned by civil servant, Thomas Horan.⁹

1887-8

A brick house (of 9 rooms) was built for Thomas Horan in Malvern Road.¹⁰

¹ Rob Bower, 'Malvern 1840-1989: A History of the Subdivision', plan 3, (unpublished manuscript), Malvern Archives.

² Bower.

³ Bower.

⁴ Bower.

⁵ Bower.

⁶ Gardiner Road Board, valuation books, Lot 25, from 1856 and Shire of Malvern valuation books from 1878.

⁷ Subdivision and sale notice, Malvern Hill Estate, 1 October 1881, SLV collection.

⁸ Subdivision and sale notice, Malvern Hill Estate, 1 October 1881, SLV collection.

⁹ Shire of Malvern rate book, Western Riding, 1886 & 1887, nos. 323 & 248.

¹⁰ Shire of Malvern rate book, Western Riding, 1888 & 1889, no. 374 & 546.

Irish born, Thomas Horan arrived in Victoria in 1858 at the age of four. His father James, was a contract builder. Horan played his first game of cricket for Victoria in 1874 and in his first class career of 42 matches for Victoria he scored 2,101 runs. At test level he played in two historically significant matches; the first being the very first test match at the M.C.G. in March 1877. At this stage he was Victoria's best batsman. In 1878 Horan was a member of the first Australian cricket team to tour England and in 1882-3 he featured in the first century partnership for Australia in Test cricket with George Griffen. During the season of 1884-5 Tom became captain of Australia on two occasions. To this day he is Australia's only Irish born Test cricketer.

In 1878, Tom married Catherine Pennefather. They had a large family of nine children. Two of his sons played first class cricket for Victoria:- John Francis Horan (1880-1945) and Thomas Ignatius Bernard Horan (1886-1952). Both sons played for the Prahran and Malvern clubs - Prahran at one time coming under the title of Hawksburn. John Francis Horan was a dentist and resided at Winter Street, Malvern.

Thomas Horan was also a senior clerk with the Audit Branch and while still playing cricket he began writing "cricket chatter" for the weekly *Australasian*. He wrote under the name "Felix" and continued writing until his death in April 1916.¹¹

1918

In July 1918, Mrs Catherine Horan sold the Malvern Road house, which was then numbered 46 Malvern Road, to Harry Cooper Bagot.¹²

1955

Bagot occupied the property, which had been re-numbered 1104 Malvern Road, until 1955, when it was sold to J.B. Wilson.¹³

REFERENCES:

- Bower, Rob, 'Malvern 1840-1989: A History of the Subdivision', plan 3, (unpublished manuscript), Malvern Archives.
 City of Malvern rate book.
 City of Malvern rate book.
 City of Malvern sales register.
 Gardiner Road Board, valuation books.
 Horan family history file, Malvern Archives
 Shire of Malvern rate books.
 Subdivision and sale notice, Malvern Hill Estate, 1 October 1881, SLV collection.
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¹¹ Horan family history file, Malvern Archives

¹² City of Malvern rate book, North ward, 1917-18, no. 407.

¹³ City of Malvern sales register.

Description

1104 Malvern Road is a substantial two storey Victorian house. It has a projecting wing in the front with a two storey verandah that returns on three sides. The cast iron verandah has elaborate detailing reminiscent of numerous terrace houses.

It has a hipped slate roof and polychrome chimneys. The brick work of the building is relieved by polychrome decoration. The house has simple double hung windows that are emphasised by the contrasting brick work.

The building is enhanced by its deep allotment.

Integrity

This building is apparently intact externally, other than the front fence and gates.

Analysis

This is an excellent example of a detached, late Victorian polychrome house. It provides a free standing variation of the typical design for a Victorian-era terrace. The verandah dominates the presentation of the brick structure to the street, and gives the impression of a pavilion when viewed in elevation. It represents the extravagance of decorative treatment to housing during the height of the boom era in 1887. It is also of significance for being built for prominent test cricket player and captain, Thomas Horan, who lived there from shortly after he retired from the Australian team, and became a prominent cricket writer until his death in 1916. The broad verandah may have been influenced by grandstand design.

Statement of significance

1104 Malvern Road is of regional significance as an excellent example of a polychrome brick residence with a cast iron verandah returning on three sides. It has an architectural character normally associated with terrace housing but in this instance designed to be free standing with a three sided return verandah.

1104 Malvern Road is of historical significance because of its being built for prominent early Test cricketer, Thomas Horan, and was his home during his career as a pioneer cricketing writer.

Significant attributes are:

- two storey verandah that returns on three sides
- cast iron verandah with elaborate detailing
- hipped slate roof and polychrome chimneys.
- brick work relieved by polychrome decoration which replicate quoins for windows and other external corners
- simple double hung windows
- deep allotment.

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

The elaborate three sided return verandah provides an elaborate and unusual variation of the typical terrace house

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*

This is a classic decorative Boom era house enhanced by the extent of the verandah

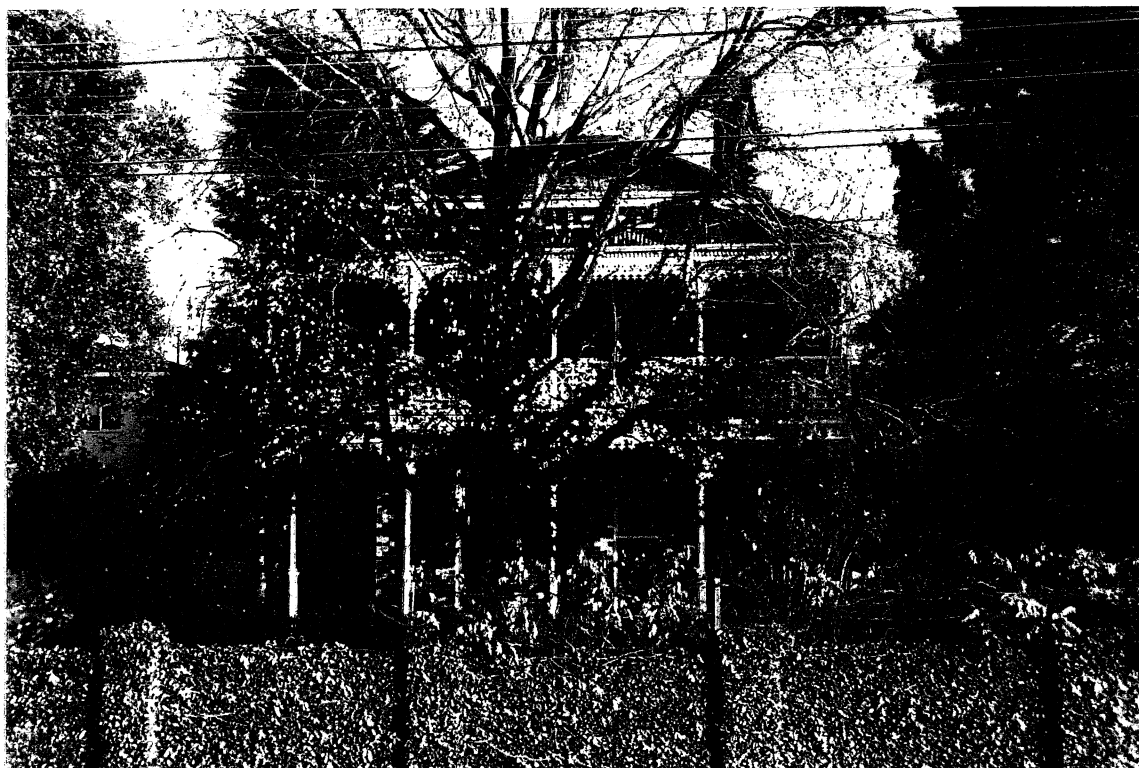
Criterion E: *its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*

This house possesses obvious aesthetic values

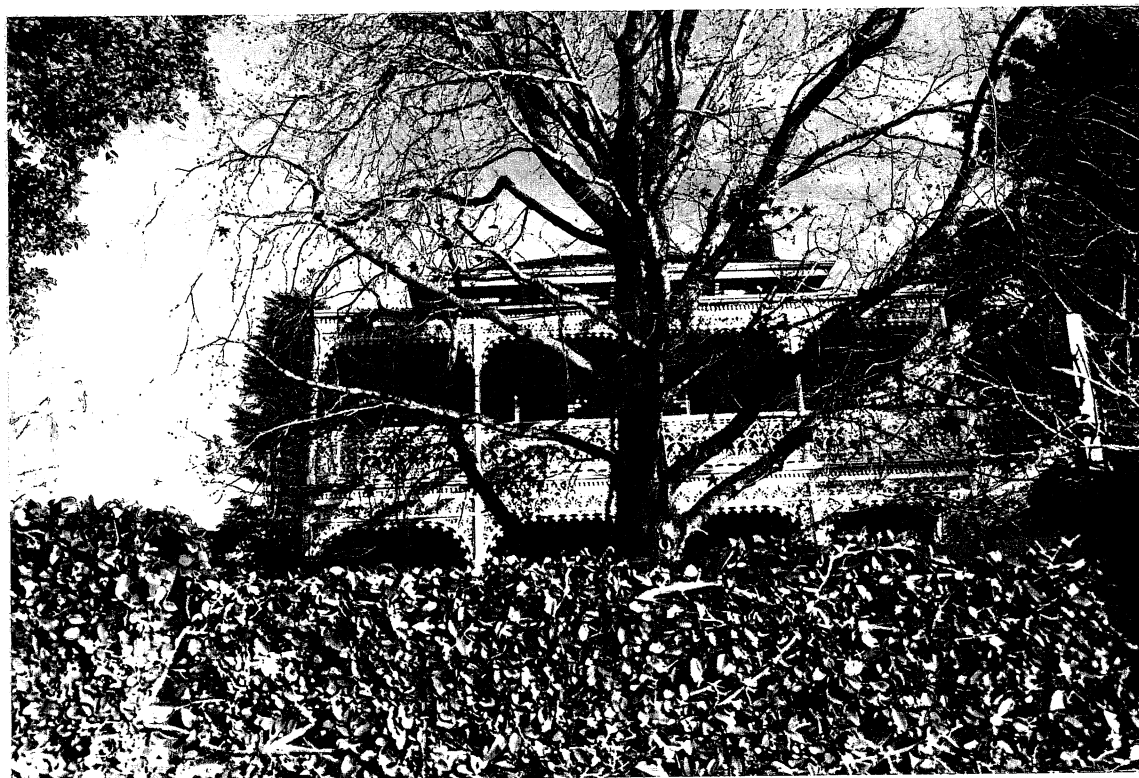
Criterion H: *its special associations with the life or works of a person, a group of persons, of importance in Australia's natural or cultural history*

It was built for prominent cricketing identity Thomas Horan

ATTACHMENTS
1 CONTEMPORARY PHOTOGRAPHS



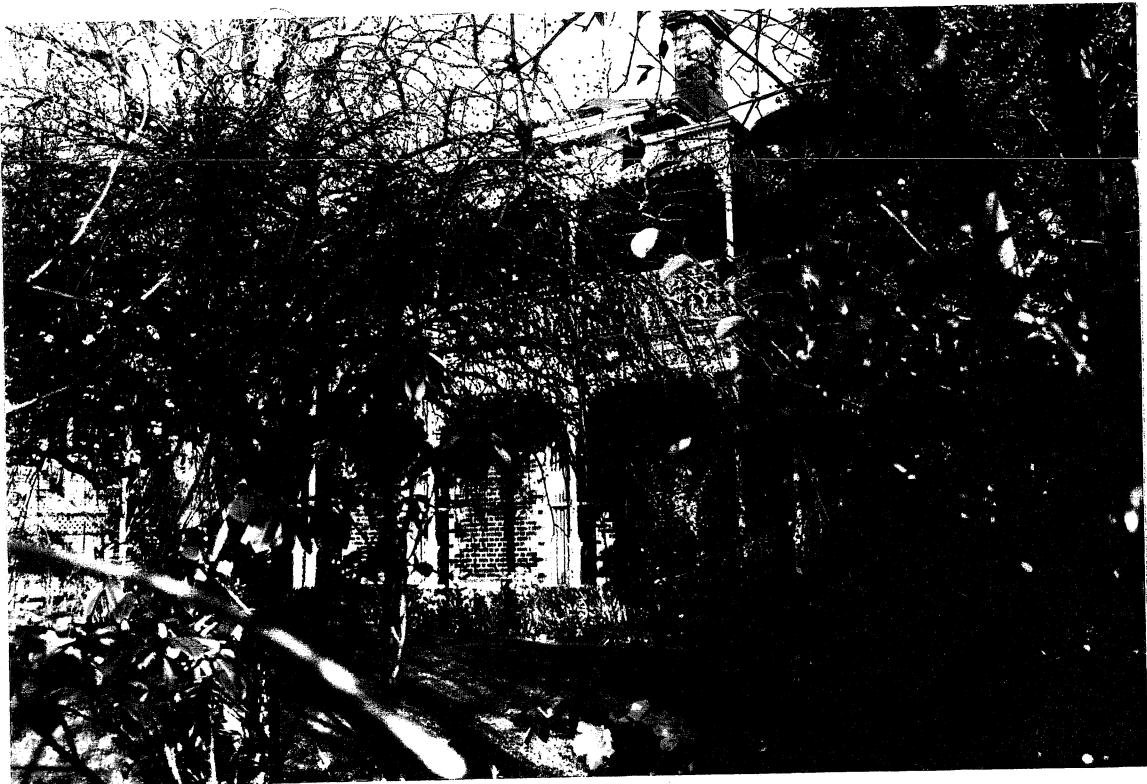
1 Main elevational view



2 Close up showing the extent of verandah compared with the brick structure enclosed by it



3 View from north east



4 View from north west



5 Detail of cast iron verandah