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Nigel Lewis and Di Foster, 1999

## 29 WATTLETREE ROAD 'Clifden', ARMADALE

### History

*29 Wattletree Road was built in 1891 on part of the Mount Pleasant Estate in Crown Portion 52.*

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.<sup>1</sup>

1879

In 1879 the railway line was extended from South Yarra to Caulfield, encouraging development of the area.

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.<sup>2</sup> '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.<sup>3</sup>

1891

In 1891 the Primitive Methodist Church was built at the corner of Kooyong and Wattletree Roads. The same year, a pair of two-storey brick houses, each with 8 rooms were built for 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 his property.<sup>4</sup> The houses were numbered 1 and 3 Wattletree Road. The house on the east side, number 3, and later numbered 29 Wattletree Road, was occupied by William Henderson, followed by Miss Charlotte Alexander from 1894 and Miss Margaret Mitchell from 1898. Number 1 (27), by contrast in 1896 was briefly a 'Grammar School with Mrs Ellen McLeod as Principal' It was leased by Mrs E. Escott the following year until 1900.

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 Rob Bower, 'Malvern: A History of the Subdivision, 1840-1989, plan 3, (unpublished manuscript), Malvern Archives.

<sup>2</sup> Lodged Plan 429; Subdivision and sale notice, Mount Pleasant Estate, c.1882, Vale Plan Collection, SLV.

<sup>3</sup> Subdivision and sale notice, Mount Pleasant Estate, c.1882, Vale Plan Collection, SLV.

<sup>4</sup> Shire of Malvern valuation book, 1891 & rate book, Western riding, 1892, no. 1573.

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. (In 1908 Holy Advent was declared a separate parish and in 1910 a new church was built on the corner of St Georges Road).

1900

Number 1 (27) was occupied by Rev. Rob. H. Christie, and then by Miss H A Riley until 1911. The church occupied the house before it purchased it.

1911

The Australian Deposit and Mortgage Bank retained ownership of the Wattletree Road houses until 1911. That year, number 1 (27), was sold to the Church of England Trust Corporation and became the Church Vicarage for Holy Advent.

Number 3 (29) was sold to Miss Isabel Mitchell.<sup>5</sup> At various times, the Misses Isabel, Margaret and/or Wilhelmina Mitchell occupied number 29 Wattletree Road.<sup>6</sup> Miss Mitchell then leased the house to various tenants including Mrs Marie Warren (1925), Stanley and Eilleen Jackson (1926). Later occupiers included Mrs M.I. Hassett (1936) and Miss V. Gray (1940).

1954

When C. J. Coultas purchased the property in 1954, the house had been converted into flats. Council records show that a building permit was issued for minor additions in 1959. This permit appears to be for the metal staircase on the exterior east wall of the building, presumably the entrance to an upstairs flat.<sup>7</sup> The house was sold to Bethke in 1967 and Charlton in 1980. Charlton sold the house in 1988 and a building permit was issued for additions to the property in 1992.

*History prepared by Di Foster, Malvern Archives*

**REFERENCES:**

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

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

Shire of Malvern valuation and rate books.

*Sands & McDougall's Directory..*

MMBW drainage plan no. 38216.

<sup>5</sup> City of Malvern rate book, Central ward, 1911-12, no. 2770-1.

<sup>6</sup> City of Malvern rate book, Central ward, 1914-15, no. 3376.

<sup>7</sup> Malvern building plan 2,1770,00200.

## Description

A pair of conjoined two storeyed houses, with two storey verandahs on the front and side of number 29, separated by the projecting front bay. The buildings are joined between the front verandahs in the manner of a terrace house. Only the front veranda remains on number 27. The pair are finished in render with elaborate cornices and quoins. The rear wall is face red brickwork. The two projecting bays on each house are gabled, and number 29 has retained the gable trusses. The front bay is canted and has a separate roof below the gable truss.

Arched headed windows with rendered architraves are used for the principal windows, including the rear bay.

## Integrity

These buildings are substantially intact other than the slate roof being replaced with terracotta tiles, and high masonry front fences and gates of a later unsympathetic character. No 29 is the more intact of the two, the loss of finial and changes to windows on the front verandah being the only other major items, as well as a sympathetic garage at the rear. By contrast, No 27 has suffered the complete removal of the original gable end detailing, the virtual removal of the side verandah and the carport which intrudes into the area opposite where the side verandah was removed.

## Analysis

This pair of late Victorian two storey villas was built for investment or speculation by a bankrupt builder. The choice of architectural style may have been influenced by the church next door and possibly the Church of England nearby. One of the properties was used as a private school before becoming a vicarage, and then being purchased by the Church of England. It is interesting that they have some of the design characteristics of other Church of England vicarages. The vicarages in Cromwell Road, Prahran and Rowland Street, Kew also feature the use of Gothic revival projecting gables trusses on their front facades. Otherwise, the Wattleree Road houses are of a more typical nineteenth century Italianate form with respect to their projecting bay windows and restrained classical derived detailing. The adjacent front verandahs and wing wall have the characteristics of a terrace pair.

By 1902, the houses are shown to be part of a large allotment with the church hall on the corner as well as another residence facing Kooyong Road, all with rear yards inter-

connected<sup>8</sup>. This could indicate that the Church of England was associated with the three houses. The school may have still been operating.

Despite the substantial changes to these houses, they still retain the features that provide the architectural and historical significance. The early photograph [Attachment 3] confirms the integrity of number 29.

## Significance

*27 and 29 Wattletree Road were built in 1891 for an investor, and number 27 occupied by the Church of England from an early period.*

27 and 29 Wattletree Road are of regional significance for their unusual configuration and ecclesiastical character. The buildings are joined between the front verandahs in the manner of a terrace house, and are unusual for the separate side verandah design, and the ecclesiastical character of the gable trusses.

Physical elements that contribute to this significance are:

- projecting gables
- chimneys
- gable truss (number 29 only)
- cement rendered mouldings
- arched window openings, and double hung windows to bays
- two storeyed front and side verandahs with cast iron frieze and balustrade (front verandah only number 27)

## Criteria

The building 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.*

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<sup>8</sup> 40' to the inch plan MMBW Drainage Plan 1738

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*

Unusual building configuration

**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*

Demonstrates the characteristics of substantial late 19th century pairs, adapted from the terrace house form

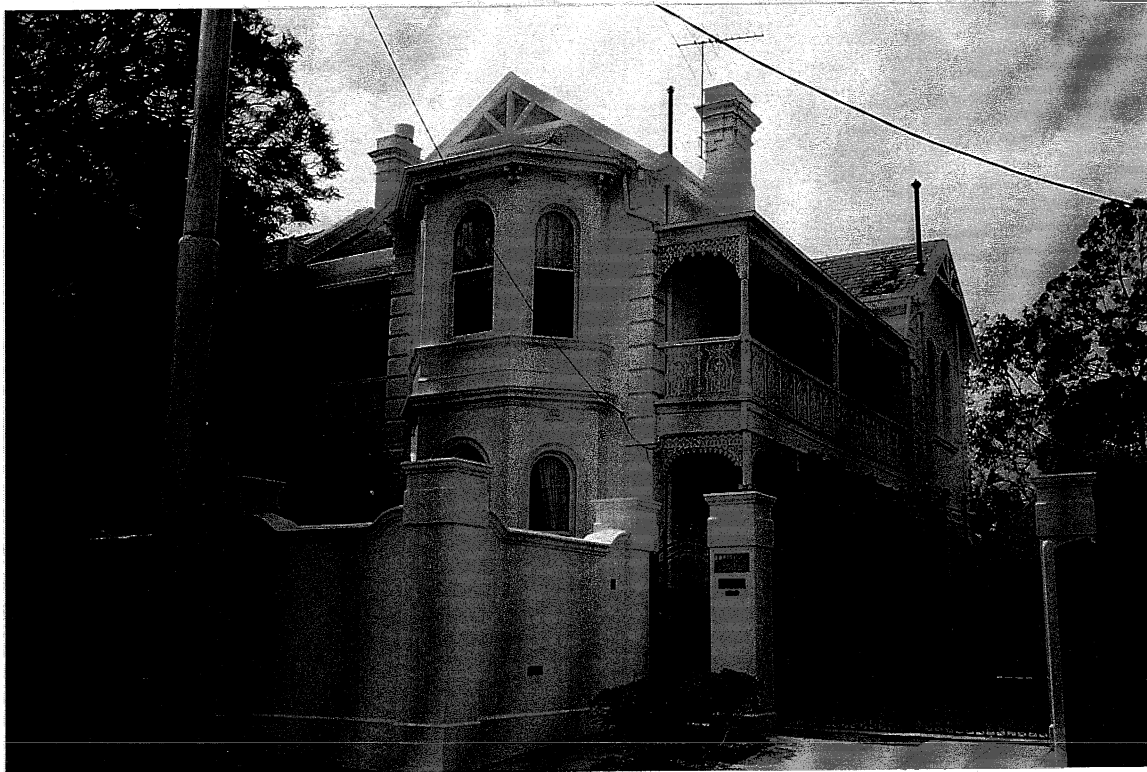
**Criterion E:** *its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*

The intact house (number 29) has obvious aesthetic values

**ATTACHMENTS**  
**1 CONTEMPORARY PHOTOGRAPHS**



View from cross road showing former church hall



Oblique view of number 29, showing both verandahs, and gabled wings



Detail of front verandah of number 29, and converted windows



Rear view of number 29, showing rear of other house facing Kooyong Road shown in MMBW plan



Number 27 (former vicarage) and former church hall



Close up view of number 27



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HIGH STREET.

Saturday, 10th December, at Three o'clock, on the Ground.

**MOUNT PLEASANT ESTATE, PRAHRAN,**

CLOSE TO THE ARMADALE RAILWAY STATION,

SUB-DIVIDED INTO FIFTY GRANT

**VILLA ALLOTMENTS.**

**E. J. DIXON**

Has been authorized by the owners to sell by Auction, on the ground, on Saturday, 10th December, at Three o'clock, 50 VILLA ALLOTMENTS having splendid frontages and noble depths to

BOUNDARY ROAD UNION STREET ST. JAMES'S ROAD  
WATTLE TREE ROAD ST. GEORGE'S ROAD AND THE TERRACE.

The whole of this magnificent estate, so conveniently situated, commanding view of the bay and surrounding country, will be sold on the most liberal terms.

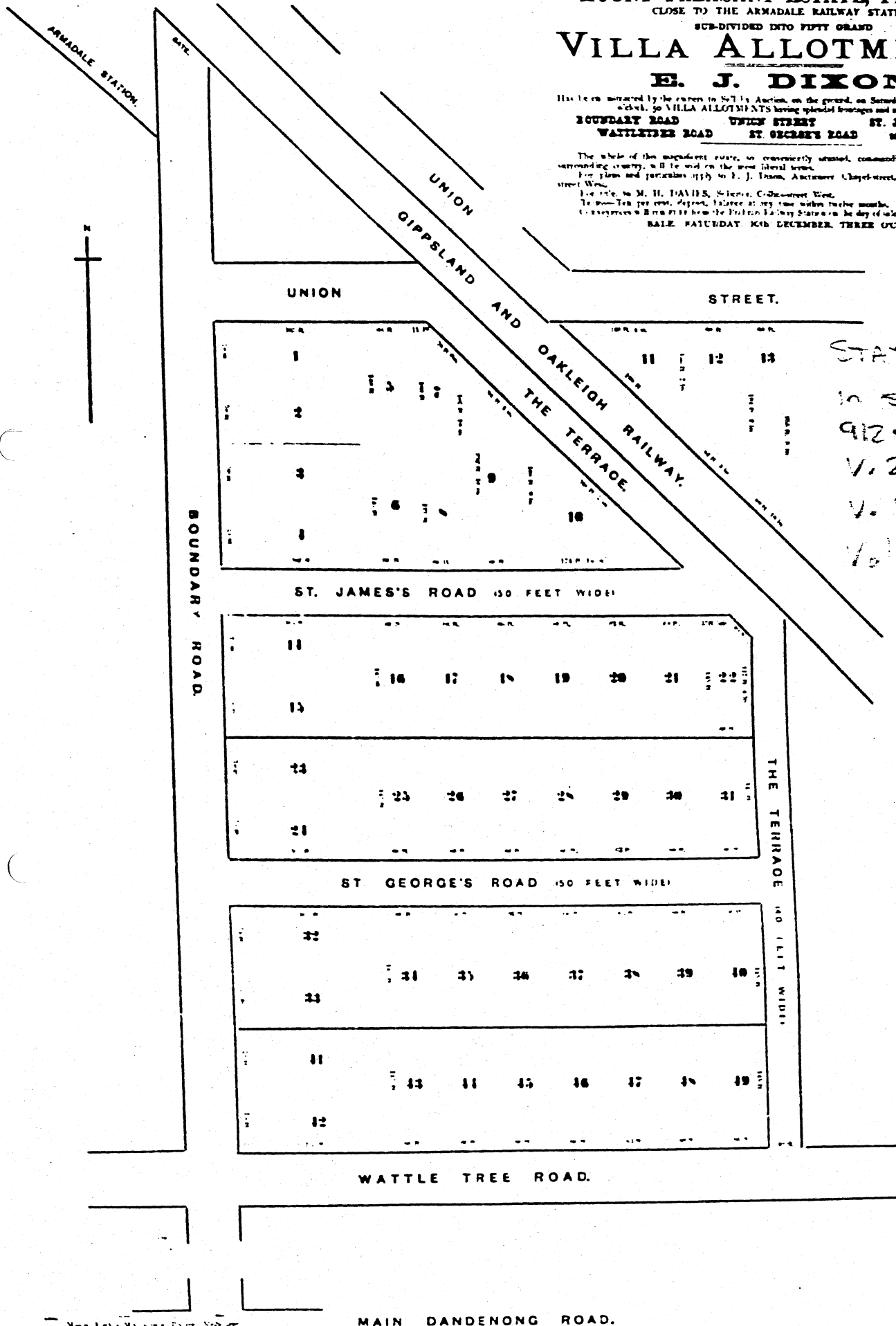
For plans and particulars apply to E. J. Dixon, Auctioneer, Chapel-street, Prahran, or at 44 Collins-street West.

The title is M. H. DAVIES, Solicitor, Collins-street West.

To pay Ten per cent. deposit, balance at any time within twelve months.

Conveyances to be made from the Prahran Railway Station on the day of sale, from Two to Three o'clock.

SALE SATURDAY 10th DECEMBER, THREE O'CLOCK.



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in Alt of  
912-945  
V. 23  
V. 5 p 164  
Vols Collected

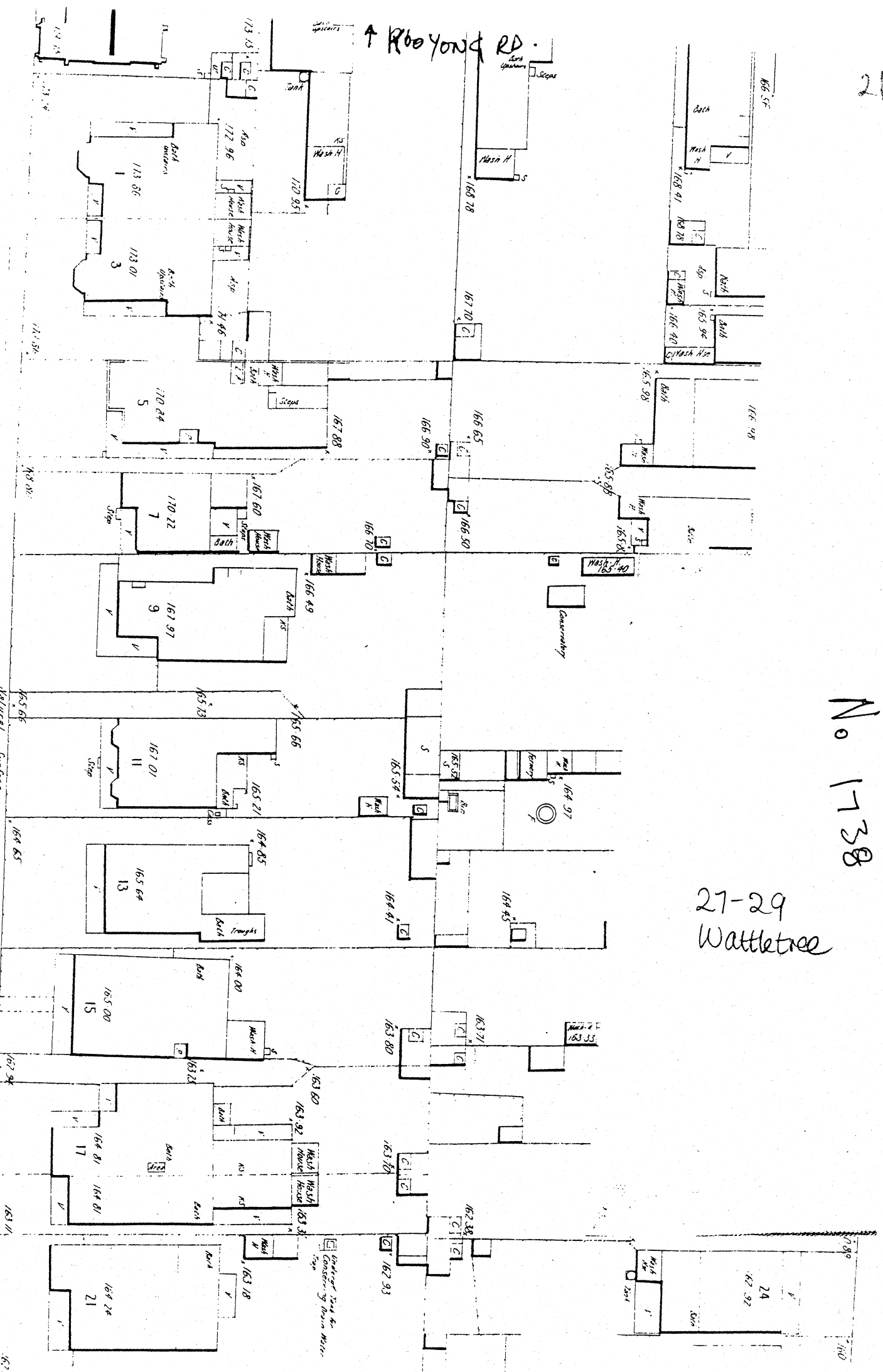
MAIN DANDENONG ROAD.

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↑ RBOYONG RD.

No 1738

27-29  
Wattletree



1.5 ATTACHED V RIBB RD.

No. 1738

Detail Plan No. 1738

Drainage Plan No. 38216

27-21 Wattletree Rd  
K 1 31/10/5  
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# PLAN OF DRAINAGE

FOR

*J.K. 40.*  
*ver)* **The Aust<sup>n</sup> Deposit & Mortgage Bank Ltd. (Wm Reid, Mng<sup>r</sup>)** 257 Collins St. Melb.

MUNICIPALITY: TOWN OF MALVERN.

Reference:-

- |                                |                                  |                         |
|--------------------------------|----------------------------------|-------------------------|
| B.T. Boundary Trap             | R.T. Reflux Trap                 | I.O. Inspection Opening |
| D.T. Disconnecter Trap         | S.T. Silt Trap                   | E.V. Educt Vent         |
| G.T. Gully Trap                | C.I.P. Cast Iron Pipe            | I.V. Induct Vent        |
| G.D.T. Gully Disconnecter Trap | G.W.I.P. Galv. Wrought Iron Pipe | S.V.P. Soil Vent Pipe   |
| G.I.T. Grease Interceptor Trap | S.P.D. Stoneware Pipe Drain      | V.P. Ventilating Pipe   |
| J.S.T. Gully Silt Trap         | I.C. Inspection Chamber          | M.F. Mica Flap          |

(See Sewerage By-Law No. 9.)

Scale—40 ft. to 1 inch.

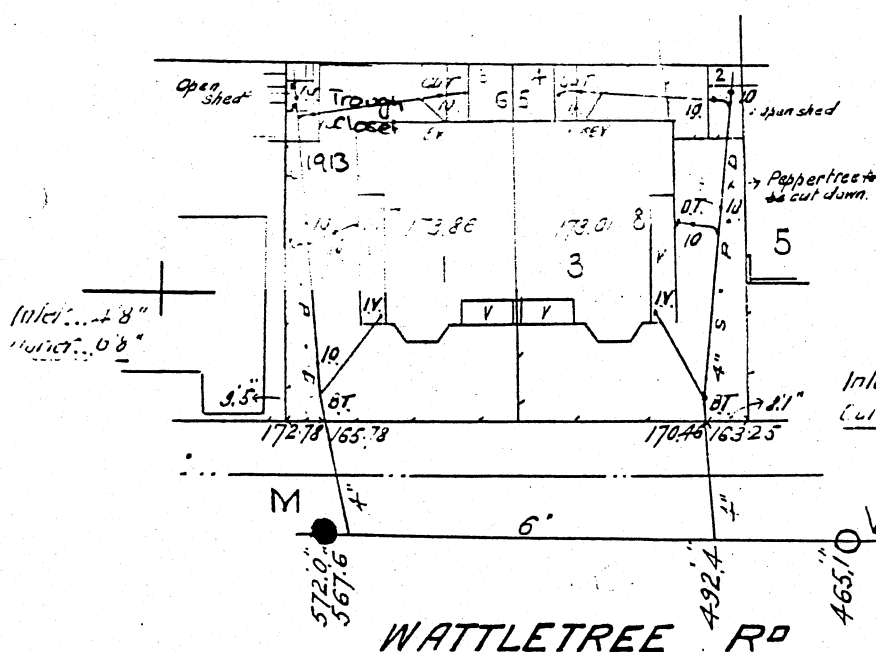
⊕ 45.45.

FOR ADDITIONAL WORK SEE PLAN

SIGNED BY *M.H. 2/15*

DATED *22.12.15*

*M.H. 2/15*  
*2.1.14*



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3 EARLY PHOTOGRAPH

