

7 MYAMYN STREET, ARMADALE

History

7 Myamyn Street was built in 1896, as one of three adjacent investment properties for B.H.P. magnate Bowes Kelly, on part of the Myamyn Estate on Crown Portion 22.

1854-1872

Crown portion 22(a), consisting of more than 5 acres of land at the north west corner of present day Glenferrie Road and High Street, was sold at the Crown land sales in February 1854.¹ The allotment was purchased by publican George Self Smith, who became the licensee of the nearby Malvern Hill Hotel. In September 1868, Smith sold the land to solicitor Edward Charsley who brought the allotment under the Transfer of Land Act in 1872.²

1882

By 1882, merchant George Stevenson had purchased Portion 22a and part 23a.³ The following year Stephenson built 'Myamyn' a two-storey brick house at the corner of High Street and Glenferrie Road.⁴ The mansion was built at a cost of £7,000 and included 23 rooms, a detached brick kitchen and stables.⁵

1888

'Myamyn's' estate was subdivided and in 1888 Adelaide Street was extended to meet Mercer Road, creating the western end of Myamym Street, first known as Adelaide Street.⁶ George Stevenson sold 'Myamyn' to gentleman, James Ballantyne, father of builder, George Frederick Ballantyne, and grandfather of architect James Ballantyne.⁷

Many of the allotments in the Myamyn Estate were sold to building contractors, including George Sandow, William Jackson and Percival Longbottam.⁸ A number of houses were immediately built in Myamyn Street.

1889

In 1889 mining magnate, Anthony Edwin Bowes Kelly, owned lots 36 to 39 in Myamyn

¹ Rob Bower, 'Malvern, a history of the subdivision, 1840-1989', plan 3, (unpublished manuscript), Malvern Archives.

² Bower.

³ Shire of Malvern valuation book, Western riding, 1882, nos. 156 & 157.

⁴ Shire of Malvern rate book, Western riding, 1883, nos. 160.

⁵ Shire of Malvern valuation book, Western riding, 1883-4, no. 168.

⁶ Lodged plan, 1734, 6 January 1888.

⁷ Shire of Malvern valuation book, Western riding, 1889, no. 534; Ballantyne family history file, Malvern Archives.

⁸ Shire of Malvern rate book, Western riding, 1888, nos. 319 ff.

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Street.⁹ The previous year, Bowes Kelly had purchased 'Waiora', the large single-storey villa adjacent to 'Myamyn' in Glenferrie Road. Bowes Kelly made his first fortune as a shareholder in B.H.P. and his second in the Mount Lyell copper mine in Tasmania. For at least four decades Bowes Kelly enhanced Australian mining and manufacturing. He was a director of B.H.P. for 45 years, a director of several banks and companies and a member of Malvern Shire Council, 1892-96.¹⁰

1896

In 1896 two brick houses, each of 8 rooms, were built for Bowes Kelly in Myamyn Street on the west corner of Adelaide Street.¹¹ The houses were numbered 5 and 7 Myamyn Street. Sharebroker William Clarke occupied number 5 and sharebroker Alfred Clarke occupied number 7. Kelly leased the houses to various occupiers, including Edmund Williams, who occupied number 7 in 1910, valuer Adam Ogilvie in 1914 and James Aickin in 1918.¹² By 1914, ownership of Kelly's four properties in Myamyn Street had been transferred to Mrs Margaret Kelly.¹³

1921

7 Myamyn Street was occupied by manufacturer Ellis and Fred Sturgess in 1921. In that year Margaret Kelly sold the property to F. J. Williams.¹⁴ The house continued to be leased and the following year, chemist Charles Flack occupied the property. Auctioneer Reginald Paul (1929) and Caroline Champion (1934), leased the house from Mrs Ada Bertha Leake.¹⁵

Meanwhile, in 1921, James Stephens had sold the mansion 'Myamyn' to developer Mary Williams.¹⁶ Williams subdivided the estate into fifteen allotments and Myamyn Street was extended to meet Glenferrie Road.¹⁷ The mansion, which initially remained on a large allotment with a frontage to Myamyn Street, was demolished in 1959.¹⁸

Council records indicate that the house at 7 Myamyn Street was converted into 3 flats, although no plans were located. Berriman purchased the property in 1954 and O'Bryan in 1985. Council records indicate that permits were issued for alterations and additions to the building in 1985 and 1988. Building works were also completed in 1998.

⁹ Shire of Malvern rate book, Western riding, 1889, no. 508.

¹⁰ *ADB*, vol. 9, pp.552-3.

¹¹ Shire of Malvern rate book, Western riding, 1897-8, no. 645.

¹² Malvern rate book, North ward, 1910, no. 626; City of Malvern rate book, North ward, 1914, no. 704; City of Malvern rate book, North ward, 1918, no. 848.

¹³ City of Malvern rate book, North ward, 1914, no. 704 (listed under Adelaide Street)

¹⁴ City of Malvern rate book, North ward, 1921-2, no. 963.

¹⁵ City of Malvern rate book, North ward. no. 1299..

¹⁶ City of Malvern rate book, North ward, 1920-21, no. 362.

¹⁷ Lodged plan 8547, 4 November 1921; Subdivision and sale notice Myamyn Estate, 1921, Alway Collection, Malvern Archives.

¹⁸ City of Malvern rate book, North ward, 1920-21, no. 362.

History prepared by Di Foster, Malvern Archives

REFERENCES:

- Ballantyne family history file, Malvern Archives.
- Bower, Rob, 'Malvern, a history of the subdivision, 1840-1989', plan 3, (unpublished manuscript), Malvern Archives.
- City of Malvern rate books.
- City of Malvern sales register.
- Subdivision and sale notice Myamyn Estate, 1921, Alway Collection, Malvern Archives.

Description

These houses have a mediæval style gable facing the street which has a secondary projecting hip roof over a window bay. This is echoed by the entry gablet on the verandah with wooden fretwork. They have steep pitched slate roofs with tall chimneys. The two projecting bays contain a return verandah. These are hipped above the return verandah and have two projecting gabled bays. The front bay has a further projecting bay window with a separate slate hipped roof. Elaborate detailing to the double hung window with separate leaded glass highlights emphasises this element. The other windows maintain this picturesque style with glazing bars in the margins. Paired angled brackets support the eaves of this projecting bay window as well as the eaves of the main house.

The brick work is a combination of dark Hawthorns with bands of red brick. This is repeated also on the chimney. The verandah has a row of dentilation beneath the gutter and around the pediment of the gablet. The turned timber verandah posts are more characteristic of the Queen Anne style.

Integrity

Other than the missing gable truss, missing verandah brackets and high brick fence, 5 Myamyn Street is apparently intact. 7 Myamyn has a low timber picket fence and is generally intact, although the verandah brackets or frieze are also missing. A single storey wing at the rear (which faces the side street) appears to date from the 1930s.

Analysis

5 and 7 Myamyn were built as a matching pair of houses with Mediæval/Free Style influence, by Bowes Kelly, one of Australia's most famous mining magnates. Bowes Kelly was an original director of the Broken Hill Proprietary Company Limited and the principal developer of the Mt Lyall mine in Tasmania. He lived nearby in Waiora in Glenferrie Road from 1888 before moving to Moorakynne, a mansion next to Stonnington. He also was involved in property development in Melbourne. It has not been established who the architect was for these three buildings. They are possibly the work of Arthur Fisher who lived next to 1 Sorrett Avenue, and who designed the pioneering mediæval

inspired half timbered Westford, at 2 Ash Grove East Malvern. These houses are stylistically very similar to 1 Sorrett Avenue and 12, 14 and 16 Mercer Road, and 3 Myamyn Street, also with mediaeval influences. Bowes Kelly was also responsible for these and they are close to his residence Waiora. They are also similar to Fisher's other possible developments at 127, 129 and 133 Manning Road East Malvern.

In common with many elaborate houses constructed in Armadale, they were built as investment properties by Bowes Kelly. No 7 remained as a rented property for many years, and was subdivided into flats. The 1930s rear addition provided a separate occupancy, and demonstrates a continuity with the original use.

These houses were designed in an eclectic manner with a mediæval character to the gable facing the street and secondary projecting hip roof over a window bay. The mediæval character was reinforced by the entry gablet on the verandah with wooden fretwork. They may have borrowed this detail from Sir George Verdon's hill station, Alton at Mt Macedon which was influenced by Verdon's association with leading English architects. The steep pitched roofs, tall chimneys and the lack of stucco ornamentation on these face brickwork buildings represents a rejection of the Italianate and the more flamboyant Queen Anne styles. The plan form, however, with two projecting bays containing a return verandah is not uncommon for the period. The detailing is generally of a mediæval character, although the turned timber verandah posts are more characteristic of the Queen Anne style.

These house gain significance from their shared history and matching design. No 7 is generally more intact than No 5 despite the later rear addition. No 7 retains the features that provide the architectural and historic significance of the property.

Significance

7 Myamyn Street was built in 1896, as an investment property for renowned B.H.P. magnate Bowes Kelly, on part of the Myamyn Estate. Kelly lived at Waiora, in the immediate vicinity of this house.

7 Myamyn Street is of regional significance as one of two matching houses as well being one of a group of three distinctive Mediæval/Free Style houses constructed by Bowes Kelly, among others in Mercer Road and Sorrett Avenue.

Physical attributes which contribute to this significance include:

- intact face brickwork
- slate roof
- chimneys
- return verandah
- bay windows

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- timber detailing, including gable trusses, bay window windows, glazing bars in margins of other windows, and verandah detailing and gablet

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 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 use of domestic Mediæval/Free Style design as a reaction to Italianate architecture

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

Demonstrates 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*

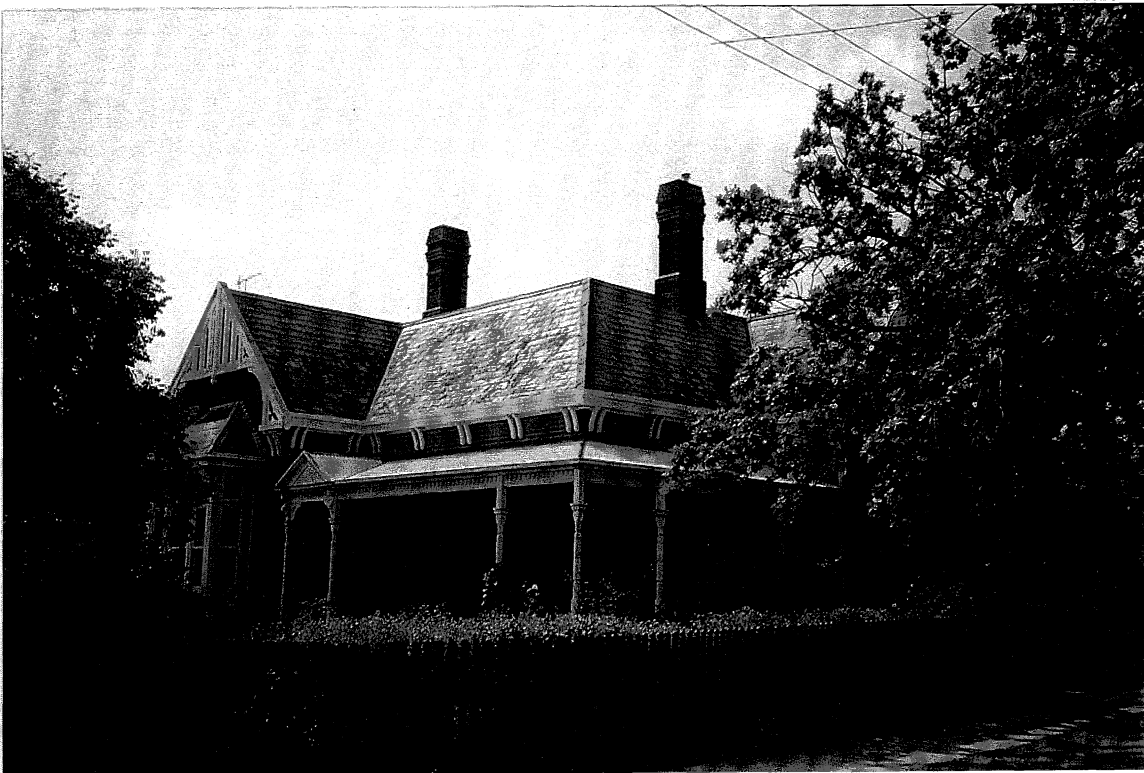
Of interest for the association with mining magnate Bowes Kelly

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ATTACHMENTS
1 CONTEMPORARY PHOTOGRAPHS



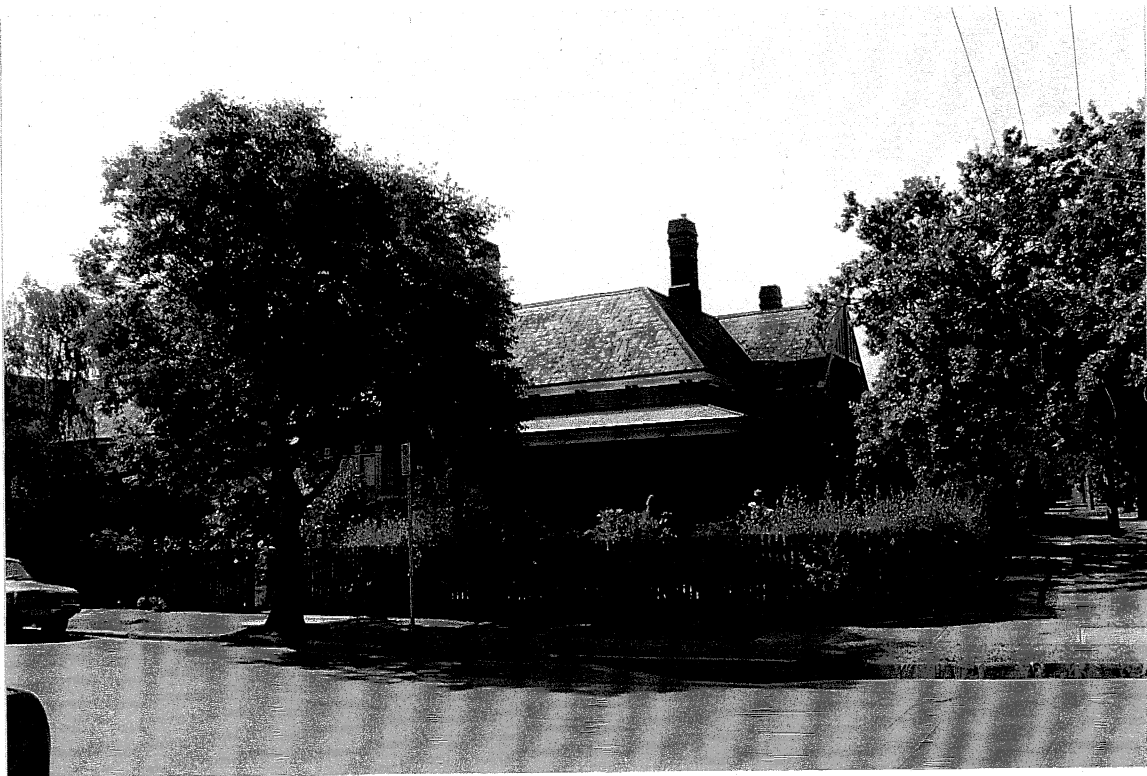
View to west of both houses, No 7 in foreground



Earlier photograph, showing general building form of No 7



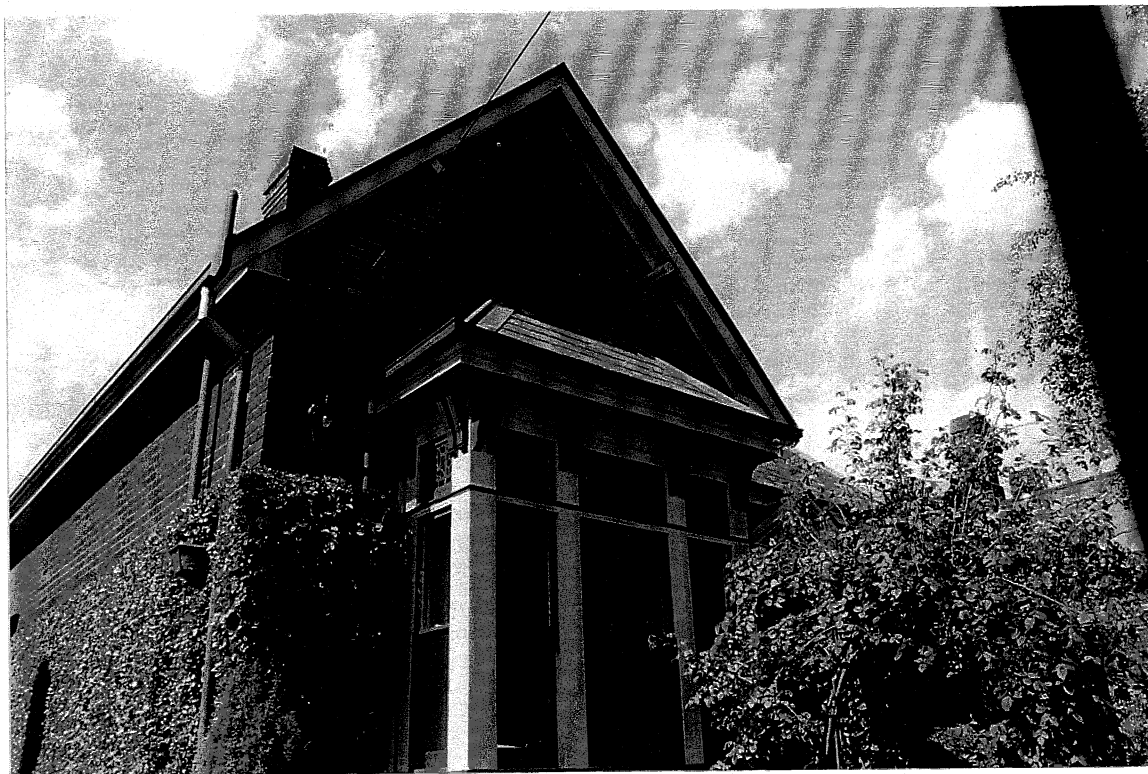
Front view of No 7



Side bay of No 7



Windows on side bay of No 7



Detail of bay window gable end of No 5

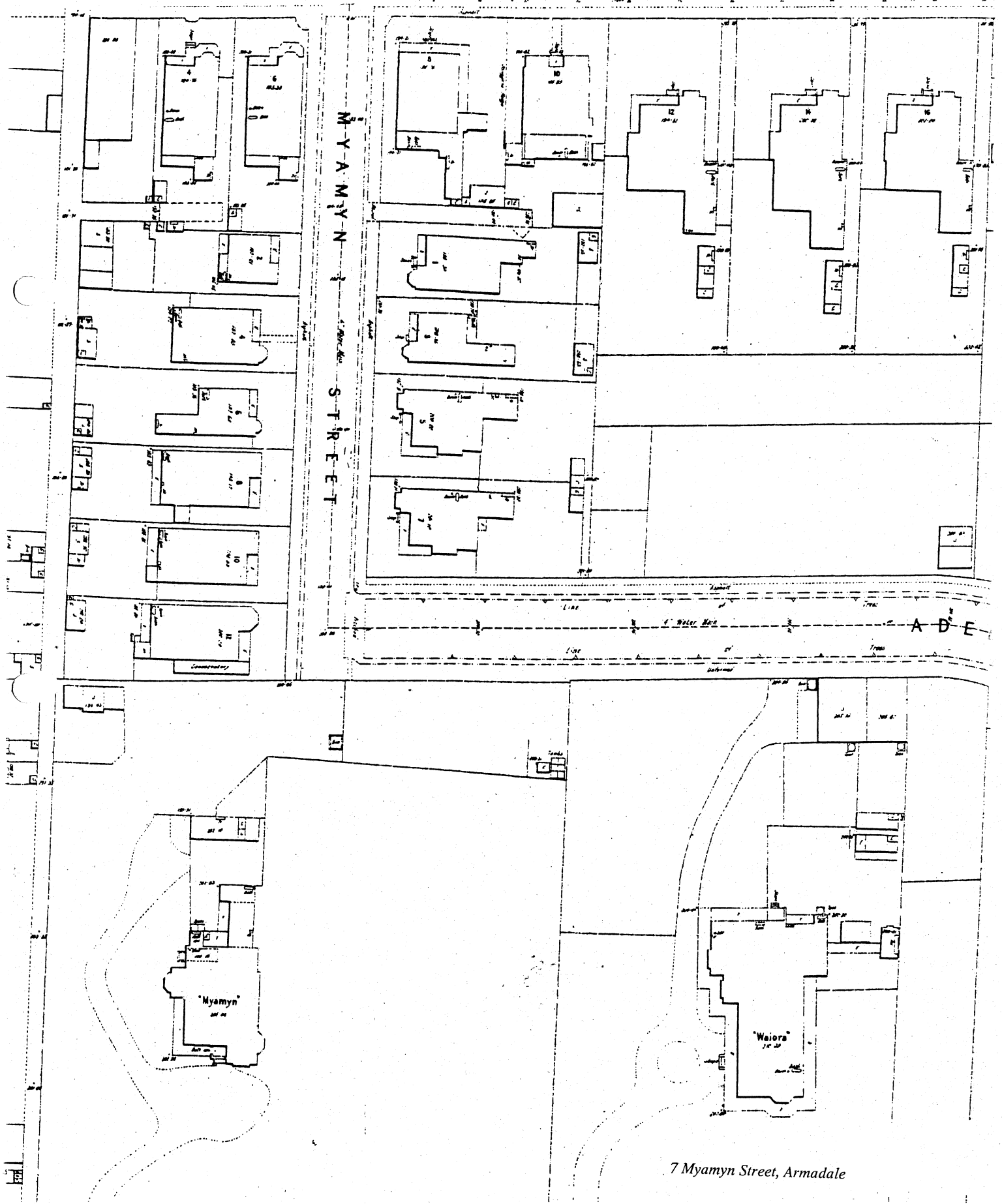
2 1902 MMBW PLAN



MERCER

MYAMYN STREET

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7 Myamyn Street, Armadale

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