

## 1 MAITLAND STREET, 'Paulina', MALVERN

### History

*1 Maitland Street was built in 1911 on part of the subdivision of the estate of 'Malvern Lodge' ('Tooronga House'), in Crown Portion 101.*

1855

Crown Portions 101 & 102, consisting of more than 14 acres at the north east corner of present day High Street and Tooronga Road, were purchased by George King Thornhill in 1855. Both allotments were sold the following year and changed hands a number of times, before being purchased in 1864 by Godfrey Carter. Carter also purchased Portions 111 and 112, bringing his total landholding to around 31 acres extending from High Street to Malvern Road.<sup>1</sup>

On Carter's extensive estate, a substantial brick villa, with gardens, outbuildings, coach-house etc. was built to the design of architect Lloyd Taylor. The property, known as 'Malvern Lodge', was auctioned in 1866, 1868 and again in 1882.<sup>2</sup> Robert Edward Lewis brought the land under the Transfer of Land Act in 1879 and 'Malvern Lodge' was later re-named 'Tooronga House'.<sup>3</sup>

1891

A subdivision of the estate in 1891 created Maitland Street and Aintree Road.<sup>4</sup> Seventy-eight building allotments were created in Tooronga Road, High Street, Malvern Road, Maitland Street and Aintree Road. Development slowed to a standstill during the 1890s depression and by 1900, with the exception of 'Tooronga House', all the allotments remained vacant and were owned by the Australian Deposit and Mortgage Bank.<sup>5</sup> The allotments gradually sold and in 1909, Arthur Blue sold lot 34 on the west side of Maitland Street to John Maher.<sup>6</sup> Maher sold the vacant land the following year to Mrs Pauline Cohen.<sup>7</sup> The same year, in 1910, the Prahran and Malvern Tramways Trust established the first tram service down High Street to Tooronga Road. A few years later the line was extended to the present terminus at Malvern Road, Glen Iris.

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<sup>1</sup> Rob Bower, 'Malvern 1840-1989: A History of the Subdivision', plan 6, (unpublished manuscript), Malvern Archives.

<sup>2</sup> *Argus*, 10 February 1866, p. 2; *Argus*, 14 November 1868, p. 2; *Argus* 22 April, 1882, p. 5, Miles Lewis, *Mansions of Melbourne* database, (in progress, 1999.)

<sup>3</sup> Rob Bower, 'Malvern 1840-1989: A History of the Subdivision', plan 6, (unpublished manuscript), Malvern Archives.

<sup>4</sup> Lodged plan 3196; Malvern Subdivision plan, Alway collection, Malvern Archives.

<sup>5</sup> Shire of Malvern rate book, central Ward.

<sup>6</sup> City of Malvern rate book, North ward, 1909-10, no. 1053.

<sup>7</sup> City of Malvern rate book, North ward, 1910-11, no. 1100.

1911

The tram encouraged development of the area and in 1911 a brick house of 7 rooms was erected for Mrs Pauline Cohen on lot 34.<sup>8</sup> (No record of an architect or builder was found.)

The house, named 'Paulina' was numbered 1 Maitland Street.<sup>9</sup> The Cohen family (Pauline, Jack and John Jacob) lived at 'Paulina' until 1943.

1943

Paulina is sold to Bishop John Stephen Hart.

1968

Council records indicate that building permits were issued for works to the building in 1968 and 1969.

*History prepared by Di Foster, Malvern Archives*

## BIBLIOGRAPHY

Bower, Rob, 'Malvern 1840-1989: A History of the Subdivision', plan 6, (unpublished manuscript), Malvern Archives.

City of Malvern rate books

Malvern Subdivision plan, Alway collection, Malvern Archives.

Miles Lewis, Mansions of Melbourne database, (in progress, 1999)

MMBW drainage plan no. 81288.

Shire of Malvern rate books.

## Description

Paulina is a single storey Federation style villa. It has a number of unusual features. These are two symmetrical angled projecting gabled wings with semi circular bay windows with separate curved roofs, an octagonal turret linking the two wings, a porch that encloses the turret on three sides with a circular motif for the openings on the three faces of the porch and a wide curved sweep of steps.

Materials and architectural details include the use of a 'fish scale' pattern pressed metal cladding to the turret roof and drum, as well as gable ends; slate roof with terra cotta ridging, including the curved roofs over the bay windows; red brick work including the 'hit and miss' brick work to the front porch screen walling, diamond shaped windows to

<sup>8</sup> City of Malvern rate book, North ward, 1911-12, no. 1149.

<sup>9</sup> MMBW drainage plan July 1913, no. 81288. 'Mrs P Cohen, O & O'

the porch drum, angled projecting windows flanking the front porch, supported on corbelled brickwork, and freestanding gable trusses.

### **Integrity**

The house is apparently externally intact, other than the sympathetic front fence.

### **Analysis**

Paulina demonstrates an unusual use of forms, detailing and materials.

The building forms are apparently unique. The plan [Attachment 2] is striking. The main features are the symmetrical design with two angled projecting gabled wings with semi circular bay windows and the octagonal entry porch (and turret over) linking the two wings, and the wide curved sweep of steps to the front porch.

The octagonal turret is a local landmark, and the use of a 'fish scale' pattern pressed metal cladding to the turret roof and drum provides a distinctive character. (The same pattern is used for the gable ends and it is likely that the lavish use of pressed metal is carried though the interior.) The drum has diamond shaped windows on each façade.

The porch provides an extension of the turret on the front three faces, each face has a circular opening circular motif. These are surrounded by a screen effect of perforated brickwork. This provides an oriental character to this eclectic design. The only item that is not symmetrical is the front door as the opening is shared with a fixed side panel.

The rich use of materials and other architectural details further enrich this design. The house has not been attributed to an architect, but the designer must have been influenced by architectural journals and architect designed buildings.

The remarkable intactness of the house further supports the architectural and historic significance. However, the heavy tree planting of the front garden makes it difficult to obtain a full view of the house.

### **Significance**

*Paulina*, 1 Maitland Street was built in 1911 for Pauline Cohen and was occupied by the Cohen family for 32 years.

1 Maitland Street is of state significance for the its unusual characteristics. This house represents the flamboyance and creativity of builders in the pre World War I period. It

demonstrates a rich combination of architectural elements and materials, that is apparently unique to the state. This is enhanced by the high degree of intactness.

Physical elements which contribute to this significance are:

- two symmetrical angled projecting gabled wings with semi circular bay windows with separate curved roofs.
- an octagonal turret linking the two wings
- a porch that encloses the turret on three sides
- the circular motif for the openings on the three faces of the porch the wide curved sweep of steps to the front porch
- the rich use of materials and architectural details further enrich this design
- the use of a 'fish scale' pattern pressed metal cladding to the turret roof and drum, as well as gable ends
- slate roof with terra cotta ridging, including the curved roofs over the bay windows
- the creative use of red brick work including the 'hit and miss' perforated brick work to the front porch screen walling
- the diamond shaped windows to the porch drum
- the angled projecting windows flanking the front porch, supported on corbelled brickwork
- the freestanding gable trusses

## 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 entry porch and turret combination, as well as the symmetrical angled bays, are apparently unique

**Criterion C:** *its potential to yield information that will contribute to an understanding of Australia's natural or cultural history*

The remarkable external features and intactness indicate the possibility of an interesting interior

**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 house represents the flamboyant character of architectural design of the Federation period, including the rich use of materials

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

The house possesses obvious picturesque architectural qualities

**Criterion F:** *its importance in demonstrating a high degree of creative or technical achievement at a particular period*

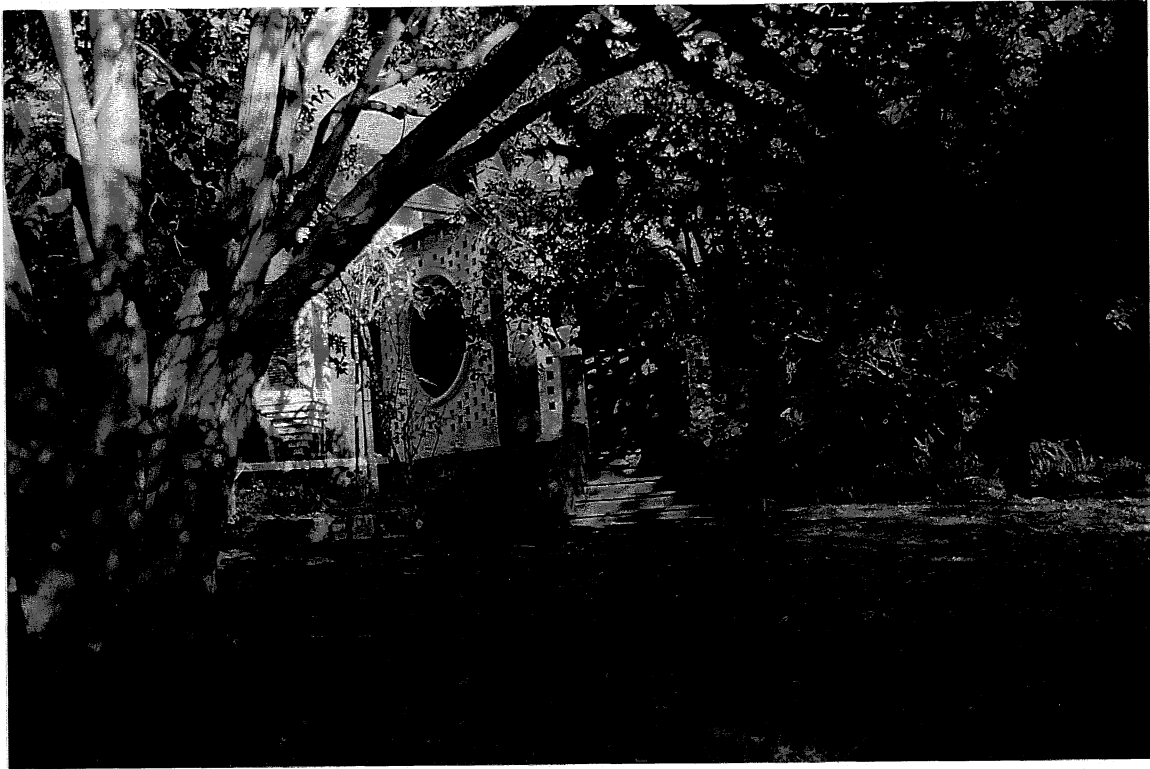
The design is a very creative interpretation of the Federation architectural style

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

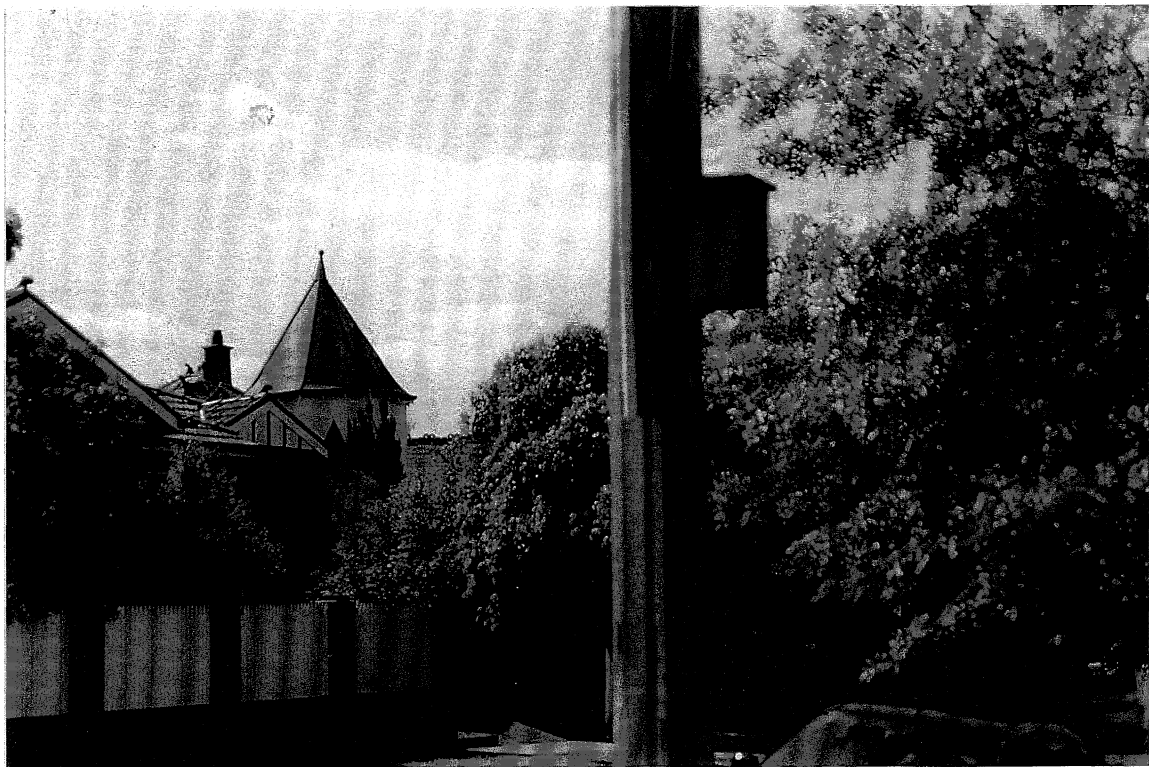
Left hand angled bay, entry porch, sweeping steps and diamond window on turret



Right hand angled bay



Front porch on axis



View of tower over adjacent property



Gable trusses, pressed metal, semi-circular bay with slate roof



Corbelled supports for angled windows



# The Melbourne and Metropolitan Board of Works.

Litho. No. 1780

Detail Plan No. 1780

Drainage Plan No. 81288

## PLAN OF DRAINAGE

FOR

Mrs P Cohen 080

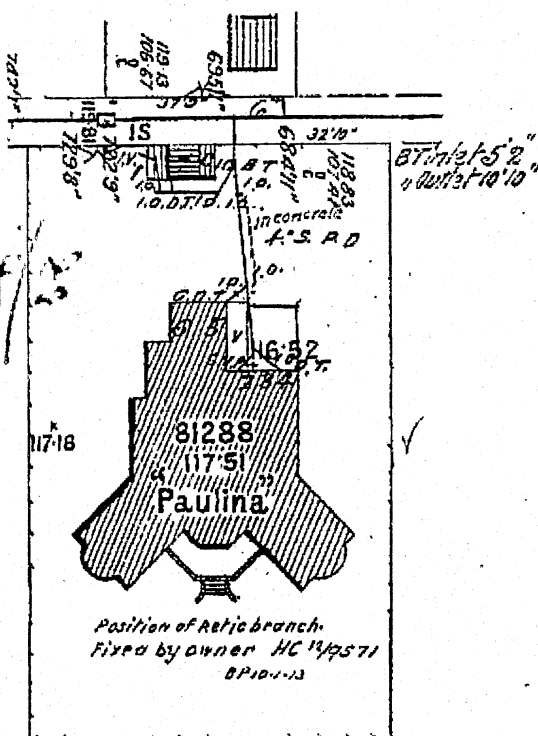
### MUNICIPALITY: CITY OF MALVERN.

#### REFERENCE:

B.T. Boundary Trap	R.T. Reflux Trap	E.V. Educt Vent
D.T. Disconnecter Trap	S.T. Silt Trap	I.V. Induct Vent
G.T. Gully Trap	C.I.P. Cast Iron Pipe	S.I.V.P. Soil Induct Vent Pipe
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
G.S.T. Gully Silt Trap	I.C. Inspection Chamber	M.F. Mica Flap
S.V. Stop Valve	I.O. Inspection Opening	T.I.T. Triple Interceptor Trap

(See Sewerage Regulations.)

Scale 40 feet to 1 inch.



- 1 Closet (External)
- 2 Bath (Internal) (proposed)
- 3 Bath
- 4 Lav Basin
- 5 K Sink
- 6 Troughs to be moved to 7

G. Top to be enclosed in brickwork cemented top cement apron to be provided  
Pipes near tree roots to be surrounded with 6" cement concrete.

WORK CARRIED OUT TO THIS PLAN.

*M. M. M.*

31-7-13

MAITLAND ST.

2 MMBW DRAINAGE PLAN

13.

### 3 SUBDIVISION PLAN

No

# MALVERN

## SPLENDID BUILDING ALLOTMENTS

On High Street Proposed Tram Route.

One Mile from  
Malvern Railway Station.

Few Minutes from Tooronga Railway Station  
(On Glen Iris Line)

Charming Position. Lovely Views.

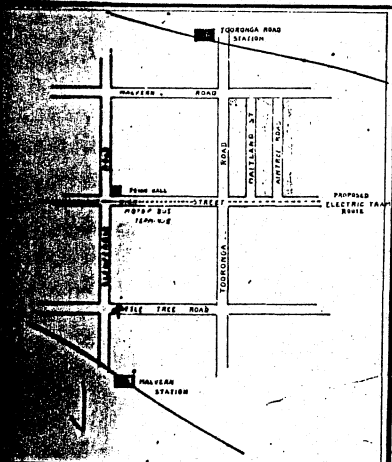
### Marvellous Terms:

NO DEPOSIT. NO DEPOSIT.

Payments may extend over 8 Years.

TITLE CERTIFICATE.

Locality Plan.



Full Particulars  
from

**Callaghan  
and Co.**

SOLE AGENTS.  
Temperance Buildings,  
136 Swanston Street.

Corner Little Collins St.

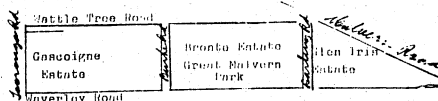
**MELBOURNE.**

Established 1884.

Telephone 4036.

TOORONGA ROAD		MALVERN ROAD		MAITLAND STREET		AINTREE ROAD		HIGH STREET	
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Section A (78 lots) was put up to auction on  
Lewisham Estate on 9 February 1891 by Munro  
and Baildon. Plan for this sale in hand by  
A. J. Moller & Son, Aintree Road was then shown  
as Clarence Street.  
Locality plan shows Burnley and Oakleigh Railway  
and 'Waverley Station' following Darling. Also  
shows



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