

3 HOPETOUN ROAD, 'Glenholme', TOORAK

Architects: Arthur and Hugh Peck

History

3 Hopetoun Road was built in 1932 for Kenneth and Brenda Macdougall to the design of Hugh Peck on part of the 'Holmby' estate on Crown Portion 25. The Macdougalls retained ownership until 1979.

1849

Crown Portion 25 includes 84 acres of elevated land, bounded by present day Toorak Road, Glenferrie Road, Malvern Road and the line of Denham Place. At the second sale of Crown land in 1849, John Sullivan, assistant to the Colonial Surgeon for the Port Phillip District, purchased lot 25 for £151. In 1851 Sullivan was appointed Colonial Surgeon by Governor La Trobe. The same year, the discovery of gold meant that land prices spiralled and in 1853, English barrister Charles Bruce Graeme Skinner paid £10,972 for Sullivan's land.¹

Charles Skinner had arrived in Melbourne with his family in 1852. Born in India in 1816, Charles was the son of Judge Samuel Skinner who had been in the service of the East India Company. Charles Skinner was educated in England and called to the bar in 1841, before establishing a lucrative legal practice in Calcutta, where he married a daughter of the Solicitor-General of the East India Civil Service.

On lot 25 Skinner planned a village to be named 'Ledbury' after the quaint market town on the slopes of the Malvern Hills in England, where his forebears had lived.² The Malvern Hill Estate was divided into mainly small allotments and narrow streets with Malvern Hill (Hopetoun) Road the main dividing road.³ As an inducement to purchasers, Skinner built the Malvern Hill Hotel on the corner of Glenferrie Road and Malvern Road.⁴ The London based Oriental Bank through its manager Francis Cargill purchased a number of Skinner's allotments, including several in Hopetoun Road.

1856

Although the Malvern Hill Estate was reported to have sold 'at a large profit', Skinner made serious losses in the land scare of 1856.⁵ That year the estate was advertised as 'Freehold properties in the Township of Ledbury, Parish of Prahran, Malvern Hill Estate', and described as one of the most 'fashionable suburban localities' with 'delightful sites for villa residences'.⁶

¹ Leslie Schumer, 'Malvern Pioneers 3' (unpublished 1979). Malvern Archives.

² Schumer, 'Malvern Pioneers 2'.

³ Skinner's subdivision created a number of 33 feet roads in November 1854. Rob Bower, Malvern, A History of the Subdivision 1840-1989, plan 1, p. 24, (unpublished manuscript), Malvern Archives.

⁴ Bower, plan 1.

⁵ 'The late Judge Skinner,' obituary, *Table Talk* 11 January 1895, p. 12.

⁶ *Argus*, 26 November 1856, p. 3.

However the small allotments held little attraction to wealthy purchasers. Simple wattle and daub and slab huts, timber, iron, lath and plaster and paling cottages, a few brick houses with stables, and even a 'poor thatched house', were erected on the new subdivision. Land was fenced for cultivation, market gardens and pasture, with butchers' shops, a curing house and a smith's shop.⁷ Without public transport or local industry to sustain it, Skinner's vision of an English style village, complete with church and school did not succeed and the land became too expensive for workers' cottages with much of it reverting to pasture.

1897

As the scattered cottages of Skinner's village gradually disappeared, many small allotments were consolidated and the vacant land began to attract wealthier purchasers. Malvern Hill (Hopetoun) Road became the site of several large villas, built for prosperous merchants and professionals.

In 1897, on the west corner of Malvern Road, 'Holmby' was one of several grand villa residences, built on large allotments in Malvern Hill Road. 'Holmby' was designed by noted architect Beverley Ussher for Mr Henry Noyes and 'Holmby' represented a fine example of the Queen Anne style, with its red brick, terracotta tiles, half timbered gable ends and turned verandah columns.

Henry Noyes, had commenced business with his brother Edward in 1888, soon after reaching Australia.⁸ Henry, a metallurgist, was a recognised authority on steel, its manufacturer and its applications. The partnership with his brother prospered and within a few years expanded to include tramway rolling stock, steel pipes, wire ropes, corrugated iron, and cutlery. Noyes Bros. carried out many large engineering works, including the installation of electric tramways for the Prahran and Malvern Tramways Trust. The business set up by Henry and Edward Noyes in 1888 developed and prospered with the development of Australia and continues to this day.⁹

1901

In 1901 Malvern Hill Road was renamed Hopetoun Road in honour of Lord Hopetoun, Australia's first Governor General, then newly appointed, as well as formerly being a prominent governor of the Colony of Victoria. Henry Noyes returned from England with his second wife in 1903. The site for 'Holmby' had been built up by the purchase of a number of separate allotments and the landholding extended from Malvern Road to Church Street, where the rear entrance led to the coach house and stables. Henry's son Edward clearly remembers the vegetable garden, asphalt tennis court, greenhouse, grapevine, the tarmac paved yard, a laundry/wash house and his father's fully equipped chemistry and metallurgical laboratory in the garden. Henry Noyes died in 1922 and the family returned to England.¹⁰

1925

'Holmby' was sold to Philip Pullar, an orchardist, in August 1925.¹¹ The following year

⁷ Gardiner Road Board, rate book, Lot 25, 1856-7.

⁸ Obituary Henry Noyes *Herald* 4 April 1922.

⁹ A short history of Noyes, 1888-1963, in *Noyes Activity*, Vol. 6 no. 17, February 1963, p. 1-3, MA..

¹⁰ Henry Noyes and 'Holmby'. Biographical notes, unpublished. Edward Noyes. Malvern Archives.

¹¹ Certificate of title.

Pullar subdivided the property and sold the allotment fronting Church Street, which became the site of 'Home Lodge', the present house at 5 Hopetoun Road. Following Pullar's death in 1929, the allotment between 'Holmby' and 'Home Lodge' was sold to Gertrude May.¹²

1931

The May allotment was then sold to Brenda Macdougall in 1931.¹³ ('Holmby' was later demolished and replaced with 'Hopetoun Flats' at the corner of Malvern Road).

1932

In 1932, plans were submitted to Malvern Council for "*Glenholme' Hopetoun Road Malvern for K.D. Macdougall Esq'*" by Arthur Peck and Hugh L. Peck architects 99 Queen St. Melbourne.¹⁴ As the MMBW plan shows, the house was completed the same year, the agent was Hugh Peck.¹⁵

1933

In September 1933, *The Australian Home Beautiful* featured the Hugh Peck designed sun-room at 'Stenholme'[sic], describing the 'delightful room [as] a wide and spacious sun-trap with its picturesquely-glazed wide and arched windows' [see full extract attached].¹⁶

1979

Kenneth Macdougall retained ownership of the house, which was numbered 3 Hopetoun Road, until 1979, when the property was sold to Ireland. Council records indicate that a number of building permits were issued for alterations and additions to the property including those completed in 1985, 1989 and 1994.

History prepared by Di Foster, Malvern Archives

REFERENCES:

- 'A short history of Noyes, 1888-1963', in *Noyes Activity*, Vol. 6 no. 17, February 1963.
- Argus*, 26 November 1856.
- Australian Home Beautiful*, September 1, 1933
- Bower, Rob, Malvern, A History of the Subdivision 1840-1989, plan 1, p. 24, (unpublished manuscript), Malvern Archives.
- Cannon, Michael, *Melbourne after the Gold Rush*, Loch Haven books, Main Ridge, 1993.
- City of Malvern rate books.
- City of Malvern sales register.
- Gardiner Road Board minutes 1871.
- Gardiner Road Board rate books.
- Malvern Building Plan 6089.

¹² Certificate of title; City of Malvern rate book. 1929-30 no. 637 and 1930-31 no. 808.

¹³ City of Malvern rate book. 1931-32, no. 811.

¹⁴ Malvern building plan 1,0460,00200

¹⁵ MMBW drainage plan 185359, 16 June 1932: Owner: K D Macdougall, 365 Collins St. Melbourne
Agent: H L Peck, 99 Queen St. Melbourne.

¹⁶ *The Australian Home Beautiful*, September 1, 1933, p. 10-11.

2/86

Miles Lewis (ed.) *Australian Architects Index*, University of Melbourne, 1977.
Noyes, Edward. 'Henry Noyes and 'Holmby''. Biographical notes, unpublished, Malvern Archives.
Obituary Henry Noyes *Herald* 4 April 1922.
Schumer, Leslie, 'Malvern Pioneers 2 and 3' (unpublished 1979), Malvern Archives.
Table Talk 11 January 1895.
Shire of Gardiner rate books.
Shire of Malvern rate books.
Sutherland, Alexander, *Victoria & its Metropolis: Past & Present*, vol. 2, McCarron, Bird and Co. Melbourne, 1988.

Description

This two storey Old English style mansion features a main hip roof with three matching projecting gables facing the street. The central bay is extended with a projecting flat topped portico with a large Tudor arch. This has an angled bay window above, whereas the side gables have a row of leaded glass casements creating a horizontal band in the Elizabethan manner. The gabled ends have a half timbered patterned design. The half timbering extends with vertical strapwork down to the first floor level on these bays, forming window surrounds.

The building is predominantly finished in render with mouldings around the Tudor arched porte cochere. Clinker brick has been used to provide a contrast to the render. Highlight areas include the half timbered window surrounds and central gable, window openings and the porte cochere. The brickwork contained by the half timbering is of a diagonal three brick basket weave design, reflecting traditional brick nogging.

The original design was symmetrical except for the side garage. The fenestration comprises both diagonal leaded glazing for windows within decorative half timbered areas, and double hung windows (some with shutters) elsewhere. There is a central canted bay stair window.

Integrity

The building is substantially intact although the face brickwork was painted in 1992. In addition there was no contrasting strapwork and half timbering, all of which detracted from the original design. The paint has now been carefully removed from the face brick work and the strapwork painted to provide a contrast, revealing the impressive original design. The recent front fence and paving is of a style that better relates to the architectural style of the building than the reproduction Victorian character of the fence in 1992. However, the iron gates and palisades are of a mock Victorian design.

Analysis

This is one of the more impressive Old English revival style houses in Toorak. The strong presentation to the street is a consequence of the wide building frontage, the scale of the hipped roof and three projecting gables as well as the symmetry of the main

structure. The richness of detailing and articulation of forms augment this impressive character with picturesque romanticism.

Old English revival which included Tudor and medieval influences reflected British nationalist sentiment both in Britain and Australia in the inter-war period. There was a strong sympathy with Tudor architecture in the early 1930s by leading architects in Melbourne. The availability of clays suitable for making red clinker bricks and terra cotta tiles that reflected English usage provided a further justification for this style. Hugh Peck, like his father was a distinguished architect who was very patriotic about Australia's relations with England. This is demonstrated in this design. This building was designed at the high point of the popularity of this style and before many of Robert Hamilton's best known works, possibly the most prominent exponent. This work can be compared favourably with much of Hamilton's work especially Denby Dale (1938).

The sun room featured in *Australian Home Beautiful*, September 1, 1933, indicates how any style was functionally adapted to suit contemporary design requirements and fashions.

The house retains the significant features of the original design.

Significance

'Glenholme' 3 Hopetoun Road was built in 1932 for Kenneth and Brenda Macdougall to the design of Hugh Peck. The Macdougalls retained ownership until 1979.

3 Hopetoun is of regional significance for the imposing massing of building and roof forms, the symmetrical disposition of the three projecting gables as well as the picturesque character of the Tudor detailing.

Physical elements which contribute to this significance are:

- ° tiled hipped roof projecting gables
- ° projecting porte cochere
- ° side garage
- ° fenestration diagonal leaded glazing for windows within decorative half timbered areas, and double hung windows (some with shutters) elsewhere
- ° central canted bay stair window
- ° cement render and mouldings
- ° contrasting clinker brickwork
- ° half timbering sections to the upper floor

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

2/89

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*

One of the more impressive Old English revival style houses in Toorak, and an excellent example of this popular style

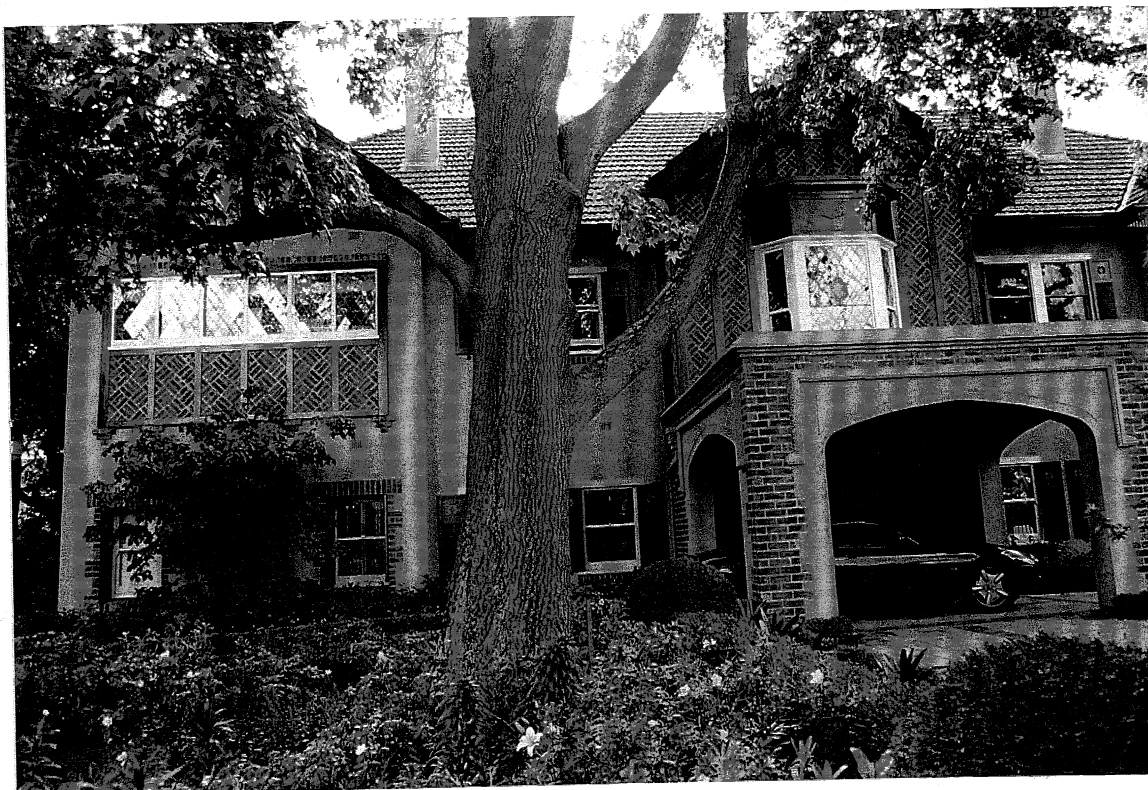
Criterion E: its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group

The picturesque romanticism of the detailing and impressive articulated forms create a strong aesthetic character.

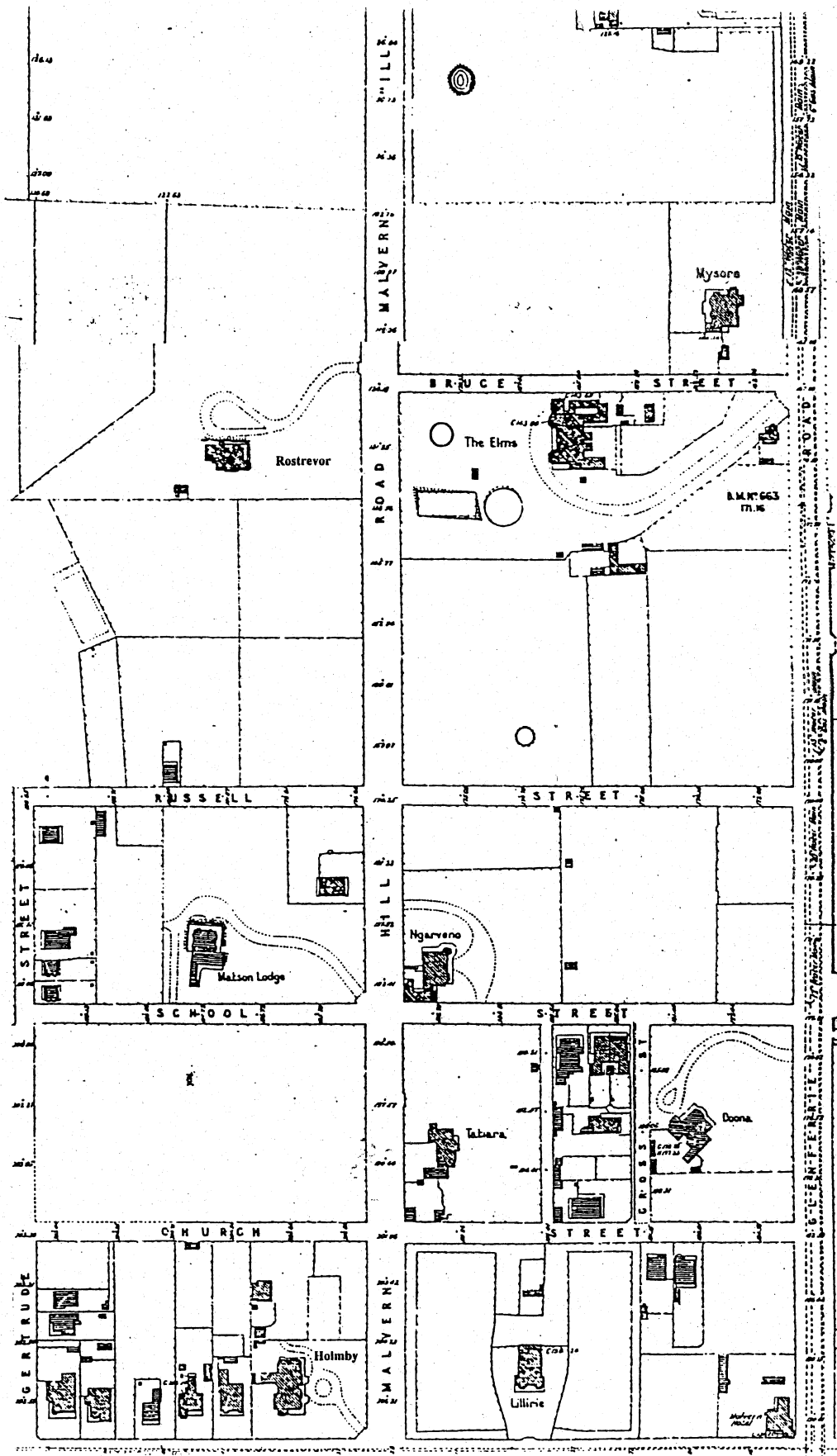
ATTACHMENTS
1 CONTEMPORARY PHOTOGRAPHS



Main view with porte cochere and right hand gable



Left hand gable and detailing of brickwork

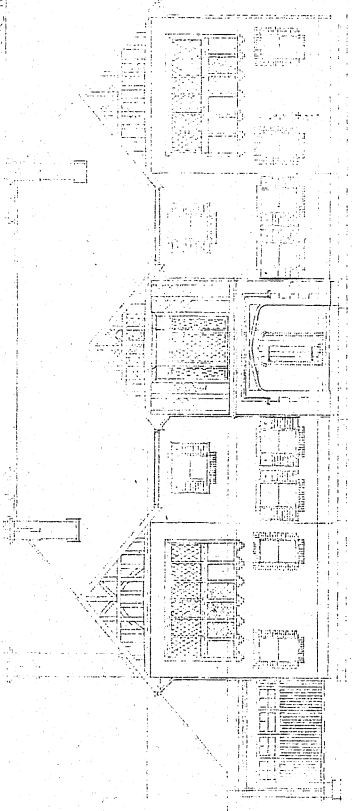


2 1902 MMBW PLAN

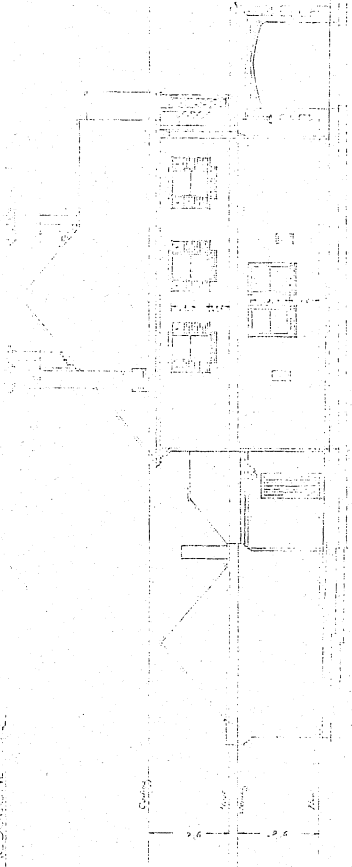
1,0460,00209

505 WILLIAMSBURG ROAD
BALDWIN

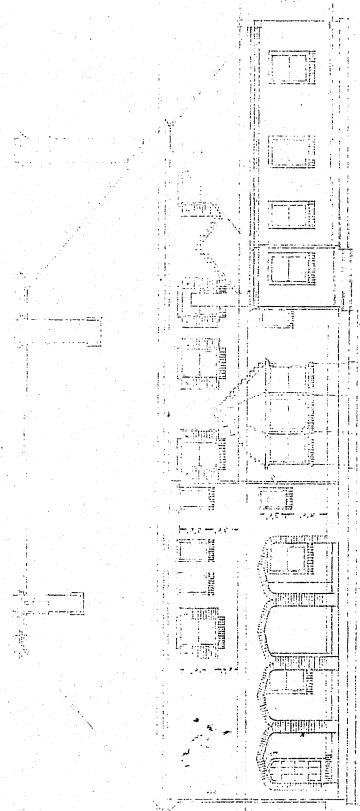
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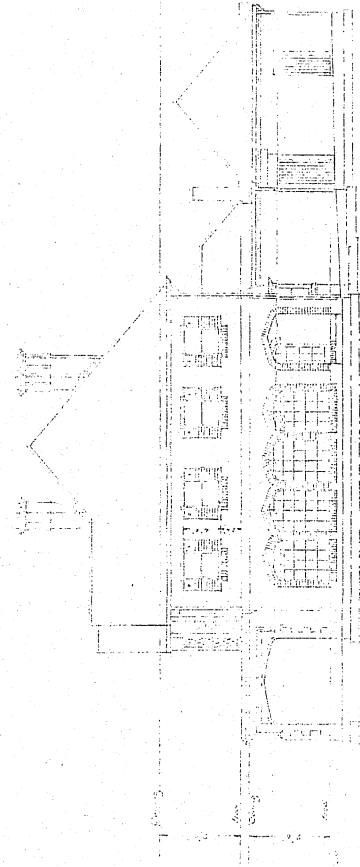
WEST ELEVATION



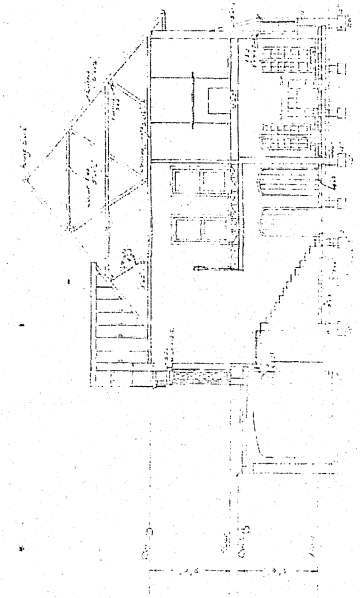
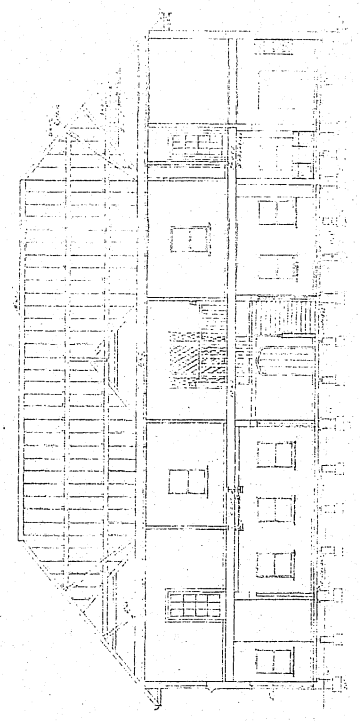
SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



ARTHUR HICK LINDA
RUCH J. HICK ANNE
ARCHITECTS
92 COLLEGE ST. BALDWIN.

Scale 1" = 8'

7. 11047

Application No. **185359**

Tenement

MELBOURNE & METROPOLITAN
BOARD OF WORKS

CS

HOUSE CONNECTIONS

SEWERAGE AREA No. 97

186 LITHOGRAPH No. 1768

DETAIL PLAN No. 1768

LM
22/11/30
133

Owner's Name *J. D. Macdougall* ✓

Agent's Name *Hugh L. Peto* ✓

3 Hopetoun

LOCATION of PROPERTY *Hopetoun Road*
West side 45' South of Church Street ✓

Kalman

Application Received

Charted on Office Plan *12/15/30*

Entered in Application Book *15/4/30*

Melbourne and Metropolitan Board of Works.

Litho No. 1768

Detail Plan No. 1768

Drainage Plan No. 185359

W. K. Kanara

67
107

PLAN OF DRAINAGE

FOR
M. K. D. Macdougall, 365 Collins St. Melbourne, Owner.

H. L. Peck 99 Queen St. Melbourne, Agent

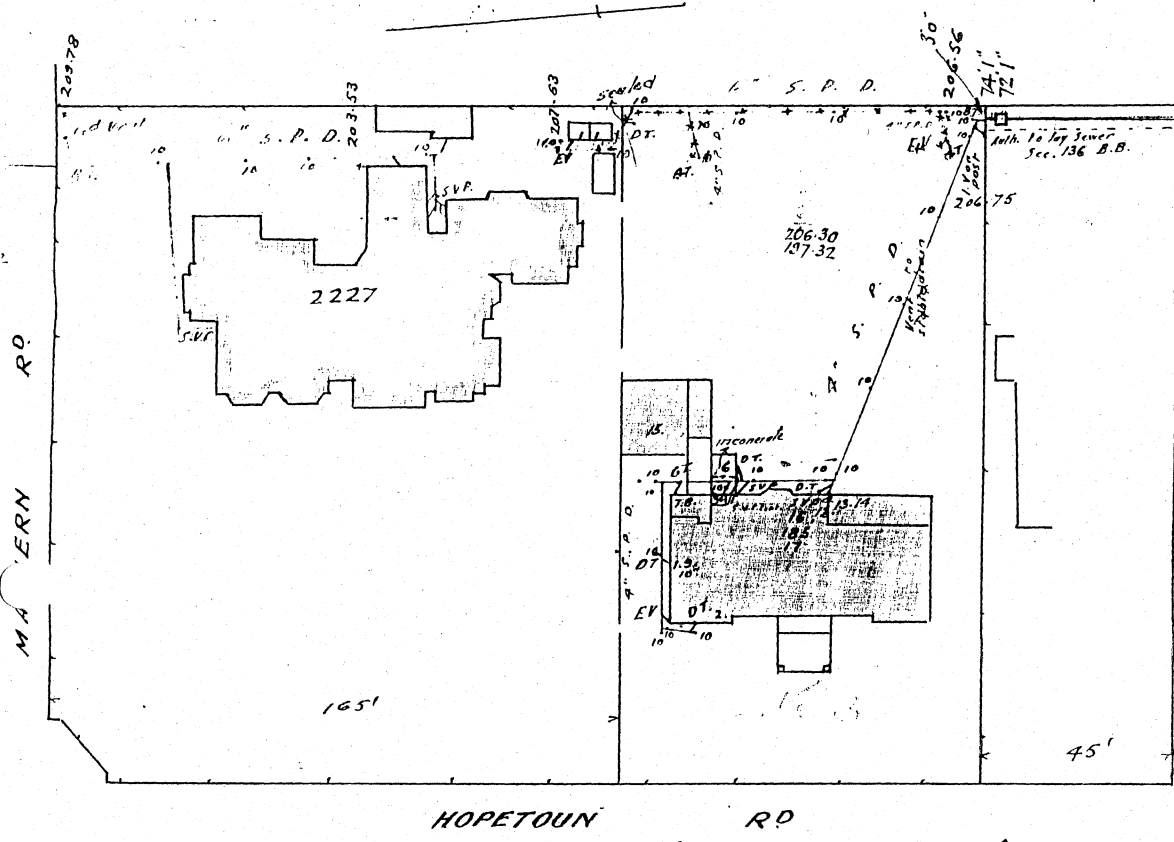
MUNICIPALITY: MALVERN

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.F. 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 |

Scale—40 feet to 1 inch.

(See By-Law No. 19)



- ST. 203.60
1. 2. Sink ~~proposed~~
 3. Closet
 4. "
 5. Basin
 6. Troughs
 7. Bath
 8. 9. 10. 14. Basins
 11. 12. Closets
 13. Bath
 15. Garage
- 202.66 CHURCH
- G.T. Trap ~~to be~~ enclosed.
Cemented Trap & apron
Internal Closet cisterns
through Storage Tank
Pipes under building are
with 6" of cement con-
arched over pipes.
Pipes not required to
of all ends & a.b.s. & all
of adjoining property.

16. Closet
17. Basin
18. Shower

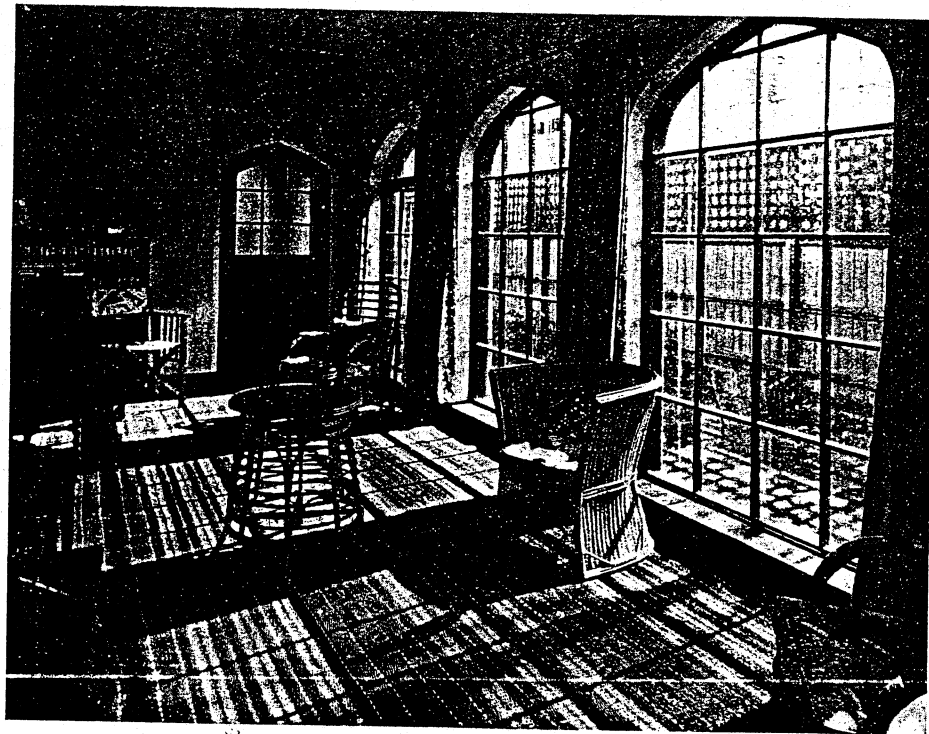
Examined *[Signature]*

Melbourne.

15/6/1932.

Engineer.

Hopetoun Rd



The sun room at Stenholme, Hopetoun Road, Malvern. It was designed for Mr. and Mrs. K. D. Macdougall by Mr. Hugh L. Peck, A.R.A.I.A., an enthusiast on the subject of sun rooms.

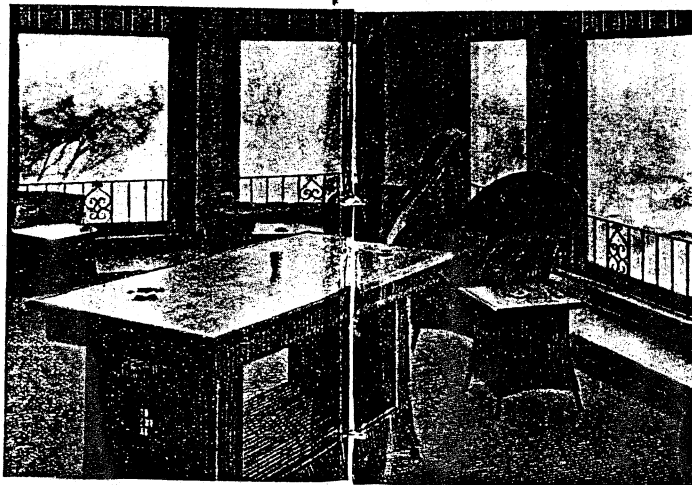
8ft. to make it approximately 20ft. long. The sun room opens on to the sitting-room verandah with glass double doors and similarly into the smoking-room. Three of its 4ft. wide windows face east; three 5ft. windows face north, and a smaller window and glass door face west and open into the garden. The six large windows all slide down and disappear at cell level. Sliding flyscreens on the outside are similarly obliging. The roof is flat, but it is insulated from hot sun and cold wind by a specially constructed insulated ceiling.

As a result all glass and no fly screens may be enjoyed on sunny winter days and on hot summer days you can have all wire and no glass, or be free of both.

The walls and ceiling of this alluring sun room are primrose, with the woodwork treated in a special light green shade. The deep brown of the floor is an admirable foil for the gay-colored cane

furniture, and the short chintz curtains frame charming garden pictures, every one of which is different. The architect for this most successful sun room was Mr. A. Bramwell Smith, A.R.A.I.A., S.C's.

The sun room above is an attractive feature of the house of Mr. and Mrs. K. D. Macdougall, Glenholme, Hopetoun Road, Malvern. Mr. Hugh Peck was the architect and in it he has faithfully adhered to the fundamental principles of all good sun rooms—that they should face north-east or north-west, or preferably both. The reason for this is that the sun, while describing a high arc in summer, describes a remarkably low one in winter and if these varying directions are not given full scope all but an hour or two of valuable sunlight is lost in the winter time. One admirable arrangement is to project the full sun room area on the northern side of the house, thus securing a full aspect on the east



A sun room is nothing without its appropriate furniture. To dress it up too much would be in as good taste as wearing an evening frock

For breakfast. These chairs and tables are plain but colorful, simple but appropriate, and quite the "correct wear" for sun rooms.



An especially sunny sun room at Deepdene. Ballantyne & Snedden, Architects.

and west as well. This, of course, is not always possible. This delightful room is a wide and spacious sun-trap with its picturesquely-glazed wide and arched windows. It is essentially simple, natural and restful with leaf-green and orange cane furniture; its colorful striped matting and sand-colored rough walls and its pastel-toned printed linen curtains. Far from the madding crowd—if we must be trite—but how comforting and restful to those jaded nerves!

The sun room at the right is in the proud possession of Mr. Hooper junior, of Deepdene. It would be hard to find a pleasanter spot on a hot summer's day than this bright little room with its chintz framed rural pictures of the surrounding countryside. The patterned sunlight on the tiled floor; the pottery on the wide window cells and the airy windows all present almost pleasant pictures of domestic simplicity and comfort with a maximum of those two beauties of nature—fresh air and sunlight.

The sun room de luxe (see page 8) is yet another development. This particular example was part of the reconstruction of the home of Mr. and Mrs. Cyril Steele. It is a beautifully appointed room with its parquetry flooring and bear skin rug—truly a paragon of sun rooms. For those people who like something a little more sophisticated; something with more of a drawing-room or ballroom quality about their sun rooms, this beautifully curtained and attractively furnished room should offer considerable inspiration. Perhaps its best feature is the long view down its shining length out into the garden and across the park lands.

Whatever your taste, however, whether you like luxury or simplicity in your sun room, on one point you will agree with me—that fresh air and sunlight are two of the loveliest things in nature. So let us welcome them into our homes—and keep on with our sun rooms.

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6 ARCHITECTS' BIOGRAPHIES

Arthur Peck
Hugh L Peck
Peck & Kemter

PECK, ARTHUR

Arthur Peck
Hugh L Peck
Peck & Kemter

Arthur Peck (President of the RVIA during World War I) was a very successful residential architect of the late nineteenth and early twentieth century.

He wrote that the War had provided '*a wonderful chance for a student of Architecture to see the old world, have all his expenses paid ..*'¹⁷

Hugh L. Peck, his son, was wounded at Gallipoli. He indeed used the opportunity provided by the war to study European architectural traditions, before his return, when he joined his father's practice. He worked with Walter Burley Griffin on the Capitol Building in Swanston Street before forming a practice with George Kemter. He also continued to have joint commissions with his father, or practise under the joint title.

Significant Projects in Malvern

333 Glenferrie Road

Architect: Arthur Peck; 1918: for Major Player

3 Hopetoun Road

Architect: Hugh Peck; 1930-32: Owner: K D Macdougall

9 Linlithgow Road

Architects: A and H Peck; 1926

610 Toorak Road

Architect: Peck & Kemter; 1925: for A E Kimpton

5 Wandeen Road

Architect: A and H L Peck; 1923: for F Anderson

8 Wilks Avenue

1933

¹⁷ Bryce Raworth 'A Question of Style – inter-war domestic architecture in Melbourne' Master of Architecture Thesis, University of Melbourne, 1993, p. 10.