

2.11 MOORAKYNE AND STONNINGTON ESTATES

Originally developed as the Rosehill estate in 1856 it was later the site of three grand mansions, Hamilton House (later Yarrien, Koorunga), Moorakyne and Stonnington, all facing Glenferrie Road and constructed during the boom era. The Toorak brickworks and clay pits located between Elizabeth Street and Henderson Avenue contrasted with the lavish nature of these estates. Subdivision in the early 1930s created much of the current street layout. The undulating topography, combining with the curvilinear and narrow concrete roads of these later streets, impart a distinctive character.

This area comprises Chesterfield Avenue, Hamilton Road, Moorakyne Avenue and part of Somers Avenue, all running off Glenferrie Road; Wilks Avenue and Henderson Avenue running parallel to Glenferrie Road.

1888-89: The Great Toorak Estate (Alway Plan, 2/29)

c.1910: Further sales the Great Toorak Estate for Mayfield and Chesterfield Avenues (Alway Plan, 1/71)

1925: Woodmason Estate, Somers Avenue south of Stonnington (Alway Plan, 1/113A); College and Moorakyne Heights Estate (Alway Plan, 3/115A,B)

1932: Stonnington [sic] Fields, south end of Wilks Avenue and west end of State Street, now Somers Avenue (Alway Plan, 2/107), Moorakyne subdivisional sale, 3 December 1932 (Alway Plan, 3/159, 2/127C).

Chesterfield Avenue

This area was formed by the early subdivision of the Great Toorak Estate, which was promoted enthusiastically:

The Golden Year 1888 ...
Fortune [horse-shoe symbol] Fortune ...
The best Land ever yet submitted in Subdivision around Melbourne

This estate created frontages to Toorak and Glenferrie Roads and Chesterfield and Mayfield Avenues. The illusions were short lived for the end of the property boom saw only sporadic development with many early houses built on multiple blocks. This is reflected in the general lack of unity of building stock with closer development.

Large early Edwardian properties first dominated with successive layers of Bungalow then Old English styles. While Chesterfield Avenue now has a diverse character, it contains a range of significant buildings that demonstrate the interesting development of the area. It includes a number of buildings of individual interest including No 1A (designed by Hudson and Wardrop, Malvern Building Plan 1927) and No 16, closely based on the contemporary American Craftsman style (refer building citation). Prominent architect, Richard Butler built next door at No 18 (now demolished). The street still maintains an interesting character despite several unsympathetic incursions.

Moorakyne Avenue

This street has a predominant character of buildings of the Old English style. There is a general consistency of building form and setbacks, two storied with relatively modest front gardens that resulted from the rapid development after the demolition and subdivision of Moorakyne. It was described in the *Argus* in the year following the subdivision as having a an interesting group of houses under construction designed by leading Melbourne architects, including a house by Walter Butler.(1) The curved street layout, narrow concrete road and mature street trees provide an important sense of character that complements the building stock. Many of the gardens retain their original landscape architecture and low front walls and

fences. There are no significant intrusive developments. Some gardens have large mature trees that may relate to the former garden of Moorakyne.

1 *Argus*, 13 July 1933, p.5.

Hamilton Road

Similar in most respects to Moorakyne Avenue, there is only a minor curvature in its layout in the middle which facilitated the retention of Malvern House after the initial subdivision of much of the garden. This has been replaced in the 1970s by the cluster title subdivision of Hamilton Close which dominates most of the north side. While this development is low key, it does not make an appreciable contribution to the character of the street; some remnants of the original garden planting with large trees from the old house have survived, however, as well as the mature oaks in the street plantation.

Wilks Avenue

Part of the same subdivision and road construction of Hamilton Road and Moorakyne Avenue, with concrete roads and wide grass verges, it covers the eastern section of both properties, previously open paddocks. While this road is straight, the gully provides a strong landscape character. The southern end of Wilks was formed from an earlier subdivision of the land at the rear of Stonnington and lacks the concrete roadway of the other streets. Wilks Avenue is notable for the strong massings of buildings, the consistency of setbacks, form and scale and the sympathetic landscape character of most of the gardens and mature trees. Original low rustic stone walls are a significant feature of the streetscape.

The building stock is predominantly Georgian Revival and with some Old English. The buildings are generally imposing. Some individual buildings of significance were noted (when first built) in the *Australian Home Beautiful*. These include No 8 designed by Arthur and Hugh Peck (1), No 10 J.F.W. Ballantyne owner and architect (2), No 11 designed by J.F.W. Ballantyne (2), No 12 designed by Charles Neville Hollinshed (4). Marcus Martin is the reputed architect of No 15. There are few intrusive developments and only one house has an intrusive high front fence.

1 *Australian Home Beautiful*, October 1933.

2 *ibid.*, April 1931.

3 *ibid.*, October 1933.

4 *ibid.*, November 1932.

Henderson Avenue and linking section of Robinson Street

These streets also form part of the network of concrete streets. Henderson Avenue formed the east boundary of this late 1920s subdivision. The southern end, on the east side, was already developed with bungalow style houses (later redevelopment explains the lack of architectural cohesion). The smaller street planting, generally large setbacks and the high land of Henderson Street creates a far more open character than Wilks Avenue. There is a greater diversity of building styles because of the different development sequences, the Malvern House and Moorakyne Estate sections were apparently not developed as quickly as Wilks Avenue. There is a streamlined Georgian Revival style with clinker brick at No 23 to the design of architects Barney and Kemp (1) with painted face brick work; No 12 is another characteristic example of this more modern form. The Old English style is, however, still represented including No 3 designed by Cowper, Murphy and Appleford (2) and 9 Henderson designed by Robert Hamilton (3). North of Mayfield Street there is a different character, resulting from the

earlier Toorak Estate subdivision, with early Bungalow style housing.

There are a number of low rustic front fences or retaining wall front boundaries. There is an absence of intrusive developments although the redevelopment at the south end on the east side makes no contribution to the significance of the area. The striking new house at the corner of Mayfield provides a modern re-interpretation of the Georgian Revival of the 1930s and is a sympathetic response to the area.

1 *Australian Home Beautiful*, May 1936.

2 *ibid.*, October 1933.

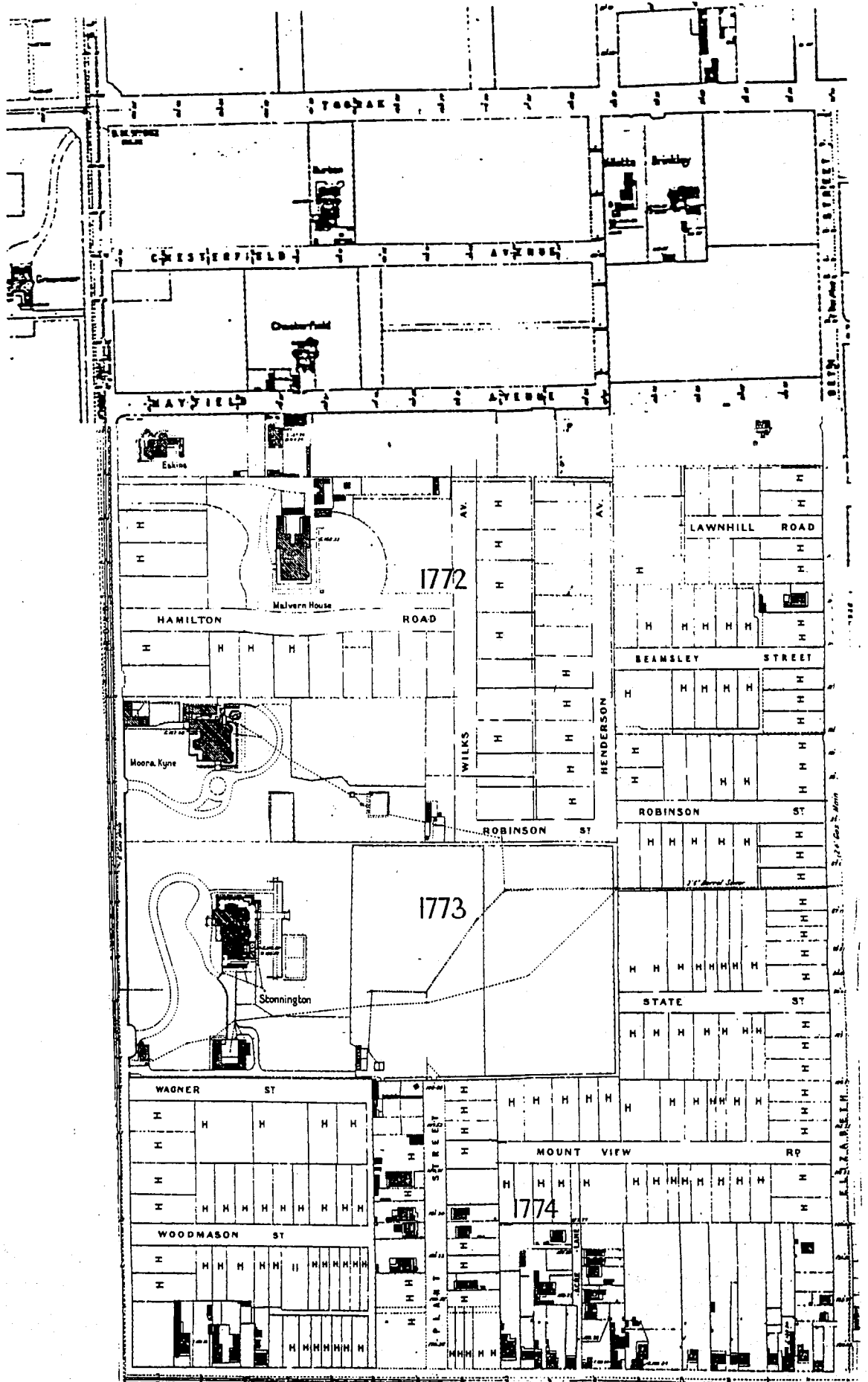
3 Malvern Building Plan 10649

Buildings of outstanding significance of the Moorakyne and Stonnington Estates include the following:

16 Chesterfield Avenue

Other significant buildings include:

- 1A Chesterfield Avenue; Hudson and Wardrop
- 4 Hamilton Road; Oakley and Parkes
- 3 Henderson Avenue; Cowper, Murphy and Appleford
- 9 Henderson Avenue; Robert Hamilton
- 23 Henderson Avenue; Dean Barney also H and F Kemp
- 2 Moorakyne Avenue
- 5 Moorakyne Avenue; J Plottel
- 6-8 Moorakyne Avenue; Irwin & Stevenson
- 10 Moorakyne Avenue; Bates, Smart & McCutcheon
- 11 Moorakyne Avenue; A E Wright
- 13 Moorakyne Avenue; Rae Featherstone
- 14 Moorakyne Avenue; W & R Butler
- 15 Moorakyne Avenue
- 10 Robinson Street
- Chatsworth, 12 Somers Avenue
- 16 Somers Avenue
- 18 Somers Avenue
- 2 Wilks Avenue
- 6 Wilks Avenue
- 8 Wilks Avenue; Arthur and Hugh Peck
- 10 Wilks Avenue; JFW Ballantyne (own house)
- 11 Wilks Avenue; J F W Ballantyne
- 12 Wilks Avenue; C N Hollinshed
- 15 Wilks Avenue; Marcus Martin



By Public Auction **At Three o'clock**
Saturday, 28th November, 1925
 In a Seated Marquee, on the Estate
College & Moorakynne Heights Estate
 (ADJOINING STATE GOVERNMENT HOUSE and TOORAK LADIES COLLEGE)
MALVERN



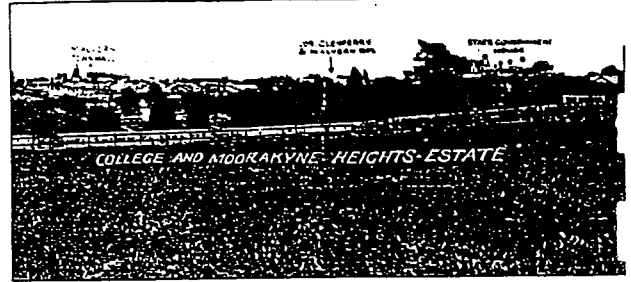
Panoramic View, Looking East.

28 Magnificent Residential Sites 28

HAVING FRONTAGES TO
Henderson Avenue, Wilks Avenue, Beamsley Street
 OFF MAYFIELD AVENUE, BEAMSLEY & ROBINSON STS.

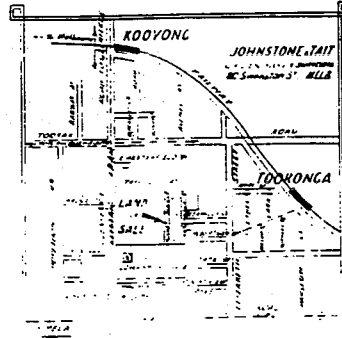
For Further Particulars, apply:
K. GARDNER and LANG, Auctioneers & Estate Agents,
 ... 80 SWANSTON STREET, MELBOURNE.

SALE BY AUCTION **SATURDAY, 28th NOV., 1925** At **THREE o'clock**
 On the Estate in a Seated Marquee



View taken from the Estate, Looking South-West.

25 — Magnificent Residential Sites — 25
 Henderson Avenue, Wilks Avenue, Beamsley St., off Mayfield Avenue, Beamsley, Robinson Sts.



The Highest Land in the District.

BEAUTIFUL VIEWS. PERFECT DRAINAGE.

EASY TERMS:
 One-fifth Cash; Balance in Ten Equal Half-Yearly Payments, at 6 per cent. Interest.

TITLE CERTIFICATE.

Vendors' Solicitors:
 COLLEGE HEIGHTS—Messrs. Snowden, Meers, & Deane, 432 Little Collins Street;
 MOORAKYNE HEIGHTS—Messrs. Pease, Smith, & Jefferson, 128 Colton Street.

K. GARDNER & LANG
 Auctioneers & Estate Agents
 80 SWANSTON STREET, MELBOURNE.

Saturday, Nov. 28, 1925

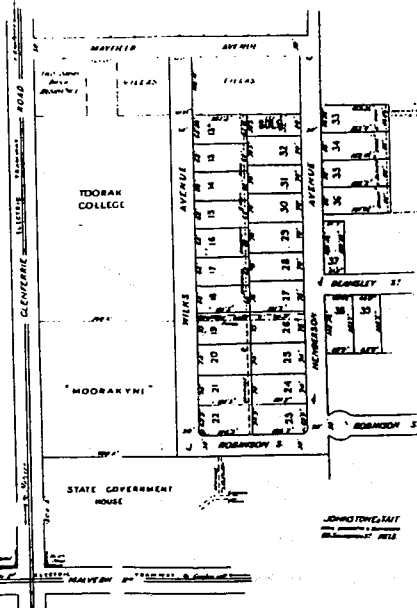
Position

THESE Estates are Situated on the Crest of the Malvern Heights, commanding Extensive Picturesque Panoramic Views of the finest Downsland Ranges and surrounding valleys. This Elevated Location was selected in the early days of Melbourne as the ideal Residential Position, and consequently was built upon by such well-known real estate authorities as Sir John Gore, Messrs. O'Brien, Wagner, and Deane.

It adjoins the State Government House, and is in the Suburbium of some of these famous homes that shows upon the public these elevated and select Allotments.

SPECIAL NOTICE

The Estate is now Open for Public Inspection, and on **SATURDAY, 1st Dec.**, from 12.30 p.m. to 3.30 p.m., and **SUNDAY, 2nd Dec.**, from 11 a.m. to 3 p.m. Plans and Particulars will be on application to the Auctioneers from 10 a.m. to 6 p.m.



at **Three o'clock**
 in a Seated Marquee, on the Estate

Travelling Facilities

THE Location is unique in the respect that it is within 1 1/2 Miles of the Glenferrie Road Electric Tram Route, so which is accessible the connecting links to practically every part of the City, Hawthorn, Stanes, and Ascotvale; in addition, it is within Two Minutes' of the Palace Theatre, and is in the City, and within Five Minutes' Walk of the Kew Station Electric Tram.

For Educational Advantages, the Sites are all close to the State House, the Toorak Ladies' College, one of Melbourne's leading Girls' Schools, is within a few minutes' walk of the College and easily accessible to the Malvern Grammar School, and other Educational Centres.

EASY TERMS:

One-fifth Cash; Balance in Ten Equal Half-Yearly Payments, at 6 per cent. Interest.
 TITLE CERTIFICATE.