

**City of Stonnington**  
**Federation Houses Study**

**Stage 3 Report**  
**Volume 1: Background and Recommendations**

**4 September 2017 (amended 31 October 2017, updated 30 July 2018  
to reflect C270 Planning Panel recommendations)**



**GJM Heritage**

 **PURCELL**

## Project Team:

Jim Gard'ner, Director, GJM Heritage  
Rena Jarman, Director, GJM Heritage  
Tracey Skovronek, Partner, Purcell  
Jessi Briggs, Associate, GJM Heritage  
Ros Coleman, Associate, GJM Heritage  
Renee Muratore, Heritage Consultant, Purcell  
Dr Tom Brigden, Senior Heritage Consultant, Purcell  
Rebecca Burrows, Senior Heritage Consultant, Purcell

## Document versions

Project no.	Version	Issued to	Date issued
2016-060	Draft Stage 3 Report : Volume 1	Kate O'Regan	5 June 2017
2016-060	Draft Stage 3 Report: Volume 1	Augarette Malki	28 August 2017
2016-060	Final Draft Stage 3 Report: Volume 1	Augarette Malki	1 September 2017
2016-060	Final Stage 3 Report: Volume 1	Augarette Malki	4 September 2017
2016-060	Final Stage 3 Report: Volume 1 amended	Augarette Malki	31 October 2017
2016-060	Final Stage 3 Report: Volume 1 (updated post-Panel)	Kyle Everett	30 July 2018

## GJM Heritage

a: Level 3, 124 Exhibition Street [GPO Box 2634], Melbourne, VIC 3001  
t: +61 481 284 130  
e: [enquiries@gjmheritage.com](mailto:enquiries@gjmheritage.com)  
w: [www.gjmheritage.com](http://www.gjmheritage.com)

## Purcell

a: 61 Little Collins Street, Melbourne, VIC 3000  
t: +61 426 047 474  
e: [Tracey.Skovronek@purcelluk.com](mailto:Tracey.Skovronek@purcelluk.com)  
w: [www.purcellap.com](http://www.purcellap.com)

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## Acknowledgements

The contributions of the following organisations and people are gratefully acknowledged:

- Stonnington History Centre: Simone Sharpe, Ellen Porter & Jane Buick for their invaluable support providing access to historical information.
- Stonnington City Council project managers: Kate O'Regan, Augarette Malki and Kyle Everett
- The owners of the properties for their co-operation where site visits have been required.

## 1 Introduction

Stonnington City Council ('Council') commissioned GJM Heritage and Purcell to collaboratively undertake Stages 2 and 3 of the Federation Houses Study ('the Study'). The purpose of the Study was to review a list of previously identified Federation period residences within the municipality and to determine whether they satisfy the threshold for local heritage significance and inclusion in the Heritage Overlay of the Stonnington Planning Scheme (in accordance with the guidance provided in *Planning Practice Note 1: Applying the Heritage Overlay*, July 2015 (PPN1)). The Study brief also allowed for the limited identification of additional Federation period houses for consideration for the Heritage Overlay.

The Study involved the review and assessment of a list of 101 places provided by Council (listed in Appendix 1), which were identified during the *Federation Houses Heritage Study, Stage 1* (December 2014) and the *Federation Houses Gap Survey in the former City of Malvern* (June 2015), both completed by Context Pty Ltd.

The Study comprised two stages: Stage 2 included the background review and fieldwork in relation to the 101 places, and Stage 3 comprised the detailed assessment of places and recommendation of statutory controls. This report documents the approach, findings and recommendations for the Study.

## 2 Background

The *Stonnington Thematic Environmental History* was completed by Context Pty Ltd in 2006 (adopted July 2006 with 'Update 1' adopted in April 2009). It identifies the key themes in the historical development of the municipality and provides a context to assist with the identification of heritage places. In December 2006 Council adopted a *Heritage Strategy Action Plan* to provide Council with a framework for the comprehensive and coordinated review of existing heritage places and the assessment of new places. The Action Plan committed Council to undertake a gap analysis of places, areas and themes of historic relevance to the municipality which are not included in the Heritage Overlay.

The current stage in Council's Action Plan is the investigation of individual buildings without heritage controls. Almost all buildings within the municipality that are of state-level heritage significance are included in the Heritage Overlay or the Victorian Heritage Register; however, a number of places of potential local-level significance are not subject to heritage controls and warrant further consideration for inclusion in the Heritage Overlay.

Since 2006, Council has maintained and refined lists of potential individually significant places, which have informed the Stage 1 studies and Stage 2 reviews. To ensure a systematic approach, Council grouped the buildings thematically, linking them to themes contained in the *Stonnington Thematic Environmental History*. Since 2012, the following thematic and typology groups have been assessed and heritage controls applied (or are proposed to be applied): Hotels (six places), Churches and Halls (16 places), Stables and Dairies (seven places), Chimneys (two places), Shops (17 places), Residential Flats (24 places) and Interwar Houses (41 places). Council is currently progressing the *Victorian Houses Study*.

### 2.1 Federation Houses Heritage Study, Stage 1 (December 2014)

Context Pty Ltd completed Stage 1 of the Federation Houses Study in 2014. The process began with Council providing the consultants with a spreadsheet of 59 Federation (and other) dwellings, compiled from various sources including previous heritage studies (particularly where recommendations were not fully implemented), Council's Heritage Advisor and resident queries. The consultants conducted fieldwork to confirm the integrity and broad construction dates of each of the places listed, and identified additional places of potential heritage significance. In the case of duplexes, terraces and rows of identical houses, spreadsheet items were often consolidated to one place. Of these places, the consultants determined 'which houses were excellent examples of their type for a given suburb' and these were recommended for

Stage 2 assessment. The Stage 1 study produced a spreadsheet of places that were identified for further assessment.

It is noted that this study was not a comprehensive review of the municipality to identify all gaps within the existing Heritage Overlay. The study was limited to reviewing those places on the list provided by Council and, during the course of fieldwork, the consultants identified a small number of additional places for further consideration.

The Stage 1 findings noted that the suburbs of Glen Iris and Malvern were likely to comprise additional Federation houses of potential individual heritage significance, that were excluded from Council's original list and that were outside of the Stage 1 survey area. It was recommended that a survey be conducted in these areas to provide a more comprehensive list for the Stage 2 study.

## **2.2 Federation Houses Gap Survey in the former City of Malvern (June 2015)**

In 2015 a *Federation Houses Gap Survey* was carried out by Context Pty Ltd in the area comprising the former City of Malvern (described in the report as all land within the City of Stonnington east of Tooronga Road). The consultants reviewed the area to identify Federation houses that should be added to the list of potentially significant individual places for Stage 2 assessment. Basic preliminary research was conducted to determine if particular places fell within the Federation period (c1890-c1918); those that fell outside this period were excluded from the shortlist, while those for which a construction date could not be confirmed within the scope of the gap survey were retained on the list for future assessment.

The gap survey produced a spreadsheet recording the findings and recommendations of the places that warranted Stage 2 assessment. A total of 54 places were identified by Council for further investigation as part of a Stage 2 Federation Houses Study.

Prior to the commencement of Stage 2, Council removed three properties from the final list of places identified in Stage 1, resulting in 101 places for consideration in Stage 2 (see Appendix 1).

# **3 Methodology**

## **3.1 Definition of 'Federation House'**

For the purposes of the Study a 'Federation House' is a building constructed as a dwelling, in the period between c1890 and c1918. This definition is consistent with that adopted in the 2014 Stage 1 Study and the 2015 Gap Survey. The *Victorian Houses Study* considered buildings constructed during the reign of Queen Victoria (1837-1901). While the definitions used in this project and the *Victorian Houses Study* creates an overlap of approximately 10 years (c1890-c1900), this Study specifically considers those buildings that demonstrate architectural characteristics of the Federation period, including the influences from the Arts and Crafts, Queen Anne and Bungalow styles.

## **3.2 Stonnington Federation Architecture Overview**

Federation architecture emerged in the late 1880s in Australia and remained the dominant architectural style in the country for almost twenty years. In Victoria, a distinctive architectural domestic style emerged, which contrasted with the existing Victorian-era dwellings of preceding decades in character, form, materials and detailing. Federation houses constructed throughout this period were typically of red brick with terracotta roof tiling and roof decoration. They often had timber verandah detailing and half-timbered, roughcast rendered or shingled gable-ends. By drawing on contemporary English and American architectural sources, and responding to a range of overseas trends in this period, three broad domestic styles emerged in Victoria - the Federation Queen Anne, Federation Arts and Crafts, and Federation Bungalow styles. These styles share some common characteristics, but also have some strong individual

traits. It should be noted that during this more experimental architectural phase that characteristics of the three broad domestic styles were sometimes brought together to create unusual and creative compositions.

### **Federation Queen Anne**

The distinctive Federation Queen Anne style dominated domestic architecture in Victoria during the decades immediately before and after 1900, and was applied to both large and modest dwellings by architects and builders. Houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple hips and gables, conical towers, dormer windows and tall chimneys. They typically incorporated diagonally projecting corner bays with surrounding verandahs, a variety of bay window forms and multi-paned windows with sashes of decorative coloured glass.

### **Federation Arts and Craft**

At a similar time, a distinctive and diverse Federation Arts and Crafts style flourished in Victoria using similar materials in picturesque compositions, but in an unpretentious and informal manner, and often using innovative planning. The style was based on ideas of functionalism, the honest use of materials and the integration of the work of artisans and craftspeople into a total design. High quality craftwork was consciously incorporated into the designs, and elements and decorative motifs with no historical precedent were introduced, such as Art Nouveau-inspired detailing. A number of well-known architects designed houses in this style including Walter Butler, Rodney Alsop, Robert Haddon, Guyon Purchas and Harold Desbrowe-Annear.

### **Federation Bungalow**

The Federation Bungalow style emerged slightly later and peaked in the 1910s in Victoria. With origins in the British Arts and Crafts movement and early twentieth century American bungalow design, this simple, honest and unpretentious style strove to cast off the picturesque complexities of the Federation Queen Anne style. Houses were characterised by simple massing and roof forms, deep verandahs, wide eaves and dominant dormers or balconies in first floor roof spaces.

Large areas of the City of Stonnington were developing in the late nineteenth and early twentieth centuries and this resulted in the construction of vast numbers of Federation style houses in the municipality, particularly in suburbs such as Malvern, Malvern East and Glen Iris. A large variety of designs were adopted, most typically Federation Queen Anne in character. The modern Federation styles were also adopted in the design of new houses in well-established suburbs within the City of Stonnington in the late nineteenth and early twentieth centuries, both in wealthy suburbs such as Toorak and Armadale and the adjoining suburbs of South Yarra and Prahran.

## **3.3 Defining a ‘Locally Significant’ Heritage Threshold**

The project brief defined the scope of the Study as being to:

1. *review a list of 104 (later revised to 101) pre-identified Federation places to determine whether they have individual heritage significance; and*
2. *prepare individual heritage citations for each place identified as having heritage significance and warranting individual heritage protection in the Stonnington Planning Scheme.*

Under ‘Heritage Strategy Background’ the project brief identified that ‘it is intended that all of the A1 graded and many A2 graded buildings that are not currently subject to heritage controls will be considered in future studies’.

Council’s current (as at 4 September 2017) Heritage Policy (Clause 22.04) defines the gradings as follows:

*A1 Buildings - are of national or state importance, irreplaceable parts of Australia's built form heritage.*

*A2 Buildings - are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis.*

*B Buildings - make an architectural and historic contribution that is important within the local area.*

*C Buildings - are either reasonably intact representatives of particular periods or styles, or they have been substantially altered but stand in a row or street that retains much of its original character and are considered to have amenity or streetscape value.*

It is noted that the A1 and A2 gradings above are somewhat inconsistent with the PPN1, which defines 'Local Significance' as follows:

*'Local Significance' includes those places that are important to a particular community or locality.*

The PPN1 definition is more consistent with that of 'B Buildings' in Council's current Heritage Policy, while the A1 and A2 definitions relate to places that are of local and higher (regional & state-level) significance. As a result, A1, A2 and B graded buildings can all be considered to meet the 'Local Significance' threshold as defined by PPN1.

It is noted that Council has recently adopted Planning Scheme Amendment C132 (currently awaiting Ministerial approval), which seeks to amend Council's Heritage Policy at Clause 22.04 of the Stonnington Planning Scheme. The Amendment seeks – in part – to introduce a definition for 'significant' heritage places as follows:

*'Significant places' means places of either state or local significance including individually listed buildings and places in a heritage precinct graded A1, A2 or B.*

For this Study, Council has confirmed that the threshold to be applied when considering the heritage significance of places subject to investigation is 'Significant places' as per proposed Clause 22.04 and 'Local Significance' as per PPN1.

Therefore, places considered as part of the Study were required to satisfy the following pre-conditions to be recommended for inclusion in the Heritage Overlay of the Stonnington Planning Scheme:

1. They must have been constructed in the Federation period (c1890-c1918)
2. They must satisfy one or more of the HERCON criteria at the local level (i.e. at the suburb or municipality level) (see Appendix 2 for the criteria)
3. They must be:
  - a) a particularly well-resolved example of architectural expression and form from the Federation period, displaying high quality detailing and/or finishes that are equal to – or better than – other places of a similar typology; and/or
  - b) an unusual or rare but well-resolved example of architectural expression or form from the Federation period; and/or
  - c) designed by a noted or well-known architect
4. They must be intact (as evident from the street).

### **3.4 Fieldwork**

The fieldwork comprised site inspections and photographic documentation of all 101 places in the Stage 1 list provided by Council, as seen from the street. The site visits identified the integrity and current condition of each place. The properties were also inspected from the street (and via recent aerial photos where necessary) for additional elements such as outbuildings, fences or trees that potentially contributed to the

significance of the place. Any visible alterations and extensions that potentially altered the intactness when compared to the original design was also noted.

Some residences were not completely visible from the public domain. Only the roof forms of 659 Orrong Road, Toorak, and 34 Huntingtower Road, Armadale (officially known as 32 Huntingtower Road, Armadale, as of 25 October 2017), were visible from the street. There was also limited visibility of the houses at 2A Somers Avenue, Malvern; 47-49 Huntingtower Road, Armadale; 6 Monaro Road, Kooyong; 35 Rockley Road, South Yarra; and 36 Lansell Road, Toorak. Access to these places was requested by Council to ensure an accurate physical analysis could be completed. Access was granted by the owners of 2A Somers Avenue, Malvern; 34 Huntingtower Road, Armadale (officially known as 32 Huntingtower Road, Armadale, as of 25 October 2017); 47-49 Huntingtower Road, Armadale; and 6 Monaro Road, Kooyong and site inspections were completed. For places where access was not granted, recommendations have been made based on evidence provided by detailed historic research, existing photographs from previous studies and real estate listings, recent aerial views and permit application information provided by Council.

While conducting the fieldwork, one additional individual place of potential heritage significance was identified for further assessment – 221 Burke Road, Glen Iris, designed by prominent architect Robert Haddon. Fieldwork on Finch Street, Glen Iris, also identified the potential for a heritage precinct in the vicinity of Wattletree Road. Council supported the detailed assessment of both the individual place and the precinct during Stage 3.

### 3.5 Historical Research

A range of primary and secondary sources were consulted as part of the historical research. The aim of the historical research has been to determine:

- The built date of each residence (to confirm that places fall within the Federation period, c1890-c1918)
- The owner of the place when built
- A builder or architect where possible
- Whether the place had any significant associations with events or people
- The development of the place
- The current level of intactness compared to the original design
- The historical theme(s) the place is connected to.

The Stonnington History Centre was an invaluable resource during this research, providing access to historic information for the municipality. The History Centre provided historical photos, early architectural drawings, access to 'streets files', some former Council records (often communication between former owners and Council), and municipal rate books and valuation records.

Key sources reviewed were:

- Previous studies, for existing documentation:
  - Nigel Lewis & Richard Aitken (1992), *City of Malvern Heritage Study*
  - Laceworks Landscape Collaborative (1988), *Malvern City Urban Character Study*
  - Nigel Lewis & Associates (1983), *City of Prahran Conservation Study*
  - John Curtis Pty Ltd (1991), *Toorak Residential Character Study*
  - Context Pty Ltd (1993), *City of Prahran Conservation Review*
  - Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*
- Melbourne and Metropolitan Board of Works Detail Plans, Base Maps and individual Property Service Plans where available
- Municipal rate books

- Municipal valuation records
- Auction plans for estates and subdivisions
- State Library of Victoria online picture and map collection
- Miles Lewis' Australian Architectural Index & Melbourne Mansions Database
- Certificates of Title
- Sands & McDougall directories
- Key histories by local historians
- Trove digitised newspapers, pictures and photos collection
- Building and planning permit records, provided by Council (later dates only).

A thematic contextual history was prepared where places were found to be historically associated with a particular theme. One thematic history was prepared for 41 Perth Street, Prahran, which historically served as an urban dairy depot. In addition, locality histories were compiled to provide a historic context for each place within the development of the area.

### 3.6 Thematic representation

Research and assessment determined that the places within the Study represent one or more of the following key historic themes, as drawn from the Stonnington *Thematic Environmental History* (Context 2006 & 2009 addendum):

#### 6 Developing the Victorian & National Economy

- 6.1 Working the land
  - 6.1.3 Dairying

#### 8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburb
  - 8.1.3 The end of an era – mansion estate subdivisions in the twentieth century
- 8.2 Middle-class suburbs and the suburban ideal
- 8.4 Creating Australia's most 'designed' suburbs
  - 8.4.3 Architects and their houses
- 8.6 Developing higher density living.

The themes associated with each place are identified in the individual citations (see Volume 2).

### 3.7 Comparative Analysis

#### 3.7.1 Stage 2

In order to determine whether a place should be recommended for detailed assessment in Stage 3, a preliminary comparative analysis was undertaken during Stage 2 of the Study.

The Federation period saw substantial residential development in the municipality and, as a result, a large number of intact, quality examples of Federation houses remain from the period. A substantial number of these places are already included in the Heritage Overlay of the Stonnington Planning Scheme on a precinct-basis, with various gradings applied. A number of Federation houses graded A2 within existing precincts were identified for the purposes of initial comparison. These were:

Address	Heritage Overlay	Grading
25 Glassford Street, Armadale	HO130 Armadale Precinct	A2

Address	Heritage Overlay	Grading
3-5 Munro Street, Armadale	HO130 Armadale Precinct	A2
8 Munro Street, Armadale	HO130 Armadale Precinct	A2
15 Munro Street, Armadale	HO130 Armadale Precinct	A2
20 Munro Street, Armadale	HO130 Armadale Precinct	A2
8 Northcote Road, Armadale	HO130 Armadale Precinct	A2
11 Royal Crescent, Armadale	HO130 Armadale Precinct	A2
91 Finch Street, Malvern East	HO133 Gascoigne Estate	A2
3 Kingston Street, Malvern East	HO133 Gascoigne Estate	A2
21 Kingston Street, Malvern East	HO133 Gascoigne Estate	A2

A smaller number of Federation houses are included in the Heritage Overlay on an individual basis, but form an important basis for comparison. These properties are:

Address	Heritage Overlay	Grading
Darnlee, 33 Lansell Road, Toorak	HO69 VHR H1204	A1
Thurla, 1 Avalon Road, Armadale	HO4	Not stated
23 Douglas Street, Toorak	HO307	A2
177 Kooyong Road, Toorak	HO482	A2
179 Kooyong Road, Toorak	HO483	A2
181 Kooyong Road, Toorak	HO484	A2
63 Albany Road, Toorak	HO485	A2

### 3.7.2 Stage 3

During Stage 3, a detailed comparative analysis was undertaken for each place to establish its context within the municipality and its significance threshold. Places were compared in terms of their level of integrity, architectural detail and the quality of expression of a particular Federation-period architectural style. In some cases, they were also compared in terms of their identified architect. Places were compared against others within this Study, and to stylistically similar places currently protected by a Heritage Overlay in the Stonnington Planning Scheme on an individual basis. The comparative analysis for each place is included within the citations provided in Volume 2 of this report.

### 3.8 Physical analysis

Informed by the site visits conducted in Stage 2, a physical description was compiled for each place noting the form of the dwelling, architectural detail and the current condition and integrity. It also identified any contributory elements such as historic outbuildings, structures, fences and trees.

### 3.9 Citations and Statutory Recommendations

Stage 3 assessments were conducted in accordance with PPN1.

Drawing upon the historical research, physical investigation and comparative analysis, an 'Assessment Against Criteria' was undertaken and a Statement of Significance prepared for each individually significant place. The Statements of Significance follow the format of 'What is significant?', 'How is it significant?' and 'Why is it significant?'. The Statement of Significance clearly defines the heritage values of the place and identifies significant and contributory fabric to guide future management.

For each place found to satisfy the threshold of local significance and recommended for inclusion in the Heritage Overlay, citations were prepared comprising the documentation as outlined in Section 3, a map showing the recommended extent for the Heritage Overlay, and statutory controls where appropriate. The final documentation and recommendations will be uploaded to the Hermes heritage database. Those places that did not meet the threshold of local significance are listed in Section 5.3, with reasons provided for their exclusion. These recommendations and justifications will be uploaded to the Hermes database for future reference.

## 4 Demolition applications to Council

Within the Study timeframe, Council forwarded six separate demolition applications from owners of places included in the Study. Council requested preliminary advice on the applications, and a citation if the place was found to meet the threshold for individual significance. Demolition applications were received for the following places:

1. 1458 High Street, Glen Iris
2. 390 Glenferrie Road, Malvern
3. 33-35 Huntingtower Road, Armadale
4. 1 Maitland Street, Glen Iris
5. 221 Burke Road, Glen Iris
6. 47-49 Huntingtower Road, Armadale

Following is a summary of the historical research, findings from the site visits, and the subsequent advice provided to Council.

### 4.1 1458 High Street, Glen Iris



A c2012 image of the property showing elaborate Art Nouveau details to the façade and coloured glass windows.



Photo taken in September 2016 showing Art Nouveau detailing removed and some windows and verandah tiles painted over.



Photos of the place in September 2016.

### Historical summary

The house at 1458 High Street was built in 1912, probably for Henry Dean Brown, ‘diamond setter’ of Vickery Road, Malvern East. In 1913 the house was called ‘Colwyn’ under owner Edward E. Kelly. The property had a number of subsequent owners from 1918. A photo of the house was included in J. M. Freeland’s *Architecture in Australia, A History* (1972:214) as a key example of the application of the Art Nouveau style in Melbourne architecture. The house originally comprised ornate fretwork to the verandah and gabled ends, and a matching fence along the front boundary. This Art Nouveau detail was recently removed from the main elevations and the fence demolished. Historical research did not identify any significant associations to historically important people or events that would satisfy Criteria A or H of the HERCON criteria.

### Advice

It was apparent after historical research and the site visit that the building had been stripped of all of its Art Nouveau timber detailing, with some decorative windows to the facade painted over. These alterations fatally compromised the heritage significance of this property. Without these features, the place was found to be a typical Federation-style villa that did not satisfy the threshold for local significance. Our findings concluded that the place did not warrant inclusion in the Heritage Overlay on an individual basis.

## 4.2 390 Glenferrie Road, Malvern



Photo of 390 Glenferrie Road, taken September 2016.

### Historical summary

The two-storey house at 390 Glenferrie Road was built in 1907 for Violet Carter. The footprint of the house has remained the same since 1908, except for later small additions to the south elevation. The house had

various owners from 1928. The house served as a boarding house for many years during the 1930s and 1940s with newspaper classifieds advertising available rooms and board at the house. In 1933 vacancies were advertised at 'Burenda' at 390 Glenferrie Road. Despite some minor alterations and the construction of a new carport, the house retains most of its original detailing.

### **Advice**

Following the historical research and site visit, it was concluded that the house is a well-considered and carefully detailed example of a large Federation Arts and Crafts house. The simple design with main transverse gabled form and front projecting entrance bay, together with the restrained use of distinctive and unusual architectural elements and materials, demonstrates originality and presents a picturesque composition of this architectural style. Our findings concluded that the place warranted inclusion in the Heritage Overlay on an individual basis.

### **4.3 33-35 Huntingtower Road, Armadale**



Photo of 33-35 Huntingtower Road, taken September 2016.

### **Historical summary**

The house 'Offerton' at 33-35 Huntingtower Road was built in 1909 for owner Thomas Lockwood, an insurance manager of Queen Street. The house had numerous owners from 1912. Historical research did not identify any significant associations to historically important people or events that would satisfy Criteria A or H of the HERCON criteria.

### **Advice**

Informed by the historical research and site visit, our finding was that the house at 33-35 Huntingtower Road, Armadale, is an intact representative example of a Federation period house but that it lacks the exuberance in form and architectural detailing found in high quality examples of the Federation style within the City of Stonnington. A large brick garage adjacent to the house somewhat detracts from the significance of the place. The house is largely obscured by a tall modern brick fence. Our findings concluded that the place did not satisfy the threshold for inclusion in the Heritage Overlay.

#### 4.4 1 Maitland Street, Glen Iris



Photo of 1 Maitland Street, taken September 2016

##### Historical summary

The house known as 'Paulina' at 1 Maitland Street was built in 1911 for owner Mrs Pauline Cohen. No architect for the unusual design has been determined, but the quality of the design suggests an architect's involvement. The footprint of the house in 1913 showed the unusual 'butterfly' floorplan, with its symmetrical angled bays to the facade and central entrance porch. The Cohens retained ownership of the house for 32 years until 1943. In February 1943, 'Paulina' was sold to Bishop John Stephen Hart who remained the owner until his death in 1952. At this date the house was sold to William John Allan, public servant. Following William's death in 1984, the property was granted to his wife Simone Allan, who was the occupant. The house remained in the Allan family for 64 years, until 2016.

##### Advice

Paulina, 1 Maitland Street, Glen Iris is a well considered and carefully detailed example of a Federation Arts and Crafts villa. The symmetrical design with identical projecting wings either side of a central octagonal tower and porch demonstrates a rich and highly original combination of architectural elements and materials, which together present a picturesque composition of this architectural style. Our findings concluded that the place warranted inclusion in the Heritage Overlay on an individual basis.

#### 4.5 221 Burke Road, Glen Iris



Photo of 221 Burke Road, taken December 2016

## Historical summary

The house was built for Alfred Levey and was designed by prominent architect Robert Haddon. The rate books record that the house was under construction for Levey in 1913. The following year, the 1914-15 rate books confirmed that Alfred Levey was the owner and occupant of a seven room brick house on the west side of Burke Road, near High Street. Haddon's 1915 *Architectural Annual* (written and illustrated by Haddon) included a description and illustration of the house, titled 'A Burke Road House'. Haddon described the house as a 'large brick single story residence in Malvern.' Haddon continued:

*At the request of the owner, this house was built upon semi-American lines, and contains a number of novel features of interior planning. The floor is built high up above the ground and there is a wide front verandah supported by four massive white columns right across the front. The wide, broad, spreading roof gives great protection to the walls as well as pleasing shadow in the Summer days. The Motor Garage, Entry, and Garden have all come in for special design.*

Levey remained the owner and occupant 221 Burke Road until 1938, when he sold to Albert and Amy Weller. Weller was a Councilor for the City of Malvern (1904-21) and Mayor (1905-06).

## Advice

'The Bungalow', 221 Burke Road, Glen Iris is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house and associated garage. The simple design, with main hipped roof and prominent gabled dormers, together with the restrained use of distinctive architectural elements, presents a well-executed composition of this architectural style. However, the large timber dormer ventilators and the four massive columns of the front façade are uncommon details for the Bungalow style and create a highly original and unusual example of a Federation residence. It is one of a small number of residential buildings that can be attributed to the well-known Australian architect, Robert Haddon. Our findings concluded that the place warranted inclusion in the Heritage Overlay on an individual basis.

## 4.6 47-49 Huntingtower Road, Armadale



Photo of 47-49 Huntingtower Road, taken March 2017 (provided to Council by Trethowan architecture).



Photo taken September 2016.

## Historical summary

The house at 47-49 Huntingtower Road was built in 1907 for owner William G. L. Spowers, Argus Officer. The house was originally addressed as no. 21 and was first occupied by James Spowers. W. G. L. Spowers was one of the proprietors of the *Argus* and the *Australasian*, an interest he held for 42 years until 1921. W. G. L. Spowers was the brother of architect Henry (Harry) Howard Spowers (c1873-1933) of the prominent

Melbourne firm Godfrey & Spowers. Henry Spowers was known to have designed the offices of *The Argus* and *The Australasian*, of which his uncle, father, then brother were proprietors. Henry Spowers probably designed the house at 47-49 Huntingtower Road for his brother, but this has not been confirmed.

The early occupant was probably James Clendon Spowers (exact family connection not confirmed). James C. Spowers married Cora Alsop in 1901, the first cousin of prominent architects Rodney Alsop and his sister Ruth Alsop. In 1902, Henry Howard Spowers married Cora Alsop's sister, Edith. In November 1912, the property was transferred to James (Jim) Clendon Spowers, Esquire, then sold to Alexander Wettenhall, solicitor in 1919, and Colin McKenzie, gentleman 'of 21 Huntingtower Road, Malvern' in December 1922. The property had a number of subsequent owners.

### **Advice**

The building at 47-49 Huntingtower Road is a substantial and unusual architect-designed Federation house that displays a number of interesting Art-Nouveau-inspired decorative features.

An inspection of the property confirmed a number of alterations to the original fabric of the building. While some of these alterations were relatively minor or were reversible, others were more substantial, including the removal of the original timber verandah posts and related decorative fretwork and replacement with concrete columns, removal of the original east-facing door to the main living room (facing Huntingtower Road) and substitution with a large picture window, and removal of the projecting eaves from the east-facing gable resulting in a blunt end-treatment to the gable roof.

These changes occurred on the principal elevations of the building and altered the original presentation of the house. They diminished the ability of the dwelling to present as an intact example of a Federation Arts and Crafts style Federation house. We therefore formed the view that the property did not warrant inclusion in the Heritage Overlay on an individual basis.

## 5 Findings & Recommendations

The Stage 2 and Stage 3 assessment processes have informed the following 3 recommendations for each of the 101 places.

### 5.1 Summary of Findings & Recommendations

- No places were found to be of state or national level heritage significance.
- 40 places were determined to be of local individual significance and therefore warrant inclusion in the Heritage Overlay (listed in Section 5.2) (note: 155 & 157 Kooyong Road, Toorak were individually identified in the list of 101 places but have been combined as one place in Stage 3).
- 41 places were found *not* to meet the threshold of local individual significance, and do not warrant inclusion in the Heritage Overlay (listed in Section 5.3).
- Two precincts are recommended for inclusion in the Heritage Overlay (see Section 5.4). These precincts comprise nine places that were identified in the original list of 101 places.
- One additional place was identified during the Stage 2 fieldwork and was found to be of local individual significance – 221 Burke Rd, Glen Iris (see Section 4.5 & 5.2).
- One expanded place was identified during the Stage 3 detailed assessments. 46 Murray Street had progressed to Stage 3 assessment, during which time it was established that the adjacent duplex at nos. 42-44 was built at the same time for the same owner and designed by the same architect. The three dwellings were found to be of local significance as a group.
- One Federation-era place, previously assessed by GJM Heritage (June 2016) and found to be of local significance, was added to this Study at the request of Council – Sutherland House, 1076 Malvern Road, Armadale. The place was reconsidered in the context of the wider comparative analysis of this Study and the original recommendation for site-specific heritage controls was upheld (see Section 5.2).
- Ten places were found to date from either 1851-1890 or from the period of overlap between the *Victorian Houses Study* and this Study (1890-1901) with their form and detailing clearly reflecting Victorian architecture (see Section 5.5.1). It is recommended that these places are assessed by the authors of the *Victorian Houses Study*.
- Two places were found to have been built during the Interwar period and reflect the Interwar period in style (see Section 5.5.2). It is recommended that these places are assessed by the authors of the *Interwar Houses Study*.

## 5.2 Places recommended for the Heritage Overlay

The following places are recommended for inclusion in the Heritage Overlay. The citations for each place are included in Volume 2 of this report.

Name	Address	2016 Photo
<b>ARMADALE</b>		
1. Nirvana	<b>3 Avalon Road, Armadale</b>	
2. Ardlui	<b>575-577 Dandenong Road, Armadale</b>	
3. Wendouree	<b>21 Denbigh Road, Armadale</b>	

	Name	Address	2016 Photo
4.	Waingawa	29 Denbigh Road, Armadale	
5.	White Lodge	<b>34 Huntingtower Road, Armadale</b> (officially known as 32 Huntingtower Road, Armadale, as of 25 October 2017)	
6.	Chesil Dene	120 Kooyong Road, Armadale	
7.	Calga	1022-1024 Malvern Road, Armadale	

Name	Address	2016 Photo
8. Sutherland House (Lauriston School)	<b>1076 Malvern Road, Armadale</b>  This place was previously assessed by GJM Heritage (June 2016) and found to be of Local Significance.  Note: The place was demolished prior to consideration by Panel.	
9. Locksley	<b>32 Sutherland Road, Armadale</b>	

**GLEN IRIS**

10. The Bungalow	<b>221 Burke Road, Glen Iris</b>  Note: Considered through Amendment C255	
11. OneQG (formerly Balcomie)	<b>1 Golden Quadrant, Glen Iris</b>	

Name	Address	2016 Photo
12. Paulina	1 Maitland Street, Glen Iris	
13. Coliban	1564-1566 Malvern Road, Glen Iris	
14. House	1588-1590 Malvern Road, Glen Iris	
15. Quantock	29 Scott Grove, Glen Iris	

	Name	Address	2016 Photo
16.	Gawler	9 Vincent Street, Glen Iris	

**KOOYONG**

17.	Glen Loeman	6 Monaro Road, Kooyong  Note: Council resolved not to pursue heritage controls for this property.	
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**MALVERN**

18.	House	19 Cressy Street, Malvern	
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19.	Duplex	1 & 3 Dixon Street, Malvern (duplex)	
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Name	Address	2016 Photo
20. Kooloora	4 Embling Road, Malvern	
21. Stobo	390 Glenferrie Road, Malvern  Note: Considered through Amendment C257	
22. Knowles (formerly Knole)	5 Haverbrack Avenue, Malvern	
23. Clangillian	1334 High Street, Malvern	

Name	Address	2016 Photo
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24. Mororo 13 Oxford Street, Malvern



25. House 41 Thanet Street, Malvern



26. Triplex 20, 22 & 24 Woodmason Street, Malvern



Left bay: 24 Woodmason Street, Malvern

Central recessed section: 22 Woodmason Street, Malvern

Right bay: 20 Woodmason Street, Malvern

Name

Address

2016 Photo

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**MALVERN  
EAST**

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27. Charter Oak      **1121 Dandenong Road, Malvern East**



- 
28. Mahdeen      **5 Lloyd Street, Malvern East**



- 
29. Glen View      **3 Nyora Street, Malvern East**



- 
30. Quentin  
(duplex)      **5 & 7 Tollington Avenue, Malvern East**



7 Tollington Avenue, Malvern East

Name

Address

2016 Photo



5 Tollington Avenue, Malvern East

**PRAHRAN**

31. House **11 A'Beckett Street, Prahran**



32. House and Duplex **42 and 44 & 46 Murray Street, Prahran**



46 Murray Street, Prahran



46 Murray Street (left), 44 Murray Street (centre) and 42 Murray Street (right).

Name	Address	2016 Photo
33. House (former Dairy Depot)	<b>41 Perth Street, Prahran</b>	

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**SOUTH YARRA**

34. Danby	<b>35 Rockley Road, South Yarra</b>	<p data-bbox="392 1081 802 1171">Access to the property was requested by Council but not granted in Stage 3 of the Study.</p>  
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Name

Address

2016 Photo

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**TOORAK**

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35. Keyham **4 Burnie Street, Toorak**



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36. Currajong (No. 155) & Stokesay (No. 157). **155 & 157 Kooyong Rd, Toorak**



155 Kooyong Road, Toorak



157 Kooyong Road, Toorak

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37. Wynoona **36 Lansell Road, Toorak**  
Access to the property was requested by Council but not granted in Stage 3 of the Study.



Name

Address

2016 Photo



38. Kinkell 45 Lansell Road, Toorak



39. McIvor 707 Malvern Road, Toorak



40. Duplex 24 & 26 Millicent Avenue, Toorak



Name

Address

2016 Photo



### 5.3 Places not recommended for the Heritage Overlay

The following places were found not to meet the threshold for inclusion in the Heritage Overlay:

Name	Address / Recommendation Reasons	2016 Photo
<b>ARMADALE</b>		
1.	<b>53 Armadale Street, Armadale</b>  Typical and modest Federation example in the municipality which lacks unusual or particularly fine architectural detailing.	
2.	<b>2 Erskine Street, Armadale</b>  Typical Federation example in the municipality which lacks unusual or particularly fine architectural detailing.	
3.	<b>33-35 Huntingtower Road, Armadale</b>  See Section 4 for reasons.	
4.	<b>47-49 Huntingtower Road, Armadale</b>  See Section 4 for reasons.	

Name	Address / Recommendation Reasons	2016 Photo
5. Astrea	<p data-bbox="373 275 675 302"><b>15 Mercer Road, Armadale</b></p> <p data-bbox="373 331 874 745">A single-storey Federation house built in 1897, with an elegant symmetrical facade and rendered finish. The quality of the design of the facade suggests an architect's involvement, however, no architect was determined. The 1992 <i>City of Malvern Heritage Study</i> noted that the detail to the bay windows and arched entrance reflects a Mannerist form, and recommended local significance 'as an example of a building which has an evolved character representing several different styles but has been resolved into a harmonious overall design.'</p> <p data-bbox="373 775 874 898">The house was converted into two, then three flats from c1945 to c1970. Both verandah spaces to the facade were in-filled then restored in the early 1990s and 2002.</p> <p data-bbox="373 927 874 1077">A large and intrusive modern addition was constructed in 2002, replacing a substantial portion of the original dwelling. The addition substantially reduces the significance of the place.</p>	
6.	<p data-bbox="373 1111 751 1137"><b>558A-562 Orrong Road, Armadale</b></p> <p data-bbox="373 1167 874 1357">Built c1890s, the house is a modest example of the Federation style, which retains interesting details such as a hit-and-miss fretwork verandah valance, stylised leaf/sunburst decoration to the gable end and intact Art Nouveau leadlighting.</p> <p data-bbox="373 1386 874 1727">The place is not architecturally well resolved in comparison to other Federation examples and closer analysis has determined a low level of integrity to the facade. The projecting porch to the verandah is a later addition (appearing to date to 1989 according to Council Valuation records), as is the skillion-roof addition that runs the length of the southern elevation and alters the form of the facade. These additions reduce the level of integrity.</p>	

Name

Address / Recommendation Reasons

2016 Photo

7.

**18 Sutherland Road, Armadale**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detail.



**GLEN IRIS**

8.

**1450 High Street, Glen Iris**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detail. Even as a row nos. 1450-1456 High Street do not possess sufficient architectural interest to meet the threshold for local significance.



9.

**1452 High Street, Glen Iris**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detail. Even as a row nos. 1450-1456 High Street do not possess sufficient architectural interest to meet the threshold for local significance.



10.

**1454 & 1456 High Street, Glen Iris (duplex)**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detail. Even as a row nos. 1450-1456 High Street do not possess sufficient architectural interest to meet the threshold for local significance.



Name	Address / Recommendation Reasons	2016 Photo
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11. Colwyn  
**1458 High Street, Glen Iris**  
 See Section 4 for reasons



12. **1460 & 1462 High Street, Glen Iris (duplex)**  
 Typical, modest and simple example of a Federation duplex in the municipality which lacks unusual or fine architectural detailing. Alterations such as the unsympathetic carport addition to no. 1460 have reduced the architectural integrity of the pair.



1460 High Street, Glen Iris



1462 High Street, Glen Iris

Name

Address / Recommendation Reasons

2016 Photo

13. **1464 & 1466 High Street, Glen Iris (duplex)**

Typical example of a modest and simple Federation duplex in the municipality, with unusual off-centre placement of projecting window bays to the facades. This pair lacks particularly fine architectural detailing.



14. **10 King Street, Glen Iris**

Typical timber Federation house in the municipality, which lacks unusual or particularly fine architectural detailing. The original roof has been more recently replaced with Colourbond.



15. **22, 24, 26 & 28 King Street, Glen Iris (row)**

Typical examples of modest freestanding Federation timber houses in the municipality. The four houses vary in detailing and form. Even considered as a group, these four houses do not meet the threshold of local significance as they lack unusual or particularly fine architectural detailing. No. 24 has a quite prominent rear roof top addition. Roof coverings and various timber detailing have been replaced. These changes reduce the integrity of the group.



22 King Street, Glen Iris

Name

Address / Recommendation Reasons

2016 Photo

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24 King Street, Glen Iris



26 King Street, Glen Iris



28 King Street, Glen Iris

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Name	Address / Recommendation Reasons	2016 Photo
16.	<p><b>46 Kyarra Road, Glen Iris</b></p> <p>Typical Federation example in the municipality with fine sweeping roofline. A large two-storey addition at the rear significantly reduces the integrity of the place. Recent work on the house appears to include the replacement of various timber elements.</p>	
17.	<p><b>41 Maitland Street, Glen Iris</b></p> <p>Typical Federation example in the municipality with long gabled wing to the front and sunrise gable detail. This house lacks unusual or particularly fine architectural detailing. Many elements appear to have been replaced including the roof covering.</p>	
18.	<p><b>1532-1534 Malvern Road, Glen Iris</b></p> <p>Substantial but typical Federation example in the municipality. This house lacks unusual or particularly fine architectural detailing.</p>	

Name

Address / Recommendation Reasons

2016 Photo

19.

**25 Scott Grove, Glen Iris**

Typical Federation example in the municipality with alterations to the layout, materials and finishes. Many elements appear to have been replaced including the roof covering.



20.

**21 Wilson Street, Glen Iris**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detailing. The roof covering and the decorative terracotta ridge tiles and finials have been replaced.



**MALVERN**

21.

**384 Glenferrie Road, Malvern**

An unusual design with hit-and-miss parapeted facade concealing a large multi-hipped house. Although unusual, the place does not present as a well-resolved architectural design and does not display any fine architectural detailing.



Name

Address / Recommendation Reasons

2016 Photo



22.

**13 Hornsby Street, Malvern**

Typical Federation example in the municipality which lacks unusual or particularly fine architectural detailing.



Name

Address / Recommendation Reasons

2016 Photo

23.

**10 Irving Street, Malvern**

Typical and modest Federation example in the municipality which lacks unusual or particularly fine architectural detailing.



24.

**2A Somers Avenue, Malvern**

An imposing two-storey house built in 1914-15, designed by architects Godfrey & Spowers for owner Minnie Alsop.

The house is illustrative of a restrained Federation Arts and Crafts style. Located on a prominent corner site, the house is finished in roughcast render, with a two-storey verandah to the facade, supported on both levels by squared rubble stone piers. A view of the house is obscured by a tall boundary hedge.

Detailed analysis of the house during Stage 3 of the Study has determined that the two-storey faceted bay fronting Somers Avenue was a later addition, constructed in the 1970s, replacing the original recessed space (as shown on the Property Sewerage Plans). This large addition to one of the two main elevations reduces the integrity of the house and obscures the original design.



Name

Address / Recommendation Reasons

2016 Photo

25.

**108 & 108A Stanhope Street, Malvern (duplex)**

A Federation corner duplex, massed to appear as one house, which presents to Dixon Street. The place lacks unusual or particularly fine architectural detailing and is awkwardly resolved with 108A Stanhope Street lacking architectural detailing of any note. A later carport has been constructed to the side of 108A.



108 Stanhope Street, Malvern



108A Stanhope Street, Malvern

26.

**120A Stanhope Street, Malvern**

Typical Federation example in the municipality, with a dominant carport constructed on the front boundary which substantially reduces the presentation and integrity of the place.



Name

Address / Recommendation Reasons

2016 Photo

27.

**219 Wattletree Road, Malvern**

Typical Federation Bungalow in the municipality which lacks unusual or particularly fine architectural detailing.



28.

**31 Winter Street, Malvern**

Typical corner Federation example in the municipality which lacks unusual or particularly fine architectural detailing.



**MALVERN EAST**

29.

**16 Burke Road, Malvern East**

Typical corner Federation example in the municipality which lacks unusual or particularly fine architectural detailing.



Name	Address / Recommendation Reasons	2016 Photo
30.	<p><b>43 Chadstone Road, Malvern East</b></p> <p>Typical timber Federation example in the municipality which lacks unusual or particularly fine architectural detailing. Although unusual in the immediate area, it is typical within the broader suburb and municipality.</p>	
31. Taviuni	<p><b>56 Paxton Street, Malvern East</b></p> <p>Unusual timber Federation example in the municipality but which lacks particularly fine architectural detailing and does not present as a well-resolved design. A large two-storey addition to the rear, carport to the side and replacement of roofing to the majority of the building reduces the integrity of the place.</p>	
32. Monda	<p><b>70 Paxton Street, Malvern East</b></p> <p>Typical and modest Federation timber house in the municipality which lacks unusual or particularly fine architectural detailing. A dominant and substantial carport, built at the front boundary using a similar form and materials to the house, reduces the appearance and integrity of the place. The front fence may have been replaced at the same time the carport was constructed.</p>	

Name	Address / Recommendation Reasons	2016 Photo
33. Rosny	<b>21 The Grange, Malvern East</b>  Typical Federation example in the municipality which lacks unusual or particularly fine architectural detailing.	
34.	<p data-bbox="373 640 804 696"><b>20, 22, 24, 26, 28 &amp; 30 Tooronga Road, Malvern East (row of three duplexes)</b></p> <p data-bbox="373 725 871 976">Typical row of three modest Federation duplexes which lack unusual or particularly fine architectural detailing. The row demonstrates consistent roof forms, chimneys, gable ends and bays with hoods. A number of alterations have been made to the fabric which reduces the architectural integrity of the place (detailed below).</p> <p data-bbox="373 1010 592 1032"><b>Alterations include:</b></p> <p data-bbox="373 1066 852 1122">No 20: Replacement of timber fretwork and addition of bay awning.</p> <p data-bbox="373 1155 804 1234">No 22: Removal of timber fretwork over porch, enclosure of porch and possible removal of timber gable strapwork.</p> <p data-bbox="373 1267 852 1346">No 24: Removal and replacement of timber fretwork over porch, enclosure of porch and possible removal of timber gable strapwork.</p> <p data-bbox="373 1402 836 1424">No 26: Removal of timber gable strapwork</p> <p data-bbox="373 1458 871 1581">No 28: replacement of roof covering, addition of row of dividing roof ridge tiles, possible removal of timber gable strapwork and removal of pressed metal in gable end.</p> <p data-bbox="373 1615 804 1666">No 30: removal of timber fretwork over porch.</p>	 <p data-bbox="906 1294 1318 1317">Left: 30 Tooronga Road, Malvern East</p>  <p data-bbox="906 1350 1334 1373">Right: 28 Tooronga Road, Malvern East</p>  <p data-bbox="906 1805 1318 1827">Left: 26 Tooronga Road, Malvern East</p> <p data-bbox="906 1861 1334 1883">Right: 24 Tooronga Road, Malvern East</p>

Name

Address / Recommendation Reasons

2016 Photo



Left: 22 Tooronga Road, Malvern East

Right: 20 Tooronga Road, Malvern East

35.

**339 Wattletree Road, Malvern East**

The elements of the Federation house visible from the street indicate that the house is typical in style. A large side garage and prominent rear addition reduces the integrity of the place.



**PRAHRAN**

36.

**675, 677, 679, 681, 683, 385, 687 & 689 High Street, Prahran (row of four duplexes)**

Typical row of four Federation duplexes which lack unusual or particularly fine architectural detailing. While this is a reasonably intact group, a number of alterations have occurred which reduces the architectural integrity of the place. This includes:



Name

Address / Recommendation Reasons

2016 Photo

Later high fences (nos. 675, 677 & 683)

Later low fences (687 & 689)

Front gardens replaced with concrete or brick  
(nos. 681, 683 & 685)

Removal of fretwork (679, 681)

Overpainting of brickwork (nos. 677 & 685)

New window (no. 675)



Left: 675 High Street, Prahran

Right: 677 High Street, Prahran



Left: 679 High Street, Prahran

Right: 681 High Street, Prahran



Left: 683 High Street, Prahran

Right: 685 High Street, Prahran

Name

Address / Recommendation Reasons

2016 Photo



Left: 687 High Street, Prahran

Right: 689 High Street, Prahran

37.

**35 Trinian Street, Prahran**

Typical and modest Federation example in the municipality which lacks unusual or particularly fine architectural detailing. A prominent garage addition to the side front boundary reduces the integrity of the place.



### SOUTH YARRA

38.

**23 Rockley Road, South Yarra**

Typical and simple Federation example in the municipality which lacks unusual or particularly fine architectural detailing. Replacement of a prominent front gable window reduces the integrity of the place.



Name

Address / Recommendation Reasons

2016 Photo



**TOORAK**

39. Nerrena

**659 Orrong Road, Toorak**

Access to the property was requested by council but not granted by owners during Stage 3 assessments.

Detailed analysis of the house determined that the house was built in 1900 (no architect was determined) and underwent alterations and additions in 1989 and the 1990s, which comprised the construction of the verandah to the facade which returns on the north and south elevations, a bay window (with doors) to the facade (east elevation) and bay window to the north-east corner of the house (as well as construction of a large bay window towards the rear of the north elevation).

These alterations and additions have reduced the level of integrity and the place therefore it does not meet the threshold of local individual significance.



40.

**710 Toorak Road, Toorak**

A large but simply detailed Federation example in the municipality which lacks unusual or particularly fine architectural detailing and does not present as a well-resolved design.



## WINDSOR

41.

**3 & 5 Wrexham Road, Windsor (semi-detached houses)**

A Victorian house (built 1883) with large Federation additions (built c1909), to form a second semi-detached residence. The resulting house reflects both Victorian and Federation periods stylistically and does not present as a well-resolved design of the Federation period. The building lacks any unusual or particularly fine architectural detailing from the Federation period.



Detail of the facade of 3 Wrexham Road (1883, with a c1909 remodelling of projecting bay).



5 Wrexham Road, Windsor, to the east (c1909).

## 5.4 Heritage Precincts

Two heritage precincts were identified during the course of the Study.

### 5.4.1 Finch Street North Precinct, Glen Iris

Three places in Finch Street, Glen Iris – nos. 123, 158 and 160 – were included in the list of 101 places provided by Council and investigated as part of Stage 2. Fieldwork in this section of Finch Street, north of Wattletree Road, indicated that the immediate area has potential for a heritage precinct, with a number of places forming a contiguous row of finely detailed and intact Federation residences. It is recommended that the section of Finch Street comprising Nos 121-145 & 150-168 Finch Street be included in the Heritage Overlay as a precinct (see citation in Volume 2 of this report).

### 5.4.2 Burke Road Precinct, Malvern East

Six properties (nos. 5-17) on the western side of Burke Road, Malvern East were included in the list of 101 places provided by Council and investigated as part of Stage 2. Fieldwork and historical research identified physical and historical cohesiveness in this group – combined with the two properties at either end of the row (no. 3 and the duplex at 19-21). It is recommended that this group be included in the Heritage Overlay as a precinct (see citation in Volume 2 of this report).

## 5.5 Places found to be outside the scope of this Study

It was determined during this Study that 10 places were built prior to the Federation period or were built during the transition between the Victorian and Federation periods (c1890-c1901) but stylistically reflected Victorian architecture in form and detail. In addition, two places were found to have been built after the Federation period, during the Interwar period (c1918-c1940). Basic historical research was carried out for most places to confirm built dates (noted below).

It is recommended that these places are assessed as part of separate studies, by the authors of the Interwar and Victorian houses studies. A preliminary recommendation is provided below based on a purely visual analysis, as to whether the places are thought to reach the threshold of local individual significance. However, these places require a targeted comparative analysis within their corresponding architectural types and periods of construction.

### 5.5.1 Victorian places

	Name	Address	2016 Photo	Preliminary visual assessment
1.	Amagh	<b>19 Denbigh Road, Armadale</b>  Built: 1899		Typical late Victorian house – unlikely to be of local individual significance

2. Cullean **5 Wattletree Road, Armadale**  
Built: pre-1889



Substantial and intact Victorian villa - warrants further investigation for potential local individual significance

3. St Hilary **2 Hilary Grove, Glen Iris**  
Built: 1856



Substantial and intact early Victorian villa - warrants further investigation for potential local individual significance

4. **34 Dixon Street, Malvern**  
Pair with no. 36: both built 1889-90



Typical modest late Victorian house – unlikely to be of local individual significance

5. **41 Dixon Street, Malvern**  
Built: 1895



Typical late Victorian house – unlikely to be of local individual significance

6. **54 Elizabeth Street, Malvern**  
Built: 1893



Substantial and intact Victorian house - warrants further investigation for potential local individual significance, especially in conjunction with the neighbouring property at 56 Elizabeth St.

7. Noorie **56 Elizabeth Street,  
Malvern**  
Built: 1891



Substantial two storey Victorian house - warrants further investigation for potential local individual significance, especially in conjunction with the neighbouring property at 54 Elizabeth St.

8. Gunvah **364A & 364B Toorak Road,  
South Yarra**  
Built: Pre-1896



Single-storey Victorian house - warrants further investigation for potential local individual significance.  
  
The rear of the house appears to serve as a second residence.

9. **159 Kooyong Road,  
Toorak**



Two storey Victorian mansion - warrants further investigation for potential local individual significance.

10. **15 Henry Street,  
Windsor**



Very modest timber dwelling - not likely to be of local individual significance.

## 5.5.2 Interwar places

	Name	Address	2016 Photo	Preliminary visual assessment
1.		<b>13-15 Avalon Road, Armadale</b>  Built: 1933-34		Substantial two-storey house with Arts and Crafts influences - warrants further investigation for potential local individual significance.
2.	Mayfield flats/ maisonettes	<b>44 Murphy Street, South Yarra</b>  Built: c1930s		Substantial two-storey English Domestic Revival house - Warrants further investigation for potential local individual significance.

## Appendix 1 – Stage 1 list of places

Following is the original list of 101 places provided by Council upon commencement of the Study. The list includes individual dwellings and often identifies identical rows of residences, duplexes and ‘triplexes’ as a single place.

	Address	Street	Locality	Stage 1 Source
<b>ARMADALE</b>				
1.	53	Armadale Street	Armadale	Stage 1 Federation Study (Context 2014)
2.	3	Avalon Road	Armadale	Stage 1 Interwar fieldwork (John Statham)
3.	575-577	Dandenong Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
4.	19	Denbigh Road	Armadale	City of Prahran Conservation Study (Nigel Lewis & Associates 1983)
5.	21	Denbigh Road	Armadale	Stage 1 Federation Study (Context 2014)
6.	2	Erskine Street	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
7.	34	Huntingtower Road	Armadale	Stage 1 Interwar fieldwork (John Statham)
8.	33-35	Huntingtower Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
9.	47-49	Huntingtower Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
10.	120	Kooyong Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
11.	1022-1024	Malvern Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
12.	15	Mercer Road	Armadale	Stage 1 Victorian/Federation Gap Study (Context 2015)
13.	558A-562	Orrong Road	Armadale	Stage 1 Interwar fieldwork (John Statham)
14.	32	Sutherland Road	Armadale	Not identified
15.	13-15	Avalon Road	Armadale	Nominated by Context as part of their Hampden Road Precinct work
16.	29	Denbigh Road	Armadale	Not identified
17.	18	Sutherland Road	Armadale	Not identified
18.	5	Wattletree Road	Armadale	Not identified

### GLEN IRIS

	Address	Street	Locality	Stage 1 Source
19.	123	Finch Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
20.	158	Finch Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
21.	160	Finch Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
22.	1	Golden Quadrant	Glen Iris	Stage 2 Interwar Houses Study and City of Malvern Heritage Study
23.	1450	High Street	Glen Iris	Not identified
24.	1452	High Street	Glen Iris	Not identified
25.	1454 and 1456	High Street	Glen Iris	Stage 1 Federation Study (Context 2014)
26.	10	King Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
27.	22, 24, 26 & 28	King Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
28.	46	Kyarra Road	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
29.	1	Maitland Street	Glen Iris	Not identified
30.	41	Maitland Street	Glen Iris	Stage 1 Federation Study (Context 2014)
31.	1532-1534	Malvern Road	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
32.	1564-1566	Malvern Road	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
33.	1588-1590	Malvern Road	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
34.	25	Scott Grove	Glen Iris	Stage 1 Federation Study (Context 2014)
35.	29	Scott Grove	Glen Iris	Stage 1 Federation Study (Context 2014)
36.	9	Vincent Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
37.	21	Wilson Street	Glen Iris	Stage 1 Victorian/Federation Gap Study (Context 2015)
38.	1464 & 1466	High Street	Glen Iris	Stage 1 Federation Study (Context 2014)
39.	1458	High Street	Glen Iris	City of Malvern Heritage Study 1992: 187

	Address	Street	Locality	Stage 1 Source
40.	1460 & 1462	High Street	Glen Iris	Stage 1 Federation Study (Context 2014)
41.	2	Hilary Grove	Glen Iris	Not identified
<b>KOOYONG</b>				
42.	6	Monaro Road	Kooyong	Stage 1 Victorian/Federation Gap Study (Context 2015)
<b>MALVERN</b>				
43.	19	Cressy Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
44.	1 & 3	Dixon Street	Malvern	Stage 1 Federation Study (Context 2014)
45.	4	Embling Road	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
46.	384	Glenferrie Road	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
47.	390	Glenferrie Road	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
48.	5	Haverbrack Avenue	Malvern	Stage 1 Federation Study (Context 2014)
49.	1334	High Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
50.	13	Hornsby Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
51.	10	Irving Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
52.	13	Oxford Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
53.	2A	Somers Avenue	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
54.	108 & 108A	Stanhope Street	Malvern	Stage 1 Federation Study (Context 2014)
55.	120A	Stanhope Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
56.	41	Thanet Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
57.	219	Wattletree Road	Malvern	Stage 1 Federation Study (Context 2014)
58.	31	Winter Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)

	Address	Street	Locality	Stage 1 Source
59.	20, 22 & 24	Woodmason Street	Malvern	Stage 1 Victorian/Federation Gap Study (Context 2015)
60.	34	Dixon Street	Malvern	Malvern City Urban Character Study 1988
61.	41	Dixon Street	Malvern	Malvern City Urban Character Study 1988
62.	54	Elizabeth Street	Malvern	Malvern City Urban Character Study 1988
63.	56	Elizabeth Street	Malvern	Malvern City Urban Character Study 1988
<b>MALVERN EAST</b>				
64.	5	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
65.	7	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
66.	9	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
67.	11 & 13	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
68.	15	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
69.	16	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
70.	17	Burke Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
71.	43	Chadstone Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
72.	1121	Dandenong Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
73.	5	Lloyd Street	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
74.	3	Nyora Street	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
75.	56	Paxton Street	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
76.	70	Paxton Street	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
77.	21	The Grange	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)

	Address	Street	Locality	Stage 1 Source
78.	20, 22, 24, 26, 28 & 30	Tooronga Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
79.	339	Wattletree Road	Malvern East	Stage 1 Victorian/Federation Gap Study (Context 2015)
80.	5 & 7	Tollington Avenue	Malvern East	Stage 1 Interwar fieldwork (John Statham)
<b>PRAHRAN</b>				
81.	11	A Beckett Street	Prahran	Not identified
82.	675, 677, 679, 681, 683, 685, 687 & 689	High Street	Prahran	Stage 1 Federation Study (Context 2014)
83.	46	Murray Street	Prahran	Not identified
84.	41	Perth Street	Prahran	Not identified
85.	35	Trinian Steet	Prahran	Stage 1 Interwar fieldwork (John Statham)
<b>SOUTH YARRA</b>				
86.	44	Murphy Street	South Yarra	Not identified
87.	23	Rockley Road	South Yarra	Not identified
88.	35	Rockley Road	South Yarra	City of Prahran Conservation Review (Context 1993)
89.	364A & 364B	Toorak Road	South Yarra	Not identified
<b>TOORAK</b>				
90.	710	Toorak Road	Toorak	Stage 1 Victorian/Federation Gap Study (Context 2015)
91.	4	Burnie Street	Toorak	City of Prahran Conservation Review (Context 1993)
92.	155	Kooyong Rd	Toorak	Not identified
93.	157	Kooyong Rd	Toorak	Not identified
94.	159	Kooyong Rd	Toorak	Not identified
95.	36	Lansell Road	Toorak	Toorak Character Study 1991
96.	45	Lansell Road	Toorak	Toorak Character Study 1991
97.	707	Malvern Road	Toorak	Not identified
98.	24 & 26	Millicent Avenue	Toorak	Toorak Character Study 1991

	Address	Street	Locality	Stage 1 Source
99.	659	Orrong Road	Toorak	Not identified
<b>WINDSOR</b>				
100.	15	Henry Street	Windsor	Not identified
101.	3 & 5	Wrexham Road	Windsor	Stage 1 Victorian Houses Study (John Statham 2014)

## Appendix 2 – HERCON Criteria

**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).

**Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

**Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

**Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).