

Heritage Citation

'COLIBAN'

Address: 1564-1566 Malvern Road, Glen Iris

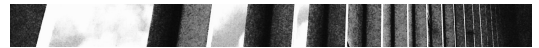
Prepared by: GJM Heritage/Purcell

Date: May 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Grading: Locally significant	Builder: Not confirmed
Integrity: Very High	Construction Date: 1911
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 1564-1566 Malvern Road, Glen Iris (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as 'Coliban', 1564-1566 Malvern Road, Glen Iris, a single-storey dwelling built in 1911.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions, such as some infill work at the north side at the front, are not significant.

How is it significant?

'Coliban', 1564-1566 Malvern Road, Glen Iris is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

'Coliban', 1564-1566 Malvern Road, Glen Iris is a fine, large and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly. The asymmetrical massing, with complex roof forms and contrasting gabled bays, and architectural elements and materials, including tall chimneys, half-timbering with rough cast render, timber detailing and decorative coloured glass, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Glen Iris in the early twentieth century (Criterion D).

'Coliban', 1564-1566 Malvern Road, Glen Iris is a carefully designed and well-resolved example of a Federation house. The projecting half-timbered gable bays with contrasting window bays, tall chimneys, rich timber decoration and extensive use of coloured and leadlight glass present a picturesque composition of this architectural style (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

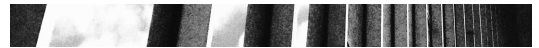
8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Locality history

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales, who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and was the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern) (City of Stonnington [CoS]; Context 2006:34). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The boundary comprised the current localities of Malvern, Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). The locality of Glen Iris is divided by Gardiners Creek, and has straddled two municipalities since its formation. The name was derived from the residence built for J. C. Turner on land acquired from a settler who had voyaged to Victoria on a ship called 'Iris' (Victorian Places).

The part of Glen Iris south of Gardiners Creek was first to develop. The first development comprised farms



that overlooked the Glen Iris Valley (also referred to as Gardiners Creek Valley) (Victorian Places). In 1890, the railway line along the northern extent of the municipality was established through the Glen Iris Valley from Burnley, establishing Glen Iris and Gardiner stations, however, the expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1903 *Australian Handbook* (cited in Victorian Places) described Glen Iris as a 'favourite picnic spot' with 'numerous market gardens and villa residences'. In 1903 the locality had a population of about 200, which was small in comparison to other localities within the Malvern municipality. However, from 1900, the municipality as a whole saw rapid development and urbanisation; it was declared both a Borough and then a Town in 1901, and in 1911 became the City of Malvern with a total population of 16,000 (Context 2006:86; Victorian Places). Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5).

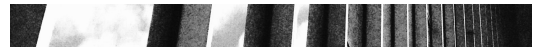
The Prahran and Malvern Tramways Trust was established in 1908, with three electric tramlines opened in the locality by 1917: Malvern Road turning north into Burke Road, Wattletree Road terminating at Burke Road, and High Street terminating at Glen Iris Railway station. The arrival of the tramlines further drove commercial centres in the immediate vicinity and residential development beyond (Context 2006:70-2, 113; Victorian Places). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted 'a progress unprecedented by any other suburb' (Context 2009:128). Much of this new development was taking place in the Glen Iris Valley (Context 2009:128). Between 1911 and 1921 the population of the municipality doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933. Development steadied from the 1930s, with the population in the former City of Malvern averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington.

Place history

In 1886, Sarah and William Sloggatt of 'Valency' house on Burke Road, Malvern subdivided just over 9¼ acres (Crown Portion 113, Parish of Prahran) on the southern corner of Burke and Malvern roads. The Valency Estate subdivision created Golden Quadrant and Valency Road, with lots also fronting Malvern and Burke roads. Lots were on-sold from April 1887 (LV:V1844/F798). The first sale was to John Brown Scott, gentleman of South Yarra, who purchased six lots (including Lot 6 – the current 1564-1566 Malvern Road) in April 1887. After Scott's death in 1907, his executors on-sold each lot individually (LV:V1909/F672).

Lot 6 was sold to Edward Mills, builder of Scotts Grove, Malvern, in December 1907. In October 1910, Mills sold to William E. Machin, auctioneer (LV:V1909/F672; V3243/F534). The 1909-10 rate books recorded that Edward Mills, plasterer, was struck out as the owner of Lot 6, replaced with Thomas Machin. The 1910-11 rate books recorded that William Machin, agent, was the rated owner of Lot 6 (replacing Thomas Machin, builder), which remained land. The following year, the 1911-12 rate books recorded that William Machin, agent, was the owner and occupant of a seven room brick house on Lot 6 (with the description 'land' struck out), with a Net Annual Value of 54 pounds (RB). This indicates that the house was built in 1911 for owner William Machin, possibly constructed by the former rated owner (and presumably a relative) Thomas Machin, builder. A Melbourne and Metropolitan Board of Works (MMBW) Detail Plan dated c1916 (cited in SHC) indicated that the house was called 'Coliban' (Figure 2). The footprint on the plan showed the early extent of the house and suggests that the north-west corner of the house was an open verandah (since in-filled). The quality of the design suggests an architect's involvement, however, no architect has been determined.

Machin remained the owner of the property until April 1933, after which it had a number of subsequent owners, including the Cocks family from 1933, the Mathiesons from 1955, Andersons from 1967 and back into the Cocks family from 1990 to 1991 (LV:V3243/F534). The house was called 'Ardnith' from the 1950s (SHC).



The place has served as a dental clinic from the 1990s, under the ownership of the Dickinsons. In 2001 plans were approved for the extension to the rear, in a sympathetic style to the original house, to serve the dental clinic (SCC PF).



Figure 2. An MMBW Detail Plan dated c1916 showing the footprint of the house, named 'Coliban' (cited in SHC).

Description

The former dwelling at 1564-1566 Malvern Road, known as 'Coliban' is a single-storey detached building (now dental clinic) on an unusual triangular allotment. It is characterised by its complex hip and gable roof form, use of terracotta ornament and overall refined design that reflect the Queen Anne architectural style.

The walls are constructed of red brick, with a smooth rendered band at sill level, moulded rendered band at stringcourse level with roughcast render above. The roof is clad in slate with terracotta ridge tiles, and terracotta dragon and ball finials (Figure 3). The chimneys are tall, with roughcast stacks, brick banding and terracotta pots (Figure 3). Two prominent bay windows with half-timbered gable ends and simple bargeboards dominate the north façade (Figure 4). The eastern, segmental bay is finished in roughcast which continues down to the window head, with a slate hood over with exposed rafter tails (Figure 4). The western bay is square, with a flying gable supported on timber brackets and roughcast below. The windows are timber casements, with arched rails and heads, and coloured leaded glazing to the highlights. Flanking both bays are lower side sections with timber casement windows with coloured leadlight glazing and brick heads (east) and matching casement windows (west). A central porch, incorporated under the main roof is supported on decorative timber brackets. A central arched entry with simple timber frieze is set between the brick walls, and the porch is accessed via a flight of bluestone steps with rendered side walls. The front door is timber, with ornate side and fanlight within a timber frame (Figure 5).

The site is bounded by a modern timber picket fence and tall hedges. A return asphalt driveway with brick edging dominates the front setback. A modern addition, replicating details of the original dwelling, is located at the rear.

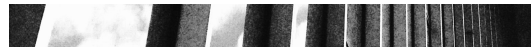


Figure 3. Roof, gable and chimney detail (GJM Heritage/Purcell, June 2016)



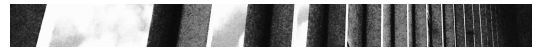
Figure 4. Bay window detail (GJM Heritage/Purcell, June 2016)



Figure 5. Entrance detail (Google Streetview, September 2016)

Integrity

The house retains a high degree of integrity to the Federation Queen Anne style, in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.



Comparative Analysis

'Coliban', 1564-1566 Malvern Road, Glen Iris, is of note as a representative and intact example of the Federation Queen Anne style that was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic architecture during the decades immediately before and after 1900 and was applied to both large and modest designs. Originally an English revival of both traditional rural design and elements from a range of periods, this style was seen in the work of English architects such as Norman Shaw. This 'Old English' style became popular in the United States and influences of both English and American Queen Anne can be seen in a distinctly Federation Queen Anne style which developed in Australia.

Predominantly a domestic style, houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple gables, conical towers, dormer windows and tall chimneys. Houses were often single-storey and sprawled over large suburban sites. They share a basic set of materials: usually red brick for walls, timber for verandah posts and decoration, half-timbering with rough cast in the gable ends, and terracotta tiles, or less commonly slate, with decorative terracotta ridge capping and finials for the roof. Other typical characteristics include a variety of bay windows, multi-paned windows with decorative coloured glass sashes and diagonally projecting corners with surrounding verandahs, particularly on corner sites.

A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects associated with this style include Beverley Ussher, Henry Kemp and Christopher Cowper.

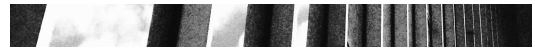
Within the City of Stonnington a small number of Federation Queen Anne style houses are included in the Heritage Overlay on an individual basis. These include:

- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892
- Redcourt, 506 Orrong Road, Armadale (HO166) 1887
- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

Two of these houses have identified significance at the state level. These are Darnlee, 33 Lansell Road, Toorak and Edzell, 76 St Georges Road, Toorak and will not be considered further here. The other dwellings are both large and early examples of the Federation Queen Anne style. They are both recognised as fine and early examples of the style in the City of Stonnington and display typical characteristics of the Federation Queen Anne style. They are noted as follows:

- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered gable ends, segmental arched windows, large oriel bay window and tall buttressed chimneys.
- Chesterfield, 6 Mayfield Avenue, Malvern (Phillip E Treeby, 1891) is an accomplished and early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house with steeply pitched tiled roofs, prominent half-timbered gables, multiple tall chimneys with rendered strapwork, jettied gables supported on ornamental timber brackets, bay windows and tall chimneys.

In addition, Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:



- Coomaroo, 63 Albany Road, Toorak
- Maroondah, 177 Kooyong Road, Toorak
- Quantock, 179 Kooyong Road, Toorak
- Helenslea, 181 Kooyong Road, Toorak

These are recognised as representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

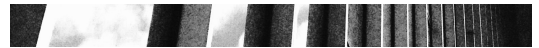
- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning cast iron balustrade and multiple half-timbered gable ends.
- Maroondah, 177 Kooyong Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house (front overpainted) with slate roof, asymmetrical facade with prominent half-timbered and stuccoed gabled bay window and verandah with smaller gable.
- Quantock, 179 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey red brick house with tiled roof, large moulded and strapped chimney, central transverse ridge and projecting front gables.
- Helenslea, 181 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays a fusion of Victorian and Federation style characteristics. It is a single-storey, bichromatic brick house with slate roof, terracotta roof cresting, large corbelled and strapped chimneys, asymmetrical front facade with projecting gable end with canted bay window, half-timbering, stucco finish and decorative timber brackets, and a verandah roof integral with the main roof.

Built in 1911 'Coliban', 1564-1566 Malvern Road, Glen Iris, is later in date than the individual places listed above however, like these examples, it displays a large range of characteristics which have strong associations with the Federation Queen Anne style. The house remains highly intact to demonstrate these strong associations.

'Coliban' demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical massing with complex hip and gable roof form
- Central porch roof integral with the main roof
- Red brick walls with render string course and roughcast render above
- Tall red brick and render chimneys
- Slate roof with terracotta ridge capping and finials
- Half-timbering and rough cast render gable ends
- Oversized decorative timber brackets and fretwork to porch
- Two prominent and contrasting front window bays - one semicircular bow window with segmental slate hood and one square bay
- Leadlight and coloured glazing to windows, top lights and door side and fanlights.

There are also large numbers of Federation Queen Anne style houses that are included in the Heritage Overlay in the Stonnington Planning Scheme as significant and contributory places in Heritage Precincts. These are included in precincts such as HO130 Armadale Precinct, HO133 Gascoigne Estate, HO156 Claremont Avenue Precinct and HO375 Coonil Estate Precinct Malvern.



Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

'Coliban', 1564-1566 Malvern Road, Glen Iris is a fine, large and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly. The asymmetrical massing, with complex roof forms and contrasting gabled bays, and architectural elements and materials, including tall chimneys, half-timbering with rough cast render, timber detailing and decorative coloured glass, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Glen Iris in the early twentieth century.

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

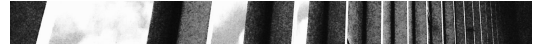
'Coliban', 1564-1566 Malvern Road, Glen Iris is a carefully designed and well-resolved example of a Federation house. The projecting half-timbered gable bays with contrasting window bays, tall chimneys, rich timber decoration and extensive use of coloured and leadlight glass present a picturesque composition of this architectural style.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No



Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.



Figure 6. 2016 aerial of subject site (Source: Stonnington City Council).

References:

City of Malvern Rate Books (RB), East Ward: 1909-10, entry 5080; 1910-11, entry 5425; 1911-12, entry 5931.

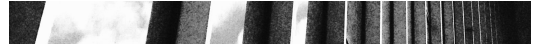
City of Stonnington (CoS), 'History of Stonnington', <<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*.

Land Victoria (LV), Certificates of Title, as cited above.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 7573PL; 1230.4580; Planning Permit No. 0864/14.

Stonnington History Centre (SHC): Malvern Road streets file; Golden Quadrant streets file; Melbourne and Metropolitan Board of Works Detail Plan, probably no. 77 (dated c1916). Accessed August 2016.



Victorian Places, 'Malvern' & 'Glen Iris', < <http://www.victorianplaces.com.au/>>, accessed 8 March 2017.