

Heritage Citation

HOUSE

Address: 1588-1590 Malvern Road, Glen Iris

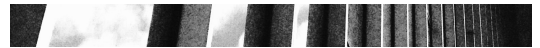
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1913
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 1588-1590 Malvern Road, Glen Iris (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house at 1588-1590 Malvern Road, Glen Iris, a single-storey dwelling built in 1913.

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 are not significant.

How is it significant?

The house at 1588-90 Malvern Road, Glen Iris is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The house at 1588-1590 Malvern Road, Glen Iris is a fine, representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly, including a simple hipped form and symmetrical façade, unadorned and tapered chimneys and simple and distinctive timber fretwork (Criterion D)

The house at 1588-1590 Malvern Road, Glen Iris is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The symmetrical design, projecting central gable-end porch, unusual and rich timber decoration, arched entry and use of coloured and leadlight glass demonstrates a combination of architectural elements and materials which together 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', a house on Burke Road, Malvern subdivided just over 9½ 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 sold slowly from April 1887 (LV:V1844/F798). The remaining lots (a majority, including 1588-1590 Malvern Road) were transferred to several owners before being individually on-sold (LV:V2771/F023; V2788/F415).

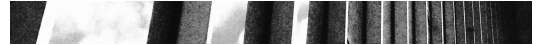
Lot 14 (the current 1588-1590 Malvern Road) was sold to Claude Mackay Wallace, clerk, in June 1913 (LV:V2788/F415). The 1912-13 rate books recorded that 'Claude W Wallis', chemist, was the owner of Lot 14 on Malvern Road (between Valency and Burke roads), which remained land at this date. The following year, the 1913-14 rate books stated that 'Claude C Wallis', clerk, was the owner of a five room brick house, described as 'in COE' (in course of erection) on Lot 14. This indicates that the house was built for Wallace in 1913. The house appears to have been let to occupants (RB).

In April 1919, Wallace sold the property to Millie E. G. Anderson, married woman of Lower Malvern Road, Malvern. The property changed owners a number of times after this date (LV:V3700/F991; V7859/F050). An advertisement for the sale of the house in 1953 stated that the house was a 'substantial and well-built brick villa' with a lounge room, dining room, three bedrooms, breakfast room, kitchen, bathroom, laundry and garage (Age, 18 Apr 1953:25).

The Council Property File indicates that in 2003 a permit was granted for the reconstruction of the front porch, including the piers, balustrade and entry steps, which were unstable from major cracking. It appears that the timber supports and porch roof were retained (SCC PF).

Description

The dwelling at 1588-1590 Malvern Road is a single-storey, detached dwelling on a generous suburban allotment with a deep street setback. Characterised by its symmetrical design with distinctive gable porch with horseshoe arch opening, the design draws on the Federation Arts and Crafts style, and incorporates



simple massing and planning. Constructed in 1913, the dwelling appears to be in fair condition.

The walls are constructed of red brick with a plain rendered band at sill level (overpainted), moulded rendered band at stringcourse level (overpainted) and roughcast render (overpainted) over. The roof is interlocking Marseilles tiles with scroll finials and star terracotta ridge tiles (Figure 2). Rafter tails are exposed at the eaves, which are finished in timber boards. Simple rendered chimneys with no ornamentation remain (Figure 3). A projecting central porch, with prominent gable roof is accessed via bluestone steps, set between brick piers with rendered capping (Figure 4). The steps and piers have been reconstructed, and the rendered capping remains unpainted. The gable roof is supported on square timber columns with deep decorative timber frieze with tulip motif and timber brackets (Figure 4). The central opening features an unusual ornamental timber horseshoe arch, with ornamental brackets and tulip motif frieze. The gable end is half-timbered with roughcast render (overpainted) and matching timber strapping with tulip motifs. The front door is located within a semi-circular rendered arch and comprises a set of double timber doors with coloured leaded lights, sidelights and fanlight set within an ornate timber frame (Figure 4). The underside of the verandah is lined with timber boards. Shallow projecting bays are located either side of the central porch, with roughcast rendered heads (overpainted). The windows are timber double hung sashes, with coloured leadlight glazing and highlights (Figure 5).

The site is bounded by a tall, modern timber fence with central pedestrian access. Vehicular access is provided down the southern boundary, to open parking alongside the dwelling.



Figure 2. Roof detail (GJM Heritage/Purcell, June 2016)



Figure 3. Chimney detail (GJM Heritage/Purcell, June 2016)

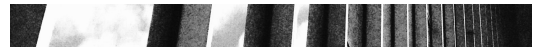


Figure 4. Entrance detail (GJM Heritage/Purcell, June 2016)



Figure 5. Bay window detail (GJM Heritage/Purcell, June 2016)

Integrity

The house retains a high degree of integrity to the Federation Arts and Craft 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

The house at 1588-1590 Malvern Road, Glen Iris is of note as a fine and intact example of the Federation Arts and Crafts style, which flourished in Victoria from the 1890s to the commencement of World War I. With precedents from the United Kingdom and the United States, the resulting Federation Arts and Crafts style was diverse but was based on the ideas of functionalism, the honest use of materials and the integration of the work of artisans and craftspeople into a total design. High quality materials and craft work was typically included in domestic architecture and elements and decorative motifs with no historical precedent were introduced. This included the sinuous ornament and detail of the Art Nouveau which was applied to a range of both traditional and new materials including glass leadlighting, terracotta, wrought iron, glazed tiling, render, timber and pressed metal. Highly innovative practitioners of the Arts and Crafts style in Victoria revolutionised house design by introducing new ideas in planning, including the open plan and other forms such as the butterfly plan and its variants.

The resulting Arts and Crafts house was unpretentious and informal and often picturesque in appearance. Typical characteristics include dominant roofs with gables and hips; wide eaves, with exposed rafters and eaves brackets; tall chimneys; contrasting colour, texture and materials such as roughcast render, timber or cement shingles, pressed metal sheeting and terracotta ornament; and informal window arrangements, including bays, oriels and circular openings, often multi-paned with projecting frames.

Leading Melbourne architects designed houses in the Arts and Crafts style particularly in the early twentieth century and it was commonly adopted in developing suburbs such as Malvern and Glen Iris and in wealthy, established areas such as Armadale and Toorak. Architects associated with this style included Walter Butler, Rodney Alsop, Robert Haddon, Guyon Purchas, Harold Desbrowe-Anneer and all these architects designed houses in what is now known as the City of Stonnington.



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

- Pensford, 528 Orrong Road, Armadale (HO27) 1903
- Thurla, 1 Avalon Avenue, Armadale (HO4) 1903
- Glyn, 224 Kooyong Road, Toorak (HO68 VHR H0735) 1908
- Thanos, 13a Monaro Road, Malvern (HO83 VHR H0953) 1908
- 13 Tintern Avenue, Toorak (HO170) c1909
- Tongaboo, 6 Stonnington Place, Toorak (HO285) c1912
- Avalon, 14 Power Street, Toorak (HO332) 1914
- 11 Tintern Avenue, Toorak (HO169) 1915
- 1088 Malvern Road, Armadale (HO323) 1916
- 23 Douglas Street, Toorak (HO307) by 1900
- 274 High Street, Windsor (HO479) 1918.

Two of these houses have identified significance at the state level. These are Glyn (224 Kooyong Road, Toorak) and Thanos (13a Monaro Road, Malvern). The other dwellings range in construction date (from 1903 to 1918) and in size and detail. They are recognised as distinctive, innovative and evocative examples of the Arts and Crafts style in the City of Stonnington and all display individual characteristics of the Federation Arts and Crafts style. They are noted as follows:

- Pensford, 528 Orrong Road, Armadale (Walter Butler, 1903) is an early and uncommon instance of Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The two-storey, red brick house has roughcast render bands and gables, applied half-timbering, a Marseilles tiled roof, eaves with exposed rafter ends, banks of paned windows and Art Nouveau applied decoration on the parapet and chimneys.
- Thurla, 1 Avalon Avenue, Armadale (Walter Butler, 1903) is also an early and uncommon instance of Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The single storey red brick house with extensive roughcast rendering and Marseilles tiled roof, has a large asymmetrically placed front gabled bay with half-timbering, hooded triangular window bays and Art Nouveau-inspired cast cement detailing.
- 13 Tintern Avenue, Toorak (A S Eggleston c1909) is an innovative and evocative example of Arts and Crafts architecture. It is a two-storey rendered brick, slate-roofed dwelling with a front gable containing a large, distinctive triangular oriel window which is juxtaposed against an otherwise restrained fenestration pattern and projecting bays supported on large brackets.
- Tongaboo, 6 Stonnington Place, Toorak (R Alsop c1912) is described as a well-preserved and successful design. It is an attic-storey house with multiple slate-clad gabled roofs, stuccoed walls, tall brick (over-painted) chimneys, deep eaves with exposed and shaped rafters and joists, timber-framed multi-paned sash windows, and half-timbered and vertical boarded gable ends. The overall character of the design is in the manner of noted British Arts & Crafts designer CFA Voysey.
- Avalon, 14 Power Street, Toorak (Butler & Bradshaw, 1914) is described as a distinguished example of the English Arts and Crafts style, especially as seen in the work of the architect CFA Voysey. The two-storey rendered brick house has a simple wide slate-clad hip roof which extends over wide eaves and is supported on exaggerated eaves bracket. Large areas of the north facade are clad with timber shingles, including a projecting, polygonal balcony.
- 11 Tintern Avenue, Toorak (Klingender & Alsop 1915) is described as an innovative and evocative design with a dominant steeply gabled roof form which fronts the street. The front facade contains a symmetrical arrangement of multi-paned fenestration, large central entrance, protruding shingle-



clad balcony and a large, highly distinctive protruding shingle-clad balcony hood.

- 1088 Malvern Road, Armadale (Klingender & Alsop, 1916) is described as an imposing house of restrained design and simple massing. It is a two-storey red brick house with projecting shingled balcony, and front loggia with paired columns and steeply angled brackets.
- 23 Douglas Street, Toorak (by 1900) has no Statement of Significance. It is a fine and intact example of the Arts and Crafts style with steeply pitched slate-clad roof, large chimneys, projecting side gables and central verandah with large turned posts. Gable ends are of rough cast render with applied half-timbering and panels of terracotta rosettes.
- 274 High Street, Windsor (1918) is described as a distinguished, distinctive and substantially intact eclectic example of Arts and Crafts design. The two-storey, red brick building is asymmetrical in form with slate roof and prominent eaves with exposed rafters and bellcast, shingled bays. The front facade is dominated by an extensive single-clad bay which extends from the eaves to the lower bay windows. Art Nouveau detailing is evident in the window glazing and the original front fence.

The house at 1588-1590 Malvern Road, Glen Iris was built in 1913 at the time when the popularity of the Federation Arts and Crafts style was reaching its peak. Like the above examples, it displays a large range of characteristics that have strong associations with this style and the house remains highly intact to demonstrate these strong associations.

The house demonstrates the following Arts and Crafts characteristics:

- Simple hipped form and symmetrical front façade with single projecting central gable
- Brick lower walls and roughcast render walls above
- Simple rendered chimneys
- Projecting central porch with simple timber posts, decorative timber horseshoe arch with brackets and simple fretwork
- Central roughcast gable-end with timber strapping
- Large semicircular entrance arch containing double glazed entrance doors, side lights and fanlight
- Shallow projecting rectangular window bays with roughcast render heads
- Leadlight glazing and coloured glass window panes

Assessment Against Criteria

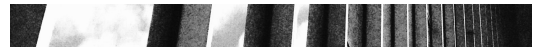
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

The house at 1588-1590 Malvern Road, Glen Iris is a fine and representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly, including a simple hipped form and symmetrical façade, unadorned and tapered chimneys and simple and distinctive timber fretwork.

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

The house at 1588-1590 Malvern Road, Glen Iris is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The symmetrical design, projecting central gable-end porch, unusual and rich timber decoration, arched entry and use of coloured and



leadlight glass demonstrates a combination of architectural elements and materials which together 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.

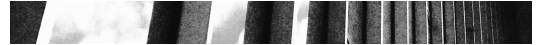


Figure 6. 2016 aerial of subject site (Source: Stonnington City Council).

References:

City of Malvern Rate Books (RB), East Ward: 1912-13, entry 6410; 1913-14, entry 6536.

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 No. BL1425-2003369.

The Age.

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