

Heritage Citation

HOUSE

Address: 19 Cressy Street, Malvern

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: Very High	Construction Date: 1910-11
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 19 Cressy Street, Malvern (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house at 19 Cressy Street, Malvern, a single-storey dwelling built in 1910-11.

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 rear additions, are not significant.

How is it significant?

The house at 19 Cressy Street, Malvern, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The house at 19 Cressy Street, Malvern, is a fine 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 Malvern and across Melbourne more broadly. The asymmetrical composition with main gable, dormer gablet and polygonal corner turret, along with architectural elements and materials such as half-timbering with roughcast render and timber verandah detailing, 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 Malvern in the early twentieth century (Criterion D).

The house at 19 Cressy Street, Malvern, is a carefully designed and well-resolved example of a Federation house. The complex roof form with gables, hips, dominant chimneys, polygonal corner turret with 'candle-snuffer' roof, and rich timber decoration 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). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiner's Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality,



until c1910.

The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Victorian Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).

The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling stations, however, expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1893 *Australian handbook* (as cited in Victorian Places) described Malvern as ‘an elevated residential suburb’, served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated ‘dwellings of a superior class’. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were ‘steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments’ (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared both a Borough and then a Town in 1901. In 1911 the Town of Malvern was declared a City, with a population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opened along High Street in 1910-14, Malvern Road in 1915, Glenferrie Road in 1910-13 and to the south along Wattletree Road in 1910-12; reaching Malvern East at the eastern extent. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; 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). 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). In the decade between 1911 and 1921 the population of the former City of Malvern doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the ‘leading residential suburbs of the Metropolis’. It comprised the substantial homes of many of Melbourne’s leading citizens, in what was termed ‘The Garden City’ due to the number of parks and public gardens. Development in the former City of Malvern steadied from the 1930s, with the population 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. The municipality retains a number of fine architect designed houses, dating from all periods of development.

Place history

The subdivided lots on Cressy and Parslow streets, as well as those fronting Tooronga Road, Malvern Road and Milton Parade, were individually sold by the Freehold Investment and Banking Company of Australia Ltd from 1903 (LV:V2489/F797). The 1907 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan indicated that only two lots on Cressy Street had been developed by this date, with no. 19 Cressy Street vacant.

19 Cressy Street (Lot 160 & part of lot 159) was sold to Edwin Hamilton Serle, solicitor, in August 1910. Three months later, Serle sold to Lizzie C. Hodges in November 1910, who retained ownership for over 40 years until 1952 (LV:V3448/F413). The 1910-11 rate book recorded that Edward H. Serle was the owner of land on Cressy Street; however, this entry was struck out and replaced with T M Hodges as the owner and occupant of what appears to be described as a house (written in faint grey lead). The following year, the 1911-12 rate books confirmed that T M Hodges was the owner and occupant of a six room weatherboard house on the west side of Cressy Street (with a Net Annual Value of 34 pounds). This indicates that the existing house was built in 1910-11, probably for new owner Hodges. The quality of the design suggests an architect's involvement, however, no architect has been determined.

A 1946 Melbourne and Metropolitan Board of Works (MMBW) Base Map showed the footprint of the house at this date (Figure 2), with its projecting bay and verandah to the facade. The footprint shows the house prior to later additions to the rear of the house. Outbuildings were located to the rear (west) and on the rear boundary (not known if the two on the rear boundary remain in 2017).

In 1952, the property was transferred to Ethel H. Willis, gentlewoman 'of 19 Cressy Street, East Malvern', indicating she already occupied the house. Subsequent owners included the Maloneys from 1968 and the Zuckers from 1973 (LV:V3448/F413).

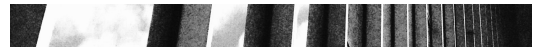
Council Property files indicate that in 1992 a permit was granted for the hipped bay and verandah projecting to the rear (west) of the house, with interior alterations to parts of the original house. Plans for this project showed that the addition at the north-west corner of the house already existed in 1992 (SCC PF).



Figure 2. Footprint of the house in 1947 (MMBW Base Map No. 60).

Description

The dwelling at 19 Cressy Street is a single-storey detached dwelling set on a regular allotment, within a mature garden setting. The Federation Queen Anne style dwelling exhibits notable detailing including the ornamental timberwork, picturesque asymmetrical roof and elegant, blind 'candle-snuffer' turret. The 1910-11 dwelling remains in good condition.



The walls are clad in square faced timber weatherboard and the roof is clad in interlocking Marseilles tiles, with Federation star terracotta ridge cappings, and ball finials (Figure 3). A prominent 'candle-snuffer' turret, emphasising the corner and punctuating the roof, is also clad in terracotta tiles, with a decorative cornice (Figure 3). The blind turret is finished in roughcast render with a smooth rendered stringcourse and cornice which continues to the polygonal bay window below. Two red brick chimneys remain, with bulbous roughcast detailing, rendered cornices and two simple terracotta pots (Figure 3). A polygonal projecting bay with roughcast render head and flying gable are the dominant feature on the eastern elevation, with a smaller gablet adjacent (Figure 4). The flying gable, with half-timbering and roughcast render to the gable end, is supported on decorative timber brackets, with timber lining boards to the soffit (Figure 4). The windows are timber casements, and those under the verandah and to the polygonal bay are glazed with coloured leadlight. The verandah, incorporated under the main roof, is supported on turned timber posts, with an undulating timber balustrade frieze.

The site is bounded by a high timber paling fence to Cressy Street, with a number of small trees in the main frontage. Two modern additions have been undertaken; one on the north-west corner of the dwelling (undated) and one to the rear (west) of the dwelling constructed in 1992. Neither addition is visible from the public realm (see Figure 5).



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



Figure 4. Chimney detail (GJM Heritage/Purcell, June 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

The house at 19 Cressy Street, Malvern, is of note as a representative and intact example of the Federation Queen Anne style which 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 dwellings. 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



roughcast 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 fine 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 1910-11, the house at 19 Cressy Street, Malvern 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 and the house remains highly intact to demonstrate these strong associations.

The house at 19 Cressy Street, Malvern demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with main projecting gable, gablet with dormer window and corner turret with 'candle-snuffer' roof
- Verandah roof integral with the main roof
- Timber walls and prominent chimneys with render detailing
- Terracotta tiled roof with terracotta ridge capping and finials
- Half-timbering and rough cast render gable ends
- Flying gable supported on decorative timber brackets
- Turned timber verandah posts and timber fretwork frieze
- Polygonal window bay

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 within 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

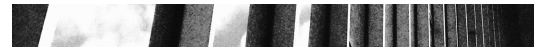
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

The house at 19 Cressy Street, Malvern, is a fine 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 Malvern and across Melbourne more broadly. The asymmetrical composition with main gable, dormer gablet and polygonal corner turret, along with architectural elements and materials such as half-timbering with roughcast render, and timber verandah detailing, 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 Malvern in the early twentieth century.

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

The house at 19 Cressy Street, Malvern, is a carefully designed and well-resolved example of a Federation house. The complex roof form with gables, hips, dominant chimneys, polygonal corner turret with 'candle-



snuffer' roof, and rich timber decoration 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 5. 2016 aerial of subject site (Source: Stonnington City Council).

References:

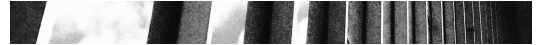
City of Malvern Rate Books (RB), North Ward: 1910-11, entry 911; 1911-12, entry 945.

City of Stonnington (CofS), '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.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No. 1775 (1907); Base Map No. 60 (1947).



Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 1540.90BL, 1540.90BL1.

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