

## Heritage Citation

### 'MORORO'

**Address:** 13 Oxford Street, Malvern

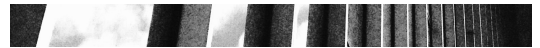
**Prepared by:** GJM Heritage/Purcell

**Date:** June 2017 (updated 31 July 2018)

<b>Place type:</b> Residential	<b>Architect:</b> Not known
<b>Grading:</b> Locally significant	<b>Builder:</b> Alfred Angel
<b>Integrity:</b> Very High	<b>Construction Date:</b> 1903-04
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> To property title boundary, excluding the tennis court to the south at 11 Oxford Street (see Figure 3)



Figure 1. 13 Oxford Street, Malvern (GJM Heritage/Purcell, June 2016)



## Statement of Significance

### *What is significant?*

The Federation house known as 'Mororo', 13 Oxford Street, Malvern, a single-storey dwelling built in 1903-04.

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 outbuilding, are not significant.

### *How is it significant?*

Mororo, 13 Oxford Street, Malvern, is of local architectural and aesthetic significance to the City of Stonnington.

### *Why is it significant?*

Mororo, 13 Oxford 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 multiple projecting hipped and gabled bays, along with architectural elements and materials such as central dormer bay, Art Nouveau inspired window glazing bars, and timber verandah and dormer 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).

Mororo, 13 Oxford Street, Malvern, is a carefully designed and well-resolved example of a Federation house. The multiple projecting bays, variety of window forms, rich timber decoration and Art Nouveau-inspired detailing 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):

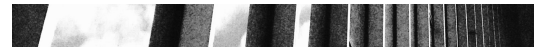
### 8 Building Suburbs

- 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 Gardiners 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).

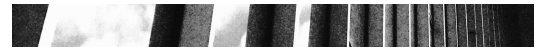
The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling stations, however, expected residential development in their vicinity stalled during 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

In 1875, magistrate William Winter-Irving purchased land east of Glenferrie Road, and in 1881 created Winter, Irving and Oxford (formerly William) streets as part of the Winter's Estate subdivision (Foster & Stefanopolous, 2007:21). The land bound by Stanhope, Irving, Oxford and Winter streets was further subdivided in 1885, with lots on-sold (LV:V1538/F436). There are some discrepancies between the owners listed in the titles and rate books for Lot 23 and part of Lot 22 (now 13 Oxford Street) during this early period, due to cancelled titles. However, all land on the west side of Oxford Street remained vacant in 1902 (RB). The 1902 Melbourne and Metropolitan Board of Works (MMBW) detail plan confirms that the land on the west side of Oxford Street was not developed at this date.

In 1902, Alfred Angel, builder of Grace Street, purchased Lot 23 (including part of lot 22; the current 13 Oxford Street) (RB). The following year, the 1903-04 rate books recorded that Alfred Angel was the owner and occupant of a brick house on Lot 23, with a Net Annual Value of 40 pounds. Angel also owned the land at Lot 24 (the current 15 Oxford Street). The 1904-05 rate books noted that 13 Oxford Street was now described as an eight room brick house, with an increased NAV of 55 pounds (RB).

Alfred Angel, builder and contractor, resided at 'The Grattons' on Grace Street, Malvern in 1900 prior to moving to Oxford Street; however little else is known about the builder (*Argus*, 26 Feb, 1900). Alfred Angel's name appeared throughout the municipal rate books during this period as the owner of a number of lots upon which he built (RB). He is also known to have built the house at 1334 High Street, Malvern (1902).

In August 1905, Angel sold 13 Oxford Street to Robert Allan (auditor) and Jessie McIlwraith (RB). The house remained in the McIlwraith family for 40 years, until 1945 (RB; LV:V1897/F253, V4342/F286) and was called 'Mororo' from as early as 1918 (*Argus*, 31 Jul 1918:1). After Jessie McIlwraith's death in November 1925, the property was transferred back to Robert A. McIlwraith, gentleman 'of "Mororo" Oxford Street Malvern', in 1927, who remained at the house until his death in July 1945. The house had a number of subsequent owners (LV:V4342/F286).

In 2015, partial demolition, additions and alterations were carried out internally and to the rear of the house, comprising the addition of the long central bay off the rear (west) elevation (north of the small gabled section) and alterations and additions to the large outbuilding (with a garage) on the rear (south-west) boundary (see Figure 3). A chimney on the southern elevation of the house was removed during these works (SCC PF).

### Description

The dwelling at 13 Oxford Street, known as 'Mororo', is an attic-storey detached dwelling with a deep street setback, located within a mature garden. The Federation style dwelling retains typical architectural features of the period, with unusual Art Nouveau glazing bars and ornamental timber work. 'Mororo', constructed in 1903-04, remains in good condition.

The wall construction is tuck pointed red brick, with a bluestone plinth and a two-course rendered band, overpainted dark red, located at both sill and stringcourse level. The roof is clad in interlocking Marseilles tiles, with terracotta ball finials to the gable peaks (Figure 1). Two red brick chimneys are visible from the street, with short stacks, rendered cappings and terracotta chimney pots. One chimney, on the northern side features unusually tall decorative chimney pots, with spiked cresting. The tile roof extends to form a verandah that runs along the east (Oxford Street) and north elevations. The main projecting hip transitions into a tiled window hood supported on decorative timber brackets over a bay window with exposed rafter

tails (Figure 2). Adjacent is a large attic dormer, with exposed eaves, roughcast render and wave moulded timber strapping to the gable end. A segmental arch opening to the dormer gable is supported by turned timber posts with turned timber balusters supporting a timber rail. The formerly open attic dormer has been enclosed with a large picture window and solid panel behind the balustrade (Figure 3).

The windows are casements, and the bay window features unusual decorative Art Nouveau-influenced glazing bars set in a large timber frame with dentils (see Figure 2). A projecting bay of four casement windows with highlights emphasises the corner of the verandah, with rendered surrounds and notched timber weatherboards below. A smaller casement window with moulded timber sill, segmental rendered arched head and hood mould sits adjacent to the entrance. The deep return verandah is supported on turned timber posts with wave moulded brackets, a wavy timber balustrade frieze and is raised on a substantial bluestone plinth (Figure 1). A pair of timber French doors with rendered segmental arched head and hood moulding is located on the end of the verandah return. The front door is an original four-panel timber door with stipple glazed side lights and fanlight over, set in an elaborate timber frame (see Figure 1).

The site is bounded by a tall modern timber fence, with in-go entrance feature. The house is set within a garden with a number of mature trees. A large modern outbuilding (2015) is located to the rear of the existing dwelling, comprising a garage and attic over (see Figure 4).



Figure 2. Bay window detail (GJM Heritage/Purcell, October 2016)



Figure 3. Dormer 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

Mororo, 13 Oxford 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:

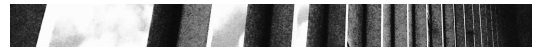
- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered 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.

Mororo, 13 Oxford Street, Malvern was built in 1903-04 when the Federation Queen Anne style was flourishing in developing suburbs such as Malvern and across Melbourne. Like the examples noted above, it displays a large range of characteristics which have strong associations with this style. The house remains highly intact to demonstrate these strong associations.

Mororo demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with projecting hips and gables, including central, gabled dormer bay
- Lower pitched verandah roof integral with the main roof
- Red brick walls and chimneys and contrasting bands of render
- Terracotta tiled roof with terracotta finials
- Wave moulded, vertical timber strapping and rough cast render to dormer gable
- Turned timber verandah posts, brackets and fretwork detailing
- Variety of window forms including polygonal bays
- Casement windows
- Art Nouveau-inspired curvilinear glazing bars to polygonal bay window

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.

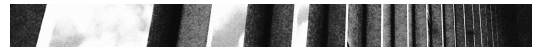
### Assessment Against Criteria

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).*

Mororo, 13 Oxford 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 multiple projecting hipped and gabled bays, along with architectural elements and materials such as a central dormer bay, Art Nouveau inspired window glazing bars, and timber verandah and dormer 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).*

Mororo, 13 Oxford Street, Malvern is a carefully designed and well-resolved example of a Federation house. The multiple projecting bays, variety of window forms, rich timber decoration and Art Nouveau-inspired detailing 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:

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

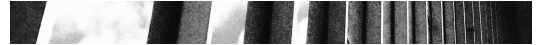
### Extent of the recommended Heritage Overlay

To the property title boundary of no. 13 (excluding no. 11), as indicated by the purple polygon on the aerial below.



Figure 4. 2016 aerial of subject site (Source: Stonnington City Council).





## References:

City of Malvern Rate Books (RB), Central Ward: 1902-03, entries 1912-1915; 1903-04, entry 1838; 1904-05, entry 1830; 1905-06, entry 1818.

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*.

Foster, Di and Steve Stefanopoulos of Malvern Historical Society (2007), *Walk into History 4, Six more great walks in Stonnington*.

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

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No. 1743 (1902).

State Library of Victoria (SLV), online picture collection 'Plan of subdivision of Winter's Estate, Malvern', accessed 1 September 2016.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: BL1901/20150027/0, 46882BL, S29A and B applications.

*The Argus*.

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