

Heritage Citation

HOUSE

Address: 41 Thanet 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: 1903-04
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 41 Thanet Street, Malvern (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house at 41 Thanet Street, Malvern, a single-storey dwelling built in 1903.

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 the attached carport, are not significant.

How is it significant?

The house at 41 Thanet Street, Malvern, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The house at 41 Thanet 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 complex roof forms and multiple gabled bays including diagonally projecting corner bay, along with architectural elements and materials such as prominent tall chimneys, half-timbering with rough cast render, timber verandah 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 Malvern in the early twentieth century (Criterion D).

The house at 41 Thanet Street, Malvern, is a carefully designed and well-resolved example of a Federation house. The projecting gable-end bays, banded chimneys, rich timber decoration, use of coloured and leadlight glass 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.

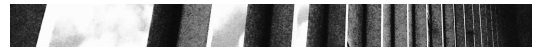
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at 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

James Read, goodsman, of Melbourne, purchased Lot 20 (Block O) on the east side of Thanet Street in February 1892. In April 1895, Read sold the Lot to Maria Tucker, wife of clerk Walter Tucker, 'of Balclutha, Thanet Street, Malvern'. The Tuckers also purchased Lot 21 (the current No. 39 Thanet Street). They acquired further property in the area by purchasing a Lot to the rear of 41 Thanet Street, fronting Dixon Street, in 1902, and a further Lot in 1916 (LV:V2410/F802).

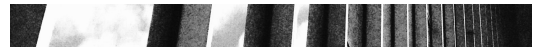
The 1902-03 rate books recorded that Mrs Maria Tucker was rated for a Lot on the east side of Thanet Street, which remained 'fenced' land (rate books from earlier years confirmed this was Lot 20, Section O). At this date Walter Tucker was also rated as the owner and occupant of a 5 room weatherboard house, adjacent on Lot 21 (the current no. 39; since demolished). The following year, the 1903-04 rate books recorded Mrs Maria Tucker as the owner and occupant of a 9 room weatherboard house, with a Net Annual Value of 20 pounds. In 1904-05 the NAV of the house increased to 30 pounds, and to 35 pounds in 1905-06. By 1910, the property had a NAV of 65 pounds – one of the highest valued houses on the street at this date (RB). This indicates that the house at 41 Thanet Street was built from 1903 for the Tuckers. The property remained in the Tucker family for over 40 years, until 1941 (LV:V2410/F802). The quality of the design suggests an architect's involvement, however, no architect has been determined.

Following Maria Tucker's death in 1919, the property was transferred to Gladys Tucker and Rita Tucker, both 'spinsters' of 41 Thanet Street, Malvern. In June 1941, it was sold to Leslie Brittain Pettigrove, master builder of Hartwell. The property had a number of subsequent owners (LV:V2410/F802). The footprint of the house was shown on the 1948 Melbourne and Metropolitan Board of Works (MMBW) Base Map (Figure 2). The 1948 footprint matches the footprint in 2017, except for a small extension of the rear wing (1992). An outbuilding was shown on the south-east boundary in 1948 (not known if remains).

Council Property Files indicate that in 1992 the hipped bay at the rear of the house was slightly extended, with interior alterations. In 1994 a permit was granted for the small addition and adjacent carport off the north elevation of the house (SCC PF).



Figure 2. The footprint of the house in 1948 (MMBW Base Map No. 61).



Description

The dwelling at 41 Thanet Street is a detached, single-storey dwelling with a small setback from the street and built close to the side and rear boundaries. The dwelling exhibits striking Federation Queen Anne architectural elements and retains much original detailing such as decorative verandah timberwork, roughcast and timber gables, with distinctive chimneys and Art Nouveau details. The 1903 dwelling remains in good condition.

The dwelling has a relatively simple rectangular plan form, with projecting gables to the front (west) and side (south) elevations creating a diagonal emphasis. The wall construction is timber, clad in mock-ashlar weatherboards and the roof is covered in grey slate with contrasting, geometrical terracotta ridge tiles and stylised fern finials. The main hip has a small, vented timber gablet. The dominant chimneys are highly visible from the street and are constructed in alternate banding of red brick and smooth render to a moulded cornice. The top element is roughcast render and each chimney has two decorative Art Nouveau terracotta pots (Figure 3). The flying gable to the projecting bay to the west is supported on decorative timber brackets, with a roughcast gable end with radiating timber strapwork that continues down to the square bay below (Figure 4). The south-west corner of the house is dominated by a smaller projecting gable at a 45° angle above a square bay. The gable end is finished in roughcast render with timber strap detailing. Windows are timber casements with coloured leaded, Art Nouveau highlights. The verandah is incorporated under the main slate roof and returns on the corner bay. It is supported on turned timber posts with a prominent radiating, dentilated timber frieze adding to the Art Nouveau overtones of the design. Original glazed French doors lead onto the verandah, which has a timber floor.

The site is bounded by a tall modern timber fence, with vehicular access to a modern carport on the northern boundary. The modern carport, constructed in 1994, has been designed to match the dwelling, with slate roof, terracotta ridge tiles and finials and replica fretwork. A small addition, constructed in 1994, is located on the north side of the dwelling.



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



Figure 4. Gable end 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 41 Thanet 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 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 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:

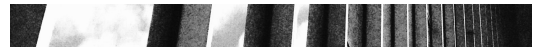
- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning 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.

The house at 41 Thanet Street, Malvern, was built in 1903 when the Federation Queen Anne style was flourishing in the City of Stonnington and across Melbourne. Like the examples above, 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.

The house at 41 Thanet Street, Malvern, demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with multiple projecting gables and diagonal corner projection
- Verandah roof integral with the main roof
- Highly prominent red brick chimneys with render bands and pairs of decorative Art Nouveau terracotta pots
- Slate roof with terracotta ridge capping and finials
- Half-timbering and rough cast render gable ends and window head
- Turned timber verandah, timber fretwork and decorative brackets
- Square window bays with casement sashes and coloured, leadlight glass to top lights

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 41 Thanet 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 complex roof forms and multiple gabled bays including diagonally projecting corner bay, along with architectural elements and materials such as prominent tall chimneys, half-timbering with roughcast render, timber verandah 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 Malvern in the early twentieth century.

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

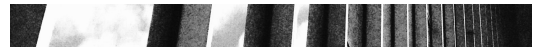
The house at 41 Thanet Street, Malvern, is a carefully designed and well-resolved example of a Federation house. The projecting gable-end bays, banded chimneys, rich timber decoration, use of coloured and leadlight glass and Art Nouveau-inspired detailing present a picturesque composition of this architectural 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:

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), Central Riding: 1895-96, entry 2530; 1902-03, entries 1972-73; 1903-04, entries 1897-98; 1904-05, entry 2081; 1905-06, entry 2148; 1910-11, entry 2815.

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 Base Map No. 61 (1948).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 3340.320BL, 3340.320.

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