

## Heritage Citation

### 'MAHDEEN'

**Address:** 5 Lloyd Street, Malvern East

**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> Not known
<b>Integrity:</b> Very High	<b>Construction Date:</b> 1916
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> To property title boundary



Figure 1. 5 Lloyd Street, Malvern East (GJM Heritage/Purcell, June 2016)



## Statement of Significance

### *What is significant?*

The Federation house known as 'Mahdeen', 5 Lloyd Street, Malvern East, built in 1916.

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 additions to the north and to the rear (west) of the house and outbuildings to the rear, are not significant.

### *How is it significant?*

Mahdeen, 5 Lloyd Street, Malvern East, is of local architectural and aesthetic significance to the City of Stonnington.

### *Why is it significant?*

Mahdeen, 5 Lloyd Street, Malvern East is a fine and representative example of a Federation house. It displays typical features of the Federation Bungalow architectural style popular in the 1910s in Malvern East and across Melbourne more broadly, including simple massing with a large roof plane, a broad, deep verandah and deeply recessed balcony and the use of materials such as wall-hung shingles (Criterion D).

Mahdeen, 5 Lloyd Street, Malvern East, is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house. The simple design, with broad main gable roof and deeply recessed balcony to the first floor roof space, together with the restrained use of distinctive architectural elements, including wall-hung shingles, presents 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.



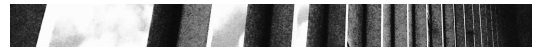
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at 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 Wattle Tree 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 Summer Hill Estate was subdivided in 1912, creating Lloyd Street (formerly Osborn Road), Rothesay Avenue, Summer Hill Avenue and Fell Crescent. A notice on 15 November 1913 advertised the auction of lots in the estate. The current 5 Lloyd Street was Lot 39 of the Summer Hill Estate (SHC; Foster & Stefanopoulos 2005:37).

The 1915-16 rate books recorded that Mrs Mary Green was the owner of Lot 39, which remained land at this date. The following year, the 1916-17 rate books recorded that Mrs Mary Jones ('Green' was struck out) was the owner and occupant of a seven room weatherboard house on Lot 39, with a Net Annual Value of 70 pounds (RB).

The Council property file indicates that in 2011 a permit was granted for alterations and additions to the dwelling, comprising the small additions to the north elevation, along with the projecting gabled bay (roof clad in slate) and pergola, both to the rear (west) elevation, which replaced an earlier section to the rear of the house (SCC PF). The date of a gable-roof weatherboard outbuilding to the rear of the house has not been confirmed. This is adjacent to sheds and garages on the north boundary (dates not known, appear to be modern).

### Description

The dwelling at 5 Lloyd Street, known as Mahdeen, is an attic storey, detached villa set on a corner allotment. The dwelling is characterised by its an asymmetrical facade, with a square emphasis in plan. The design draws from the Federation Bungalow style, incorporating characteristic elements such as the simple massing, broad, simple roof plan and gabled roof that extends over the wraparound verandah. The 1916 dwelling remains in a good condition.

The walls are clad with square edge weatherboards and the gable roof is clad in slate, with terracotta ridge tiles, ridge cappings and fern finials (Figure 2). Three tall red brick chimneys remain, with brick corbelling and one or two terracotta pots (Figure 2). The prominent attic gable is finished in timber board with vertical strapwork, and hung fish scale timber shingles to the gable end (Figure 3). A hood, supported on timber brackets and hung with timber shingles extends over the decorative timber surrounds of the recessed balcony (Figure 3). The balcony balustrade is hung timber shingles with a solid top (Figure 3). Partially visible from the street are a pair of timber four-pane double hung sash windows to enter the balcony.

The projecting gables on the east (Lloyd Street) and south (Summerhill Ave) elevations have hung timber shingles to the gable end (Figure 4). The windows are timber double hung sashes, with coloured leadlight glazing and highlights. A slate window hood, supported on decorative timber brackets, protects the projecting bay window (Figure 4). A second bay window with matching leaded glass is located under the verandah. The wraparound verandah is supported on slim stop chamfered timber columns with decorative brackets and an arched screen frieze with floral motif (see Figure 5). The floor is early timber boards. The original front door is timber panelled, with lead lighting and coloured glass lights. A modern screen door obscures this from view.

A number of small modern additions are present down the northern side of the dwelling. Access is provided from the southern boundary to modern garages at the rear of the site, adjacent a gable roof weatherboard outbuilding (date not confirmed). The site is bounded by a modern white timber picket fence with stop chamfered posts and ball finials and a decorative timber gate. A number of mature trees are located in the frontage.



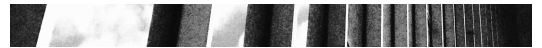


Figure 2. Roof and chimney detail (GJM Heritage/Purcell, June 2016)



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



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



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

### **Integrity**

The house retains a high degree of integrity to the Federation Bungalow 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**

Mahdeen, 5 Lloyd Street, Malvern East, is of note as a representative and intact example of the Federation Bungalow style, which peaked in Victoria in the 1910s and led to the California Bungalow style of the Inter-War period. The principles of the Arts and Crafts movement in Britain were promoted in America in the early twentieth century and led to a popular bungalow style of house, which was simple and unpretentious.



American journals publicised this style and this was repeated by architects and builders in Australian periodicals from the late 1900s. The houses varied greatly in style; however all shared simple and unpretentious qualities and expressed an honesty in their use of materials.

The resulting Federation Bungalow house was typically single-storey and it cast off the picturesque complexities of the Federation Queen Anne style. Massing was simple and roof planes broad and simple, often extending over a deep verandah. Typical characteristics include wide eaves and exposed rafters, prominent gable verges, and dormers or balconies in the first floor roof space. Walls are typically of face brickwork, roughcast render or timber shingles, roofs are generally tiled, and verandah roofs are supported by masonry piers or simple, sturdy posts.

Leading Melbourne architects designed houses in the Federation Bungalow style principally from 1910 and the style was commonly adopted in developing suburbs such as Malvern and Glen Iris and in established areas such as Armadale and Toorak. A house designed by Oakden and Ballantyne for Harry Martin and built in Toorak Road, Malvern in c1908-10, was considered amongst the first and most outstanding bungalow designs in Melbourne. Since demolished, this house displayed a simple high-pitched transverse gable roof, which continued to form a front verandah, a simple dormer, shingled walls and sturdy verandah supports.

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

- HO336 1 Spring Road, Malvern
- HO343 Wombalana, 704 Toorak Road, Malvern

These two dwellings are recognised as fine examples of the simple Federation Bungalow style in the City of Stonnington. They both display individual characteristics of the Federation Bungalow style as follows:

- 1 Spring Road, Malvern (possibly designed by G F Ballantyne although this has not been confirmed, 1911) is a simple bungalow design that displays typical characteristics of the Federation Bungalow style. The front facade of the single-storey red brick house is symmetrical with central entry stairs and symmetrical window bays within a wide verandah. The main terracotta-clad roof form is a broad gable which is hipped over the verandah and is interrupted above the front entry by a hip roof projecting porch. An unusual verandah balustrade is formed from brickwork.

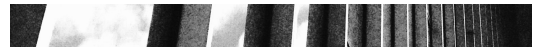
The citation states that *'1 Spring Road is of regional significance for its strong building forms, its expansive front verandah and the detailing of the brickwork, especially the verandah columns as well as for its relatively high level of intactness.'*

- Wombalana, 704 Toorak Road, Malvern (W A M Blackett, 1916) is a simple but striking form of the Federation Bungalow style. The main roof of the single-storey timber house is a gable set perpendicular to the road. The front shingle-clad gable end dominates the facade with deep eaves supported by simple timber struts, and this gable covers a verandah with latticework detail. The top apex of the gable has a slim horizontal band of double louvres. Rafter and joist ends are exposed and timber struts are repeated around the building. A large side gable repeats the detailing of the front gable.

The citation states that *'Wombalana is of regional significance for its unusually simple design of the verandah, Craftsman detailing and building forms, which create a distinctive architectural character to this building. It also illustrates the social desirability of trend setting weatherboard houses at this period.'*

Mahdeen, 5 Lloyd Street, Malvern East, was built in 1916 and – like these examples – displays a large range of characteristics that have associations with the Federation Bungalow style. These include:

- Simple massing with large roof plane comprising a broad main gable perpendicular to the street frontage



- Broad, deep verandah formed from the main roof extending beyond wall face
- Large gable end of timber board with vertical strapwork and wall-hung fish scale shaped shingles to the apex
- First floor room in roof space with deeply recessed balcony
- Wall-hung shingles to the balcony surrounds and bracketed balcony hood
- Bay windows

### 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).*

Mahdeen, 5 Lloyd Street, Malvern East is a fine and representative example of a Federation house. It displays typical features of the Federation Bungalow architectural style popular in the 1910s in Malvern East and across Melbourne more broadly, including simple massing with a large roof plane, a broad, deep verandah and deeply recessed balcony and the use of materials such as wall-hung shingles.

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

Mahdeen, 5 Lloyd Street, Malvern East, is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house. The simple design, with broad main gable roof and deeply recessed balcony to the first floor roof space, together with the restrained use of distinctive architectural elements, including wall-hung shingles, presents a picturesque composition of this architectural style.

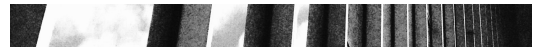
### Grading and Recommendations

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: 1915-16, entry 9421; 1916-17, entry 9874; 1917-18, entry 9988.

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 (2005), *Walk into History 4, Six more great walks in Stonnington*.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plain Nos. 2501 (1910), 2502 (1910).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. BL1165/20110322.

Stonnington History Centre (SHC): Lloyd Street streets file. Accessed August 2016.

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