

Heritage Citation

'GLEN VIEW' (ALSO KNOWN AS 'GLENHURST')

Address: 3 Nyora Street, Malvern East

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: 1913
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 3 Nyora Street, Malvern East (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as Glen View, 3 Nyora Street, Malvern East, a single-storey dwelling built in 1913.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions, such as the carport to the east, and an addition and outbuildings to the rear, are not significant.

How is it significant?

Glen View, 3 Nyora Street, Malvern East, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Glen View, 3 Nyora Street, Malvern East, 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 East and across Melbourne more broadly. The asymmetrical composition with complex roof forms and multiple gable ends, along with architectural elements and materials such as tall chimneys, 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 East in the early twentieth century (Criterion D).

Glen View, 3 Nyora Street, Malvern East, is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing with sweeping roofs, projecting gable-end bays and tall chimneys 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):

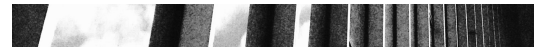
8 Building Suburbs

- 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 (Cty 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.

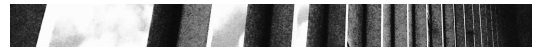
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at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

John Richard Staples, Melbourne estate agent, purchased just over 13 acres of land on the east side of Burke Road in March 1888. Staples subdivided the land, creating Nyora and Kardella streets and on-sold the lots from 1906 (LV:V2000/F919).

Staples sold Lot 55 to Trissian Eveline Hamilton, married woman, in June 1912 (LV:V3607/F245). The 1912-13 rate books rated Mrs Trissian E. Hamilton for Lot 55 on the north side of Nyora Street, which remained land at that time. The following year, the 1913-14 rate books recorded that Hamilton was the owner and occupant of an 8 room weatherboard house on Lot 55, Nyora Street, with a Net Annual Value of 38 pounds (RB).

The Sands & McDougall Directory listed Hamilton as the occupant of the house from 1914 to 1918, after which the house was occupied by various people, suggesting the house was let to tenants (SHC). The 1917 Melbourne and Metropolitan Board of Works (MMBW) detail plan (see Figure 2) showed a footprint of the house at 3 Nyora Street, called 'Glen View'. The footprint of the house in 1917 largely matched the footprint of the house in 2016, except for later additions constructed at the rear of the house (see Figure 6). The 1917 plan showed outbuildings on the rear (north) boundary, which appear to have since been removed.

The property was transferred to Laura E. Cunningham 'of Nyora Street, East Malvern' in August 1917, before being sold to Beryl and Cary Wickens, 'spinsters', in August 1919. The house remained in the Wickens family until 1927, when it was passed to Vera May Gleeson 'of 3 Nyora Street'. The house had a number of owners from this date (LV:V3607/F245; V4229/F683). In 1934, owner Denis Robinson was addressed at 'Glenhurst' at 3 Nyora Street in a Valuation Appeal to Council (SHC; LV:V4229/F683).

A Property Sewerage Plan showed a footprint of the buildings on the property (see Figure 3; date not visible but Violet Mackenzie was noted as the owner on the plan. Mackenzie owned the property from 1941 to 1973) (LV:V4229/F683). The house remained at its original extent at this time with a small outbuilding in the backyard near the west boundary (since removed).

Council valuation records indicate that a permit was granted for the construction of a moveable unit, or 'granny flat', in 1980, to be located on an angle at the north-east corner of the house. However, two years later, Council Property Files indicate that the granny flat was intended to be demolished (it is not visible in 2016 aerials – see Figure 6) (Valuers Field Book; SCC PF). Council property files indicate that the carport and addition at the rear of the house had been constructed by 1892, as evident on architectural drawings dating to this year. It appears that a pergola was proposed off the rear elevation at this date (SCC PF). In 1995, a narrow addition (to serve as an ensuite) was added to the west elevation, along with minor interior alterations (SCC PF).

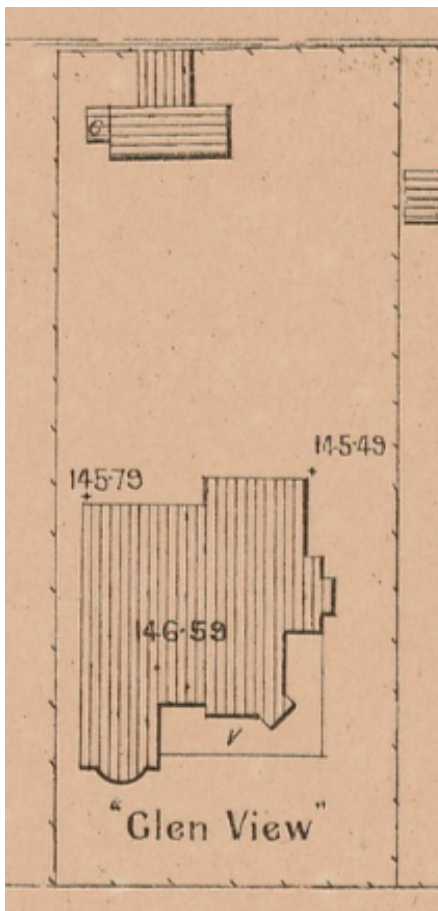
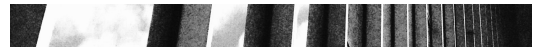


Figure 2. The 1917 footprint of the house 'Glen View' (MMBW).

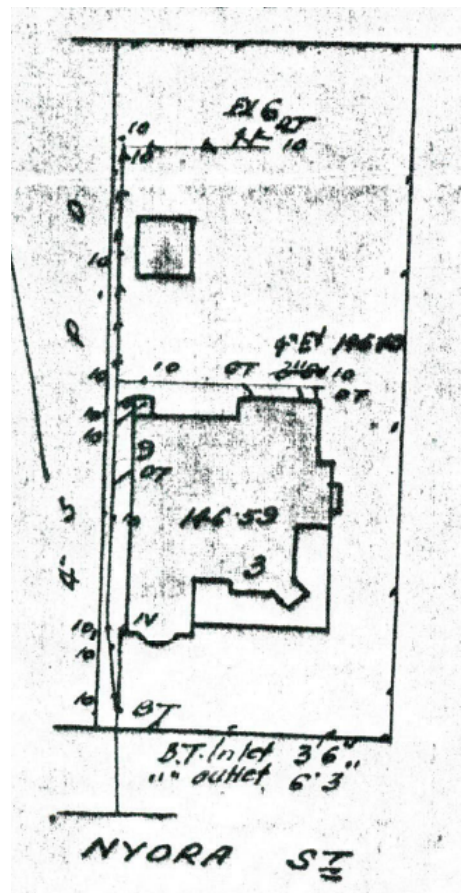


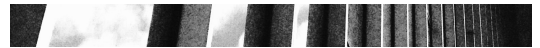
Figure 3. Footprint of the house (date not known) dating to ownership of Violet Mackenzie who owned the property from 1941 to 1973 (PSP).

Description

The dwelling at 3 Nyora Street is an attic storey, detached dwelling on a large allotment. Set towards the front of the block, the dwelling is located within an established garden setting with several mature trees. Characteristic of the Federation Queen Anne style, the 1913 dwelling remains in good condition.

The wall construction is square edged weatherboard on a timber frame and the roof is clad in slate, with terracotta trefoil ridge cappings, ridge tiles and fern finials (Figure 4). Two tall chimneys are located on either side of the main hip roof, with roughcast render stacks, brick strapping, flat cap and two terracotta pots per chimney (Figure 4). Gabled bays with simple bargeboards project to the east and south and are supported on decorative timber brackets (Figure 5). The gable ends are clad in roughcast render and vertical timber strapping that continues to form the bay window head. The windows are double hung sashes with notched timber shingles below. The central dormer is a simple gable form with a plain bargeboard and gable infill and a pair of double hung sash windows with coloured leadlight to the top sash (Figure 4).

The main hipped roof has a shallower pitch that incorporates the return verandah which is supported on square timber posts with capitals, with ornate timber brackets and a decorative wave and stylised flower motif frieze (Figure 1). The verandah floor is original timber board with entrance stairs located on the western side. A modern screen door conceals the main front door from view. An additional bay window is located on the verandah return with notched timber shingles below, and a porthole window is located at the far end of the verandah.



The site is bounded by an original undulating timber picket fence with central gate. A modern carport, accessed via a concrete driveway, is located on the eastern side of the dwelling. To the west is a small addition, constructed in 1995, and a series of modern outbuildings at the rear.



Figure 4. Roof, chimney and dormer detail (GJM Heritage/Purcell, June 2016)



Figure 5. 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

Glen View, 3 Nyora Street, Malvern East, 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:

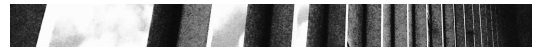
- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered 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 1913, Glen View, 3 Nyora Street, Malvern East, 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.

Glen View demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with complex roof form
- Verandah roof integral with the main roof
- Timber walls
- Slate roof with terracotta ridge capping, tiles and finials
- rendered and strapped brick chimneys
- Roughcast render and vertical timbering to gable ends
- Turned timber verandah posts, fretwork and decorative brackets
- Variety of window forms including rectangular bays and circular 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

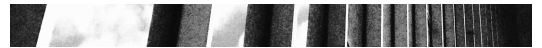
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

Glen View, 3 Nyora Street, Malvern East, 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 East and across Melbourne more broadly. The asymmetrical composition with complex roof forms and multiple gable ends, along with architectural elements and materials such as tall chimneys, 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 East in the early twentieth century.

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

Glen View, 3 Nyora Street, Malvern East, is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing with sweeping roofs, projecting gable-end bays, tall chimneys and circular window present a picturesque composition of this architectural style.



Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

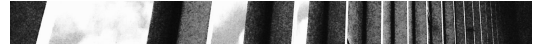
External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.



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

**References:**

City of Malvern Rate Books (RB), East Ward: 1912-13, entry 7764; 1913-14, entry 7980.

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 Plain No. 2506 (1917).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 112412, date not recorded but owner listed as Violet Mackenzie. As cited in the Stonnington City Council Property File.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 2455.20BL, 2455.0020.

Stonnington History Centre (SHC): Nyora Street streets file. Online Local History catalogue, *Malvern City Council Property – Valuation Appeals, 1934 to 1935*, Reg. No. MH 4203, accessed 31 January 2017.

Valuers Field Book (c1950-1994), City of Malvern, Record for '3 Nyora Street'. Provided by Stonnington History Centre.

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