Heritage Citation

'QUENTIN'

Address: **5 & 7 Tollington Avenue, 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:** 1912
Recommendation: Include in the Heritage Overlay	**Extent of Overlay:** To property title boundary

Figure 1. 5 & 7 Tollington Avenue, Malvern East (GJM Heritage/Purcell, June 2016)

Statement of Significance

What is significant?

The Federation duplex at 5 & 7 Tollington Avenue, Malvern East, built in 1912.

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, including a rear addition and garage to no 7, are not significant.

How is it significant?

5 & 7 Tollington Avenue, Malvern East is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

5 & 7 Tollington Avenue, Malvern East, is an unusual and highly intact house built in the Federation Period. The use of mirrored forms with double gables and integrated verandah roofs, along with the use of materials such as timber and roughcast render in a simple manner, are uncommon in a house that broadly demonstrates characteristics of the Federation Arts and Crafts style (Criterion B).

5 & 7 Tollington Avenue, Malvern East, is a well-considered and carefully detailed example of a Federation Arts and Crafts house. The overall symmetrical design with dominant roofs, and timber, roughcast and shingle walling, demonstrates a highly original combination of architectural elements and materials which together 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
- 8.6 Developing higher density living

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
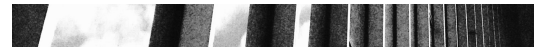
people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted 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.
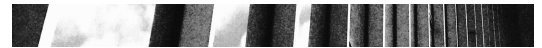
Place history

Hedgely Dene Estate was subdivided in 1911, creating 142 building allotments and Tollington, Ferncroft, Hedgely, Dene and Glenbrook avenues. Hedgely Dene Gardens was also reserved during this period and was purchased and mananged by Council (SCC).

Josephine Adams purchased Lots 5 and 6 of the Estate in 1911 (SCC). The 1911-12 rate books confirmed that both lots remained land at this date. The following year, the 1912-13 rate books recorded that Mrs Muntz-Adams was the owner of an eight-room weatherboard house on Lot 5, with a Net Annual Value of 56 pounds, occupied by Francis Kilsby, surveyor. The 1913-14 rate books described the dwelling as 'rough cast' with the same Net Annual Value (RB). This indicates that the duplex at 5-7 Tollington Avenue was built for Mrs Josephine Muntz-Adams in 1912, on Lot 5 of Hedgely Dene Estate (Auction plan, SHC).

The quality of the design of the duplex suggests an architect's involvement. It was suggested that the design reflects the work of architects Richardson & Wood, and their stylistically similar duplex at 108 Kooyong Road, Armadale, built 10 years later in 1922 (demolished), which also featured double attic gables (Lewis & Aitken 1992). However, this attribution has not been confirmed. Muntz-Adams owned and built numerous investment properties within the municipality, including the duplex at 1 & 3 Dixon Street, Malvern (SCC).

The duplex on Lot 5 (current nos. 5 & 7) and the house on Lot 6 were the first residences built in Tollington Avenue (RB). Muntz-Adams also owned Lot 6 (the current No. 9), upon which was built an eight-room weatherboard house 'Killarney' in 1912, described as 'rough cast' in 1913 (since demolished) (RB; MMBW). Muntz-Adams lived in this weatherboard house on Lot 6, which was divided into three flats (SCC; Foster & Stefanopoulos 2005:34).

The duplex at No. 5 & 7 Tollington Avenue was evident on the 1917 Melbourne and Metropolitan Board of Works (MMBW) detail plan (see Figure 2), with No. 5 named 'Quentin'. The 1917 footprint of the duplex matches the footprint of the house in 2017 (see Figure 6); except for a later addition to the rear of No. 7. In 1917, outbuildings were located on each side of the central boundary, towards the rear of the property (since removed). The 1917 MMBW plan also showed 'Killiney', Muntz Adam's eight-room weatherboard house on Lot 6 to the south (since demolished) (MMBW).

Muntz-Adams retained ownership of the duplex at No. 5 & 7 until 1943. During her ownership, the duplex was leased to various tenants as four flats (two ground level, two first-floor) (SCC). Advertisements were published in the *Argus* in 1915 and 1916 for furnished and unfurnished flats in 'good houses,' addressed at 'Quentin' on Tollington Avenue (*Argus*, 16 Jan 1915:18; 9 Mar 1916:12). In 1951, the duplex was sold to Laughlin, followed by Violet R. Cherry in October 1957 who subdivided it into two individual lots c1957 (SCC; SCC PF). No. 7 Tollington Avenue was on-sold in 1958 (LV:V3548/F577).

The Council property file indicates that in 1988 a permit was granted to construct a single-storey addition to the rear of No. 7, in a style sympathetic to the existing house, and a carport (which appears to remain on the rear boundary) (SCC PF).

The *City of Malvern Heritage Study* (Lewis & Aitken, 1992) reported that the house at No. 5 retained its open attic balcony facing Tollington Avenue. Photos dating to c2000 confirmed that the attic balcony at No. 5 remained open (since in-filled with windows), while at No. 7 the same attic opening was enclosed with windows (the 1992 study suggests that the opening at No. 7 was also originally open as a balcony) (SHC; Lewis & Aitken 1992).

The rear of 5 Tollington Avenue was subdivided off in 1997 to create 29 Davies Street which has been developed with a large modern residence (SCC PF).
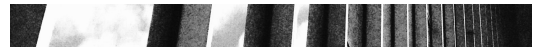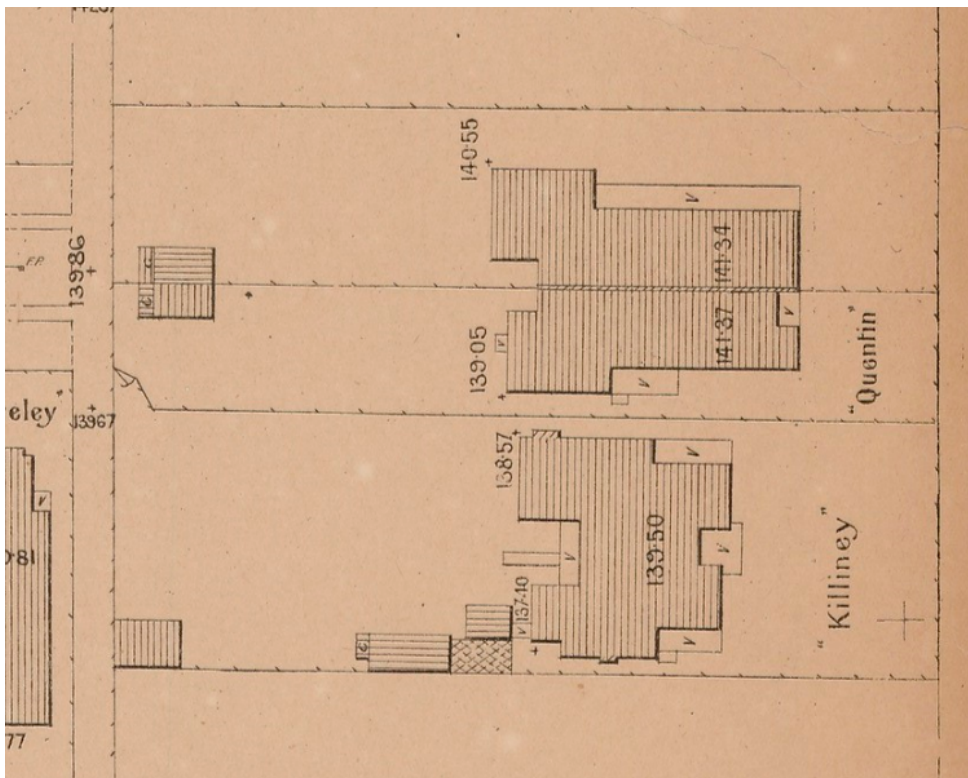
Figure 2. Footprints of the duplex (north/top) and their outbuildings (both on Lot 5), with the current No. 5 called 'Quentin'. South is 'Killiney' (on Lot 6), occupied by the owner of the duplex, Jospehine Muntz Adams (MMBW).

**Jospehine Muntz Adams, artist**

Jospehine Muntz Adams (1862-1949) was a Melbourne-born painter, who exhibited nationally and internationally, was known to have also completed portraits of Australian figures. She studied at the National Gallery School, Melbourne, and in Europe, and was an art instructor at the Central Technical College in Brisbane. She lived in Melbourne between c1912-c1917 and again from 1922-1949 (residing in Brisbane in between) (D&AAO). Josephine was the daughter of Thomas Muntz, Engineer for the Shire of Malvern and City of Prahran (Foster & Stefanopoulos 2005:34).

Description

The dwellings at 5 & 7 Tollington Avenue are a pair of semi-detached, attic-storey duplexes designed in the Federation Bungalow style. The mirrored dwellings present an unusual example of this form, with restrained architectural detail. Constructed in 1912, the dwellings remain in a fair condition.

The dwellings are rectangular in plan with two asymmetrical gable roofs fronting the street, and a small hip roof running transversely across the site and bridging the party wall (Figure 3). A secondary transverse dormer gable, projecting north, is located on No. 5 (Figure 4), while an eyelid dormer, projecting south, is located on No. 7. A further transverse gable is located at the rear of both dwellings. The wall construction is timber framed, with bullnose weatherboards to the ground floor and timber shingles to the upper (attic) storey (Figure 5). The roof is clad in interlocking Marseilles tiles. Two chimneys, both on No. 7, remain with roughcast render stacks (overpainted), simple neck moulding, and regular openings under a flat capping (Figure 1). The gable ends are half timbered, with roughcast render (overpainted) and vertical timber strapping. Windows to the gable end are a bank of double hung sashes and fixed windows, in a trapezoid shape (Figure 5).

The entrance to No. 5 is recessed on the northern side, incorporated under the gable roof form. The deep eaves and roof are supported on simple square timber posts. The verandah floor is original timber boards

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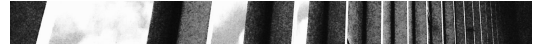
(Figure 4). Under the verandah, the walls are clad in bullnose weatherboards, with roughcast render (overpainted) above sill level. The windows are both full height double hung sashes, which provide access onto the verandah, and smaller double hung sashes that front the street.

The entrance to No. 7 Tollington Avenue is via a recessed entry porch fronting the street, delineated by a square opening with simple solid timber frieze (Figure 1). Windows are modern double sashes, on both the front and side elevations. The side elevation is finished in smooth render (overpainted) above a bullnose weatherboard plinth.

The site is bounded by modern timber picket fences to both dwellings, and each has a mature tree within the frontage. No. 5 has been subdivided with a modern dwelling at the rear, and vehicle access provided via a concrete driveway down the northern boundary. No.7 has a rear garage accessed off the rear right of way.

Figure 3. 5 & 7 Tollington Ave (GJM Heritage/Purcell, June 2016)
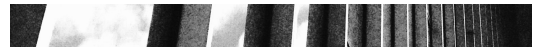

Figure 4. Dormer gable to No. 5 Tollington Ave and verandah detail (GJM Heritage/Purcell, June 2016)

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

Integrity

The duplex retains a high degree of integrity to its Federation period of construction in fabric, form and detail. It is clearly understood and appreciated as a fine example of a Federation duplex.

Comparative Analysis

5 & 7 Tollington Avenue, Malvern East (1912) is of note as a highly unusual timber attic-storey duplex constructed in the Federation period in the City of Stonnington designed in a broadly Federation Arts and Crafts style.

Comparison can be made with a single-storey duplex at 1 & 3 Dixon Street, Malvern (1911). Both these duplexes are generally of mirrored form with double gable roofs presenting to the street frontage, a bridging hip joining the gables, and porches incorporated within the main roof. Both are of timber construction with gable ends of roughcast render and vertical strapping, banks of multiple sash windows, and simple square timber verandah posts.

The duplexes at 5 & 7 Tollington Avenue, Malvern East, and 1 & 3 Dixon Street, Malvern, were built for Melbourne-born artist, Josephine Muntz Adams, who studied at the National Gallery School and exhibited both nationally and internationally. Muntz-Adams owned and built numerous investment properties within the municipality.

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 B: *Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity)*

5 & 7 Tollington Avenue, Malvern East, is an unusual and highly intact house built in the Federation Period. The use of mirrored forms with double gables and integrated verandah roofs, along with the use of materials such as timber and roughcast render in a simple manner, are uncommon in a house that broadly demonstrates characteristics of the Federation Arts and Crafts style.

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

5 & 7 Tollington Avenue, Malvern East, is a well-considered and carefully detailed example of a Federation Arts and Crafts house. The overall symmetrical design with dominant roofs and timber, roughcast, and shingle walling, demonstrates a highly original combination of architectural elements and materials that together present a picturesque composition of this architectural style.
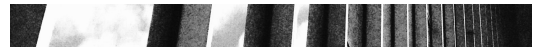
Grading and Recommendations

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:

Advertiser [Footscray].

Australian Architectural Index, copyright Miles Lewis, Record nos. 42725, 43111.

City of Malvern Rate Books (RB), East Ward: 19112-12, entries 6958, 6959; 1912-13, entries 7812, 7813.

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*.

Design & Art Australia Online (D&AAO), 'Josephine Muntz', <https://www.daao.org.au/bio/josephine-muntz/>, accessed 14 Dec 2016.

Foster, Di and Steve Stefanopoulos of Malvern Historical Society (2005), *Walk into History 2, Six more great walks in Stonnington*.

Lewis, Nigel & Richard Aitken (1992), *City of Malvern Heritage Study*, including the citation for '5-7 Tollington Avenue, East Malvern'.

Malvern Standard.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plain No. 2506 (1917).

Shepparton Advertiser.

Stonnington City Council (SCC), documentation prepared for 5-7 Tollington Avenue as part of Amendment C4 (previously known as Am L47 Part D), gazetted 07/12/2016 (accessed via Hermes).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 2465.130, 2465.0120, 2465.130S1.

Stonnington History Centre (SHC): Tollington Avenue streets file; 5-7 Tollington Ave streets file; Reg. Nos. 13956, MP 13959 & MP 13960, accessed August 2016. Online catalogue entries for Richardson & Wood, <http://www.stonnington.vic.gov.au>, accessed 8 March 2017.
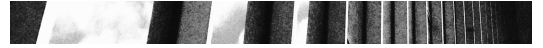
The Argus.

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