

Heritage Citation

ROW OF FEDERATION HOUSES

Address: 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21 (3-21) Burke Road, Malvern East

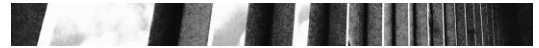
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Precinct Grading: Locally significant	Known Builders: George F. Warner, Joseph H. Gilbert
Integrity: Very High	Construction Dates: 1911-1914
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. Burke Road Row, Malvern East (GJM Heritage/Purcell, May 2017)



Statement of Significance

What is significant?

The row of Federation houses at 3-21 Burke Road, Malvern East, built from 1911 to 1914.

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

- The houses' original external form, materials and detailing
- The houses' high level of integrity to their original design.

Later alterations and additions to each of the dwellings, are not significant.

How is it significant?

The row of houses at 3-21 Burke Road, Malvern East is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The houses at 3-21 Burke Road, Malvern East form a consistent and highly intact row of detached, modest Federation houses. Together they strongly reflect the Queen Anne style of the later Federation period popular in Malvern East and across Melbourne more broadly. The compositions of the houses and the consistent use of red brick walls and chimneys; terracotta tiles, roof ridging and finials; projecting bay windows; roughcast render and half-timbered gable-ends, are typical of the style (Criterion D).

The houses at 3-21 Burke Road, Malvern East form a unified group of modest Federation Queen Anne houses. The consistency of materials, together with the variety of detailing, such as roof forms, chimneys, projecting gable-ends and window bays, presents a highly picturesque streetscape of Federation houses (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

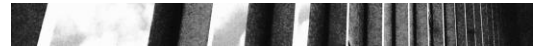
8 Building Suburbs

- 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.



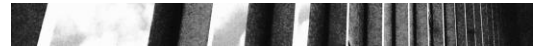
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at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

Samuel J. Graham, warehouseman, purchased the triangular piece of land bound by Burke, Waverley and Dandenong roads, totalling just under 6 acres, in August 1907. He subdivided the land and on-sold lots from 1911 (LV:V3211/F044). The 1910-11 rate books recorded that Samuel J. Graham owned lots 21 to 30 (the current nos. 1-21 Burke Road) which all remained vacant land (RB).

The 1915 Melbourne & Metropolitan Board of Works (MMBW) Detail Plan (Figure 2) showed the subdivided lots in this section of Burke Road and the development that had occurred on the current nos. 3 to 21 (MMBW DP2539). The row was developed by various builders and owners, between 1911 and 1914.

3 Burke Road (Lots 22 & 23)

The house at 3 Burke Road was one of the first to be built in the row, built in 1911 for owner builder George F. Warner, who occupied the house until 1944.

Lots 22 and 23 were sold to Mary Warner in June 1911 (LV:V3514/F783). The 1911-12 rate books recorded that George F. Warner, builder, was the owner and occupant of a 9 room brick house just north of Lot 21 (1 Bourke Road) (RB). Warner retained ownership of the property until 1944, when it sold to Alice R. Ingham, married woman 'of 3 Burke Road, East Malvern'. The Hutchinson family owned the property from 1956 until at least 1983 (LV:V3514/F783). In 2017, the property contains 4 units.

5 Burke Road (Lot 24)

The house at 5 Burke Road was one of the first houses built in the row, built in 1911 for owner Mrs Louisa Aitken.

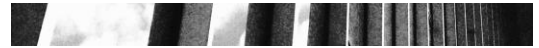
Lot 24 was sold to Phoebe Ellen Aitken, married woman, in June 1911 (LV:V3514/F784). The 1911-12 rate books recorded that Mrs Louisa Aitken was rated as the owner and occupant of an 8 room brick house (incorrectly described as Lot 23). Aitken remained the owner of the house until 1935, when it was sold to Lucy Winter (LV:V3514/F784). Architectural drawings for owner Mrs Winter (not dated; but would date to her ownership between 1935 and 1943) showed the plan of the house and proposed internal alterations. The c1940 extent of the house matched the extent of the tiled-roof section of the house in 2016 (see Figure 16), as visible on current aerials (SHC).

Following Winter's death in 1943, the property was sold to Elizabeth Weir. Following Weir's death in 1952 the property had various owners (LV:V3514/F784). Council Property Files indicate that in 1976 a permit was granted for the addition to the rear elevation. Prior to 1977, the house served as two flats, and was converted back into a single-use dwelling in 1977. The garage was built on the rear boundary in 1979 (SCC PF). A 2017 aerial (Figure 16) indicates that additions have been constructed off both the rear (west) and north elevations (at the rear of the house).

7 Burke Road (Lot 25)

The house at 7 Burke Road was built in 1912 for owner builder George F. Warner, before he on-sold it the following year.

Lot 25 was sold to George Frederick Warner, Malvern builder, in June 1911 (LV:V3514/F782). The 1911-12 rate books recorded that Warner's lot (south of Lot 26; incorrectly described as Lot 24) remained land (RB). The 1912-13 rate books recorded that Lot 25 was now occupied by a 6 room brick house, with George F. Warner's name struck out as the owner, and the name William Senior, broker, entered as the occupant (RB). Warner sold to Mary A. Stuart, gentlewoman in June 1913 (LV:V3514/F782). The 1913-14 rate books recorded that Miss Mary A. Stewart was the new owner of the 6 room brick house, still occupied by William W. Senior (RB).



A Property Sewerage Plan dating to 1912 (Figure 3) showed the footprints of Warner's two new houses at 7 and 9 Burke Road (owner and agent names removed). The houses mirrored each other in plan, with slight variations in design. Both houses had small outbuildings on the rear boundary. The footprint of each house in 1912 matches the footprint of the houses in 2016 (Figure 16), except for later additions to the rear of each house.

Eliza Kitson 'of Burke Road, East Malvern' was the owner of no. 7 from 1915 until her death in 1941. The property had various subsequent owners (LV:V3514/F782). Council property file information indicates that alterations were carried out to the house in 2000, comprising an addition to the rear elevation including the western gablet, and a bay window and narrow projecting entrance off the north elevation (SCC PF). A 2017 aerial indicates that there is an outbuilding on the south-west boundary (date not known) (Figure 16).

9 Burke Road (Lot 26)

The house at 9 Burke Road was built in 1912 for owner builder George F. Warner, who retained ownership and let the house to occupants.

Lot 26 was sold to Mary Warner, married woman, in November 1911 (LV:V3549/F698). The 1911-12 rate books recorded that Lot 26 remained land, with George F. Warner rated as the owner. The following year, the 1912-13 rate books recorded that Lot 26 was occupied by a 6 room brick house, with Warner struck out as the owner (erroneously it appears), occupied by Robert Gregson, inspector (RB). The 1913-14 rate books recorded that George F. Warner remained the owner, with the house still occupied by Robert J. Gregson (RB).

A Property Sewerage Plan dating to 1912 (Figure 3) showed the footprints of Warner's two new houses at 7 and 9 Burke Road (owner and agent names removed). The houses mirrored each other in plan, with slight variations in design. Both houses had small outbuildings on the rear boundary. The footprint of each house in 1912 matches the footprint of the houses in 2017 (Figure 16), except for later additions to the rear of each house.

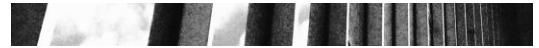
The Warners retained ownership of no. 9 until 1922, when it was sold to Matilda Miscamble 'of 9 Burke Road, East Malvern'. The house was owned by the Sunderlands (various members) from 1927 to 1964. From this date there were various owners (LV:V3549/F698). In 1952, Catherine R. Sunderland was addressed at 'Glencoe' at 9 Burke Road, East Malvern (LV:V3549/F698). Council Property Files indicate that additions were constructed to the rear of the house c1970 with apparent later alterations to create the projecting gabled bay facing west, evident in 2017 aerials (Figure 16). The brick fence along the front boundary and the garage on the south-west boundary were constructed in 1970 (SCC PF).

11 & 13 Burke Road (Lot 27)

The duplex at 11 & 13 Burke Road was built in 1914 for owner William J. Crabb.

Lot 27 was sold to William John Crabb, mine owner, in November 1913 (LV:V3743/F403). The 1913-14 rate books recorded that Lot 27 remained land, occupied by W. J. Crabb. The following year, the 1914-15 rate books recorded that Crabb was now the owner of two 5 room dwellings on the same lot, with Crabb occupying no. 13 (RB). The 1915 MMBW detail plan (Figure 2) did not show verandahs to the façade of these two dwellings, suggesting the verandahs did not exist at this date.

The Council Property File indicates that in 1987 carports were constructed, positioned on the diagonal near the rear boundary (no longer remains at no. 13). In 1989, the rear portion of each dwelling was removed and replaced with a single-storey addition and a bullnose-profile verandah on the rear elevations. Architectural drawings dating to 1989 showed that bull-nosed profiled verandahs were located on the Burke Road facades of both nos. 11 and 13 (later additions). Following the 1989 works, the duplex was subdivided into two individual lots in 1990 (SCC PF).

**15 Burke Road (Lot 28)**

The house at 15 Burke Road was built in 1912 for owner builder Joseph H. Gilbert, before he on-sold it the same year.

Lot 28 was sold to Joseph Henry Gilbert, Malvern builder in June 1911 (LV:V3514/F781). The 1911-12 rate books recorded that Gilbert was rated for land (RB). Lilly I. Mercer purchased the property in November 1912 (LV:V3514/F781). The 1912-13 rate books recorded that lot 28 was now occupied by a 6 room brick house; Mrs Gilbert's name which was struck out as a later amendment to the entry, replaced with new owner and occupant Harold Mercer (RB).

In April 1917 the house was sold to Harriet Jacobs 'of Burke Road, East Malvern'. Jane Green was the owner from 1926 until her death in 1962, after which the property was purchased by various subsequent owners (LV:V3514/F781). Council Property Files indicate that the carport and studio on the north-western boundary were constructed in 1985. In 2001 the rear of the house was extended, creating the large gable-roofed section, which replaced an earlier pergola (SCC PF).

17 Burke Road (Lot 29)

The house at 17 Burke Road was built in 1913 for owner and contractor Arthur G. Oliver, who retained ownership and let the house to occupants.

Lot 29 was sold to Arthur G. Oliver, contractor 'of "Graceburn" Dandenong and Warragul Roads Oakleigh' in August 1913 (LV:V3723/F410). The 1912-13 rate books confirmed that the lot remained land. The following year, the 1913-14 rate books recorded that lot 29 was occupied by a 6 room brick house, occupied by Matthew Nally, secretary (RB). Oliver retained ownership of the property until 1921, when it was sold to Mabel Ponsford. Mary Sweet owned the property from 1923 until her death in 1953, after which it had various owners (LV:V3723/F410). Under the Sweet's ownership the house was named 'Cremorne' (SHC). Aerial photos in 2017 indicate that later additions extend from the rear (west) elevation, with outbuildings located near the rear boundary (dates not confirmed) (Figure 16).

19 & 21 Burke Road (Lot 30)

The duplex at 19 & 21 Burke Road was built in 1914, probably for owner Letitia Nicholson.

Lot 30 was sold to Arthur G. Oliver, contractor, in September 1913 (LV:V3723/F410). The 1912-13 rate books recorded that Lot 30 remained land, owned by Oliver. The following year, the 1913-14 rate books recorded that lot 30 remained land, but owner Arthur G. Oliver was struck out, replaced with the name Mrs Nicholson. The 1914-15 rate books confirmed that Lot 30 was now occupied by two 5 room dwellings, purchased by a new owner W. Woff (with Letitia Nicholson's name struck out as a later amendment to the entry) (RB).

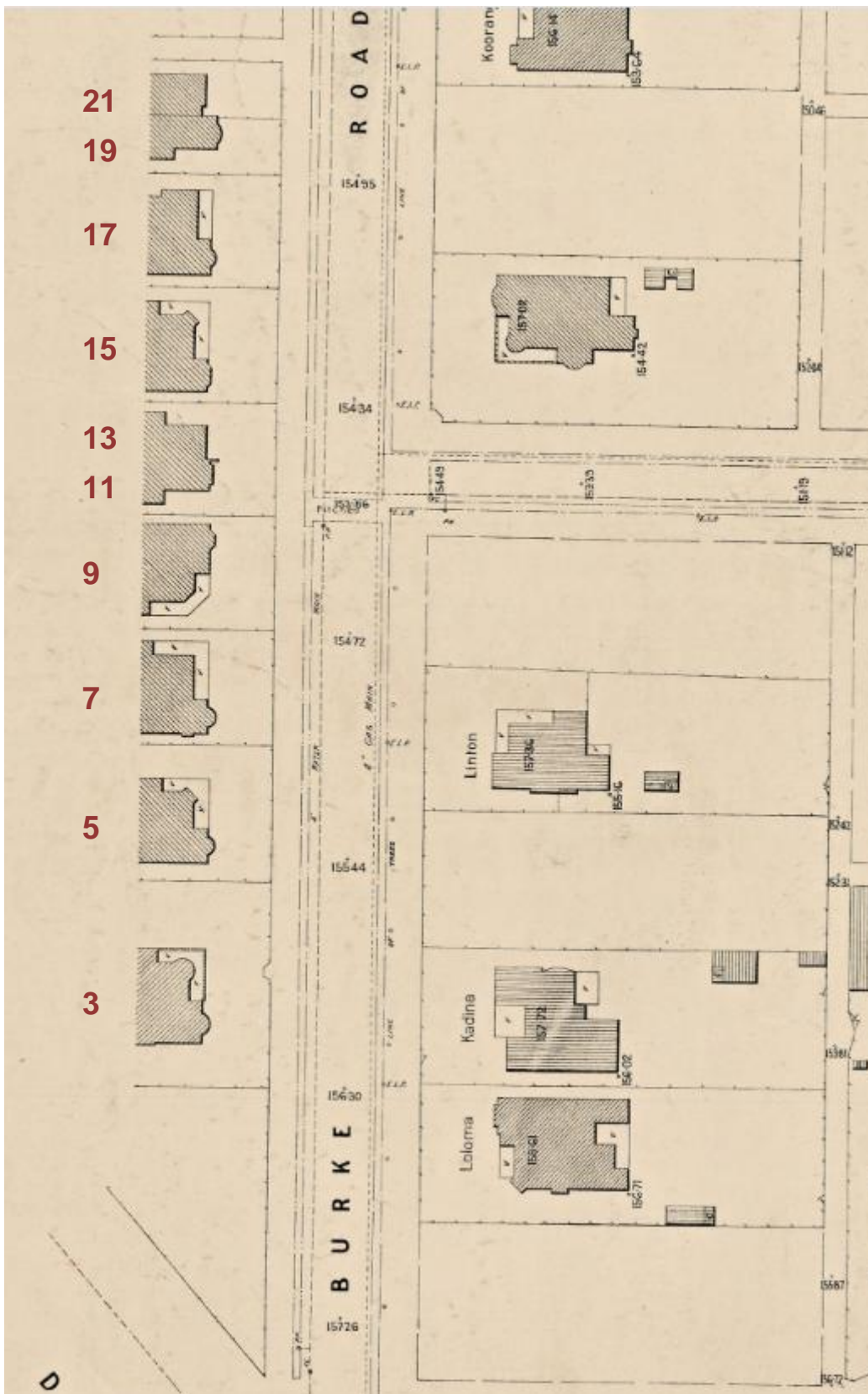
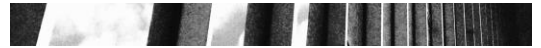


Figure 2. The 1915 MMBW detail plan showing the development on the west side of Burke Road at no. 3 (south) to the duplex at no. 19 & 21 (north).

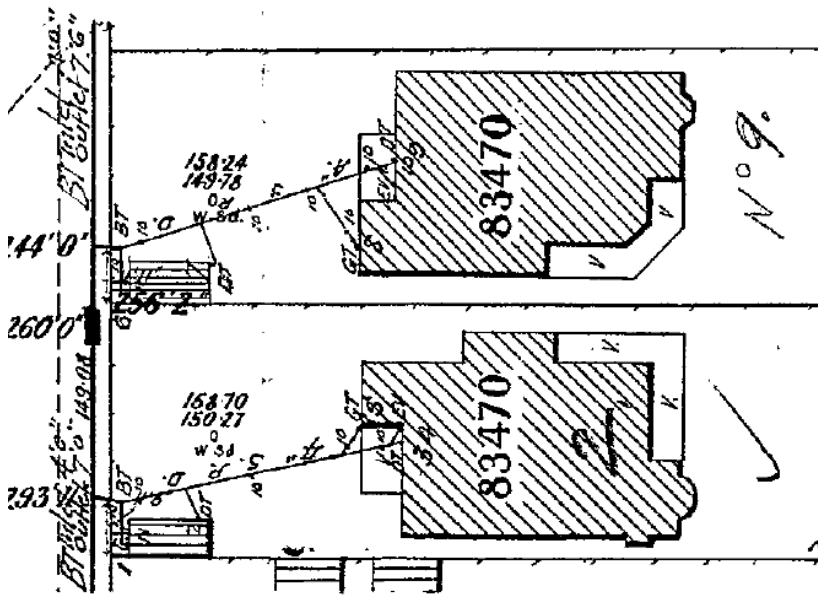
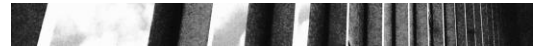


Figure 3. A 1912 plan showing the footprints of the houses at no. 7 (bottom) and no. 9 (top) Burke Road (PSP).

Description

The place comprises a group of single-storey detached and duplex dwellings set within suburban lots, with an approximately 8m set back from the street and rear access via a right of way (ROW). Each has a front garden with mature planting and some large or medium-sized trees. The boundary treatments for each property are modern, and vary from brick walls and iron railings to picket fencing. All dwellings exhibit key features of the Federation Queen Anne architectural style with red brick construction and tiled roofs. Nos. 5, 7, 9 and 15 have more complex plan forms, with diagonal emphasis and additional corner projections and gables. As a group, these dwellings form an attractive row and all remain in fair to good condition.

Each individual dwelling is described below.

3 Burke Road

No. 3 Burke Road is constructed of tuckpointed red brick with a Marseilles tile roof, decorated with terracotta ridge capping and ball finials. The dwelling has a strong diagonal emphasis in plan. The main hipped roof has a shallower pitch that incorporates the return verandah which is supported on timber piers, with brick sub-walls with terracotta bulls eye sills and undulating capping. The projecting gable is finished in roughcast render (overpainted) with vertical timber strapping and a simple bargeboard. A second street facing gable is finished in overpainted board with strapwork and a large picture window flanked by double hung sashes. A tiled window hood, supported on timber brackets is located over a bow window comprised of timber casements with highlights. A second, large, bow window is located under the verandah, with timber casements with leaded glazing and highlights. A small awning window is located adjacent with terracotta bulls eye sill and radiating brick head. A modern carport and addition are located on the northern side of the dwelling. The site is bounded by a tall, modern timber-paling fence.

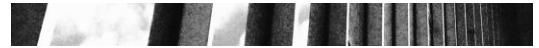


Figure 4. 3 Burke Road (GJM Heritage/Purcell, September 2016)



Figure 5. 3 Burke Road (GJM Heritage/Purcell, September 2016)

5 Burke Road

No. 5 Burke Road has an asymmetrical façade with diagonal emphasis in plan and picturesque roofscape clad in interlocking Marseilles tiles, with ornamental terracotta ridge tiles and cresting and large terracotta ball finials to the gable peaks. Four corbelled red brick chimneys with strap work and terracotta bullnose details remain, and they generally retain one or two simple terracotta pots. The wall construction is tuck pointed red brick, with a decorative rendered band (overpainted) at stringcourse level. The main roof continues at a shallow pitch to form the verandah, which is supported on turned timber posts, with no decorative fretwork and a timber floor. A blind gablet is located on the diagonal, above a projecting bay window, and this is framed by projecting gabled bays on the Burke Road (east) and north elevations. The gabled ends are finished in roughcast render (overpainted) and timber strapping, creating a half-timbered effect. The east facing gable is supported on decorative timber brackets, and has a projecting bow window with rendered head and terracotta bullnose detailing to the sill (Figure 7). A corner, angled bay window is located under the verandah. Windows are timber casements with coloured leadlight glazing and highlights. The site is bounded by a tall, modern timber picket fence.



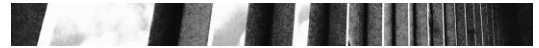
Figure 6. 5 Burke Road (GJM Heritage/Purcell, June 2016)



Figure 7. 5 Burke Road (GJM Heritage/Purcell, September 2016)

7 Burke Road

No. 7 Burke Road has a square plan form, with a steeply pitched hipped Marseilles tile roof, ornate terracotta ridge tiles and ball finials. Four tall redbrick chimneys with brick corbelling and strap work survive with one retaining its original terracotta chimney pots. The wall construction is tuckpointed red brick, with a roughcast render band (overpainted) at sill level. The main gable end is finished in roughcast render (overpainted) with simple timber strapping. A bow window with Marseille tiled window hood



supported on decorative timber brackets projects below the gable end. The small blind gablet located over the verandah features matching details. The roof continues at a shallow pitch to form the verandah, which is supported on decorative turned timber posts, with Art Nouveau style brackets and a simple balustrade frieze. The verandah floor is decorative tile and it is accessed via bluestone steps. Window openings are coloured leadlight glazed timber casements with highlights, and terracotta bull nose sill details. The panelled front door is original, with coloured leadlight sidelight. The site is bounded by a tall, modern brick wall.



Figure 8. 7 Burke Road (GJM Heritage/Purcell, June 2016)



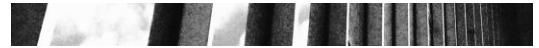
Figure 9. 7 Burke Road (GJM Heritage/Purcell, September 2016)

9 Burke Road

No. 9 Burke Road is a tuckpointed red brick dwelling, with roughcast banding (overpainted) at stringcourse level and a complex, picturesque hipped roofscape with diagonal corner emphasis. The Marseilles terracotta tile roof features ornate terracotta ridge cappings and decorative finials. Two brick chimneys with simple brick corncing and single terracotta pots survive. The roof continues at a shallow pitch to form the return verandah which is supported by turned timber posts with decorative balustrade timber frieze, and has a decorative tile floor with bluestone steps. The main gable end projects to the east and is finished in smooth render (overpainted) with vertical timber strapping. This is repeated on the blind gablet over the corner verandah. The gabled bay has an off-center bow window with a tiled window hood supported on decorative timber brackets. The windows are timber casements, with stained glass highlights. A single window with radiating brick voussoir head is adjacent to the main bow window. The site is bounded by a tall, modern brick wall constructed in 1970.



Figure 10. 9 Burke Road (GJM Heritage/Purcell, June 2016)



11 & 13 Burke Road

Nos. 11 & 13 Burke Road are a pair of dwellings designed and massed to resemble a single property. Constructed in red brick with a hipped, Marseilles tiled roof and plain terracotta ridge tiles, the dwelling is asymmetrically composed with a projecting gable to the east, return verandah to the east and north and second verandah on the south. A single shared red brick chimney with simple corbelling and single chimney pot is visible from the street, centrally located above the verandah. The gable end projects to the east, with roughcast render (overpainted) timber strapping and a simple bargeboard. A simple tiled window hood is located below, supported on timber brackets. The windows are timber casements, with highlights and bullnose terracotta sills. The main return verandah has a bullnose sheet metal roof, supported on turned timber posts with decorative brackets. It is on a raised timber floor with timber infill to the base. The secondary verandah, sheltering the access into No.11 on the southern side is a smaller bullnose form, supported on square timber posts with matching decorative brackets and timber floor. The dwelling overall is a simpler design to the other dwellings in the group, and the site is bounded by a tall, modern timber picket fence.



Figure 11. 11 Burke Road (GJM Heritage/Purcell, June 2016)



Figure 12. 13 Burke Road (GJM Heritage/Purcell, June 2016)

15 Burke Road

No. 15 Burke Road is an asymmetrically sited dwelling, with a diagonal emphasis in plan. The walls are constructed of tuck pointed red brick, with a decorative rendered dado band (overpainted). The steeply-pitched hip-and-gable roof is clad with terracotta interlocking Marseilles tiles, with ornamental terracotta ridge tiles as well as large terracotta dragon and ball finials to the gable peaks. Two corbelled brick chimneys remain, with brick strapping, and one retains an original terracotta chimney pot. Gabled bays project from the Burke Road (east) and north elevation, with roughcast and timber strapping creating a half-timbered effect to the gabled ends. Below the gable end is a bow window with a tiled window hood supported on decorative timber brackets. The roof continues to form a verandah on the right side of the facade, which returns on the north elevation. The verandah is supported by turned timber posts, with decorative timber brackets and frieze. The floor is tiled and accessed via bluestone steps. A corner, angled bay window is located under the verandah. The windows are timber casements, with coloured leadlight glazing and terracotta bullnose sills. The original timber panelled front door (behind a screen door) survives, with coloured leaded sidelights. The site is bounded by a low brick pier and infill fence, with decorative metal palisade above. A carport and studio is located on the northern boundary, constructed in 1985.

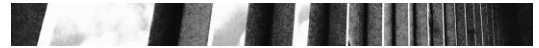


Figure 13. 15 Burke Road (GJM Heritage/Purcell, June 2016)

17 Burke Road

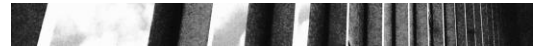
No. 17 Burke Road is a red brick dwelling with roughcast render (overpainted) above a terracotta bullseye stringcourse. The dwelling has a square plan form with a steeply pitched hipped and gable roof clad with interlocking Marseilles tiles, with Federation-star ridge cappings and ball finials. The main roof continues at a shallow pitch to form the verandah below, which is supported on turned timber posts with decorative brackets and small chevron moulding on the fascia. The verandah floor retains early decorative tiles, and bluestone steps. The central hip features a small blind gablet, with timber infill. Three red brick chimneys with brick corbelling and terracotta bullseye detailing remain, with simple chimney pots. The primary gable is finished in roughcast render (overpainted) with vertical timber infills and a plain bargeboard supported on decorative timber brackets. The bow windows are timber casements with leaded highlights and terracotta bullseye sills, and one-over-one sash windows with leaded highlight and terracotta bullseye sills are located under the verandah. The original front door is timber panelled with leaded light and decorative stained glass fan and sidelights. The site is bounded by a tall, modern brick wall. Modern additions have been constructed to the rear.



Figure 14. 17 Burke Road (GJM Heritage/Purcell, June 2016)

19 & 21 Burke Road

Nos. 19 & 21 Burke Road are a pair of dwellings, designed and massed to resemble a single property. Constructed of red brick with a simple rendered dado band, a Marseilles terracotta roof, and simple fern finials, the dwelling is asymmetrically composed with a projecting gable to the east, return verandah to the east and north and second verandah on the south. Multiple red brick chimneys with simple brick corbelling survive. The gable end projects to the east, with roughcast render (overpainted), vertical timber strapping and a simple bargeboard. The bow windows are timber casements, with highlights and bullnose terracotta sills. The main hipped roof continues at a shallow pitch to form the main return verandah and smaller southern verandah both of which are supported turned timber posts with timber board infill to the ends.



The verandahs are raised, with tiled floors and bluestone edge detailing. The dwelling overall is a simpler design to the other dwellings in the group, and the site is bounded by a low, modern red brick fence.



Figure 15. 19-21 Burke Road (GJM Heritage/Purcell, June 2016)

Integrity

The dwellings within the row retain a high degree of integrity to the Federation Queen Anne style in fabric, form and detail. While all houses have undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a row of Federation houses.

Comparative Analysis

3-21 Burke Road, Malvern East (1911-14) is of note as a representative and highly intact row of eight modest Federation houses built within a four-year period from 1911 to 1914. Occupying the majority of the block on the western side of Burke Road, between Dandenong and Waverley Roads, the builder-designed row of single-storey houses is highly consistent in scale and character. Despite varying details, all houses display characteristics typical of the Federation Queen Anne style and together present as a highly consistent row of Federation houses.

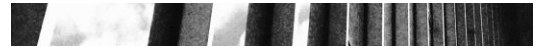
Comparison can be made with consistent and intact rows of Federation houses contained in precincts included in the Heritage Overlay of the City of Stonnington Planning Scheme, such as the Claremont Avenue Precinct (HO156). This precinct retains substantial rows of middle class Federation houses, which vary in detail but are consistent in scale and character, thus providing the area with a unified and original character. The Coonil Estate Precinct (HO375) and the Gascoigne Estate Precinct (HO133) also contain rows of Federation houses of similar scale and style, although many houses in the latter are larger and grander in appearance.

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 houses at 3-21 Burke Road, Malvern East form a consistent and highly intact row of detached, modest Federation houses. Together they strongly reflect the Queen Anne style of the later Federation period popular in Malvern East and across Melbourne more broadly. The compositions of the houses and the consistent use of red brick walls and chimneys; terracotta tiles, roof ridging and finials; projecting bay windows; roughcast render and half-timbered gable-ends, are typical of the style.

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

The houses at 3-21 Burke Road, Malvern East form a unified group of modest Federation Queen Anne houses. The consistency of materials, together with the variety of detailing, such as roof forms, chimneys, projecting gable-ends and window bays, presents a highly picturesque streetscape of Federation houses.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme. Each building is considered to be Contributory to the significance of the 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.

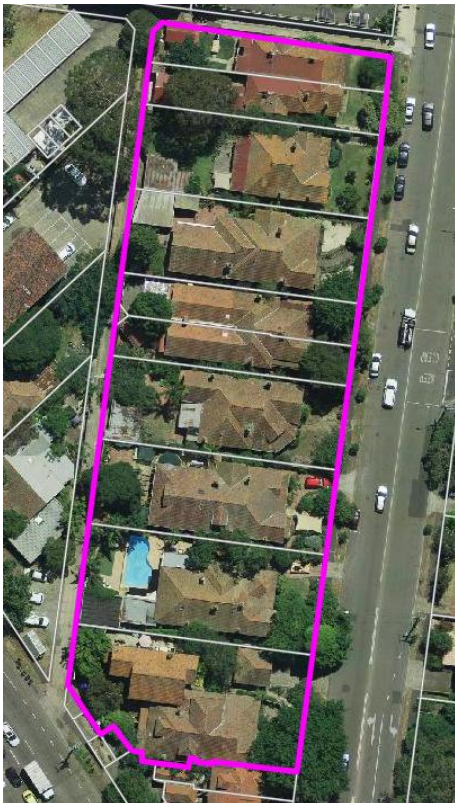
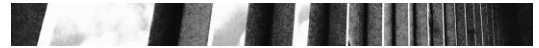


Figure 16. 2017 aerial of the row (Source: Stonnington City Council).



References:

City of Malvern Rate Books (RB), South Ward: 1910-11, entries 5266-5275; 1911-12, entries 5712-5720; 1912-13, entries 6221-6228; 1913-14, entries 6307-6315; 1914-15, entries 6482-6489.

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 Nos. 2061 (1908), 2539 (1915).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 83470, dated 1912.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File No. 15119, 1635.40BL, 15120BL1, 15121BL, 1635.0050, 1635.60.1 SBL, 55776, 15124, 15124BL.

Stonnington History Centre (SHC): Architectural drawings for 5 Burke Road, Malvern East. Online information for 17 Burke Road, Malvern East, Reg. No. MH 31914. Accessed collection August 2016.

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