

Heritage Citation

'WENDOUREE'

Address: 21 Denbigh Road, Armadale

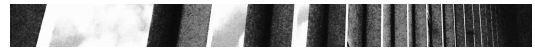
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Sydney H. Wilson
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1900
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 21 Denbigh Road, Armadale (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as Wendouree, 21 Denbigh Road, Armadale, a single-storey dwelling built in 1900.

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 rear additions, are not significant.

How is it significant?

Wendouree, 21 Denbigh Road, Armadale is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Wendouree, 21 Denbigh Road, Armadale 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 Armadale and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and multiple gabled bays and architectural elements and materials, including tall chimneys, half-timbering with roughcast render and timber verandah detailing are typical of the style. The use of quality materials and fine detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Armadale in the early twentieth century (Criterion D).

Wendouree, 21 Denbigh Road, Armadale is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing, with projecting gable-end bays, projecting hipped verandah roof and tall chimneys, and rich timber decoration, 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):

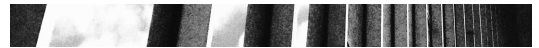
8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal
- 8.4 Creating Australia's most designed suburbs

Locality history

The land on which the suburb of Armadale now sits was first occupied by farmers and market gardeners in the 1840s and 50s, but its pleasant rural outlook and relative proximity to the centre of Melbourne meant that it proved desirable and was subsequently subdivided for residential purposes. The locality was named after 'Armadale' on Kooyong Road (1876), the residence of James Munro. Munro was a speculator and land-boomer, President of the Gardiner Road District Board (1872-73) and later Premier of Victoria (1890-1892). Munro named the house after his town of birth, Armadale in Sutherland Shire, Scotland (Context 2006: 193; Victorian Places). Armadale was previously part of both the former City of Prahran and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington.

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 line coincided with the beginning of the land boom, which saw substantial urban growth across what is now the City of Stonnington. The population of the former City of Prahran almost doubled



in the 1880s, with development spreading east of Kooyong Road, into the western part of the former City of Malvern, while the population of the former City of Malvern saw a dramatic increase, quadrupling to approximately 8,000 by 1891. The arrival of the railway line triggered commercial expansion near Armadale station and the subdivision and residential development of the surrounding area. The character of the development varied. Small timber and brick workers cottages and residences, and some terraces and duplexes, were typically constructed closer to the railway lines. More substantial family dwellings and mansions were typically constructed further away from the station, predominantly of brick, on large suburban blocks of land (Context 2006:65-6; Victorian Places). However, by 1891, the cycle of land speculation that had driven price growth and residential expansion began to collapse, and the 1890s Depression hit hard. 'As the inflow of foreign funds that had previously underpinned expansion dried up, companies and governments stopped building housing, roads and railways and the economy contracted swiftly and savagely' (Dingle 2008).

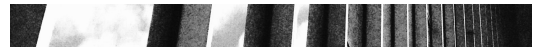
The entry for Armadale in the 1893 *Australian Handbook* (as cited in Victorian Places) declared that 'views from some points are enchanting, and it is one of the favourite resorts of wealthy Melbourne men, and a great number of fine mansions and villa residences in the locality.' At this date there were three churches, a state school, several private schools, a bank and 'many fine business establishments along High Street', the chief thoroughfare. The commercial strips extended from the railway station eastwards along High Street. In 1910, the tramline along High Street was extended to Tooronga Road, joining the High Street and Glenferrie Road commercial areas and enabling easier access to the locality. In 1915, the tramline along Malvern Road opened, and the Dandenong Road-Wattletree Road tramline opened in 1928 (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 the first few decades of the twentieth century, many of the boom-era mansions were converted into shared accommodation, to serve as exclusive guest houses and, more commonly, boarding houses. In the 1930s the locality earned a reputation as a poor area (Context 2006:143). Ultimately, Armadale's proximity to Melbourne and Toorak (considered Melbourne's pre-eminent suburb) meant it was again able to cement its status as one of Melbourne's most prestigious residential addresses and to attract a wealthy class of homeowner.

Place history

The property was originally part of the Hampden Villa grounds (the 1850s house remains at 31 Hampden Road (HO48), designed by architect Walter R. Butler), which was subdivided in 1897 (SHC). In February 1898, prominent architect Walter Richmond Butler, of Prell's Buildings, Melbourne, purchased 2¼ acres between Denbigh and Hampden roads (LV:V2680/F850; SHC). The same year, Butler subdivided the property into various sized lots, on-selling them individually. Lot 5 (current 21 Denbigh Road) was sold to Sydney William Edson, lime merchant, and his wife Annie Whyte Edson, in December 1899 (LV:V2680/F850; SHC).

The 1899-1900 rate books recorded that Sidney W. Edson, merchant was rated for 60 foot of land on Denbigh Road, however, this description was struck out and replaced with the description for a 10 room brick house. The 1900 rate books confirmed that Sidney William Edson was rated as the owner and occupant of an 8 room brick house (10 was struck out, indicating a prior error), with a Net Annual Value of 64 pounds (RB; Electoral Role 1909:16). The following year, the house was let to an occupant and addressed as no. 31 Denbigh Road (RB). The 1903 Property Sewerage Plan for the property confirmed Sydney Edson as the owner (later replaced with Annie's name) and listed the agent as Sydney H. Wilson, architect, of 76 Temple Court, Collins Street (PSP, Figure 3). The 1901 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (Figure 2) showed the footprint of the new house addressed as no. 21 Denbigh Road. The facade was shown with the verandah to the left and projecting bay to the right side,



with the entrance porch and stairs off the north elevation. A long outbuilding was located to the rear of the house (since removed) (MMBW). In 1903, a birth notice for Sydney W. Edeson's daughter addressed him at 'Wendouree' on Denbigh Road, Armadale (*Argus*, 27 June 1903:9). The 1903 Property Sewerage Plan showed the same footprint of the house, but indicated a different arrangement of the outbuildings to the rear of the house (Figure 3).

Annie Edeson retained ownership of the property until her death in December 1943, after which it was transferred to her daughter Eleanor Edna Norris, married woman, who was the owner from June 1943 until her death in 1955 (LV:V2755/F868). Eleanor (Nell) let the house to Reverend Carlyle James Vernon McKeown, Minister of the Armadale Presbyterian Church until c1950, followed by Reverend James B. Allison (SHC). In 1953, 'Wendouree, 21 Denbigh Road, Armadale' was advertised for sale. The advertisement noted the eight spacious rooms and outbuildings that included a laundry, fuel shed and second bathroom. It was noted that the home was 'ideal for conversion to 2 flats' (*Argus*, 16 May 1953:29). The property had a number of owners from 1955 (LV:V6694/F709).

Council Valuation records indicate that permits were granted for a brick garage in 1971 and a brick front fence in 1977. In 1989, a permit was granted for additions and alterations to the dwelling, which comprised a brick addition (with a slate roof) to the rear, and interior renovations (Valuers Field Book); a secondary source suggests that these extensive alterations were carried out earlier, from 1984-85 (SHC). A sales advertisement dated April 1987 noted that the house retained classic period features and had been 'completely renovated to provide excellent family living', with a landscaped garden and in-ground pool (2016 aerials suggest the pool has been removed, see Figure 4) (as cited in Valuers Field Book).

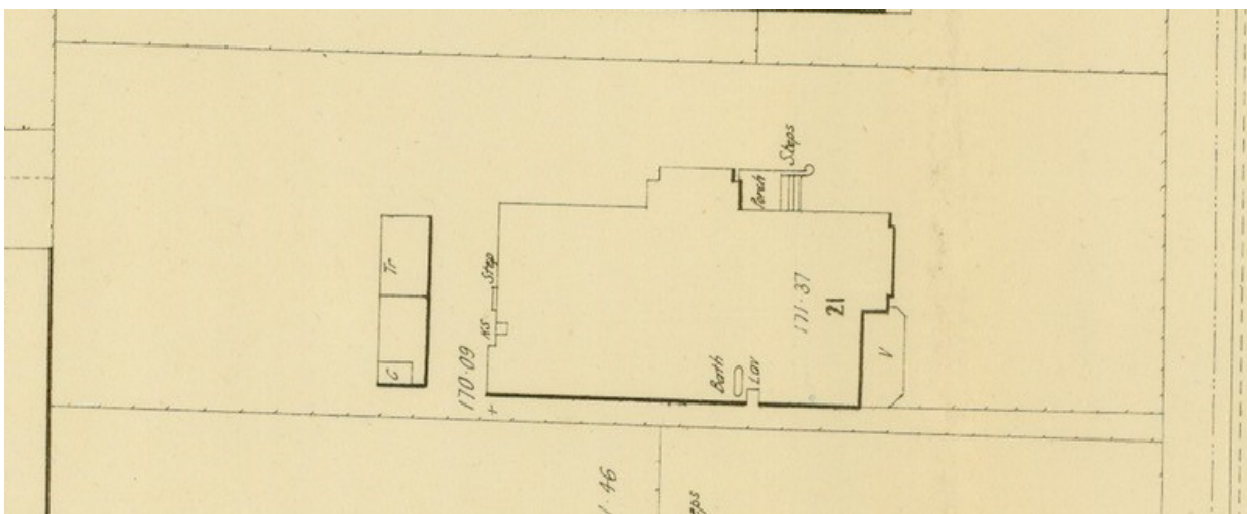


Figure 2. The 1901 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan showed the footprint of the new house, with the verandah to the left and projecting bay to the right side, with the entrance porch and stairs off the north elevation. A long outbuilding was located to the rear of the house (since removed) (MMBW).

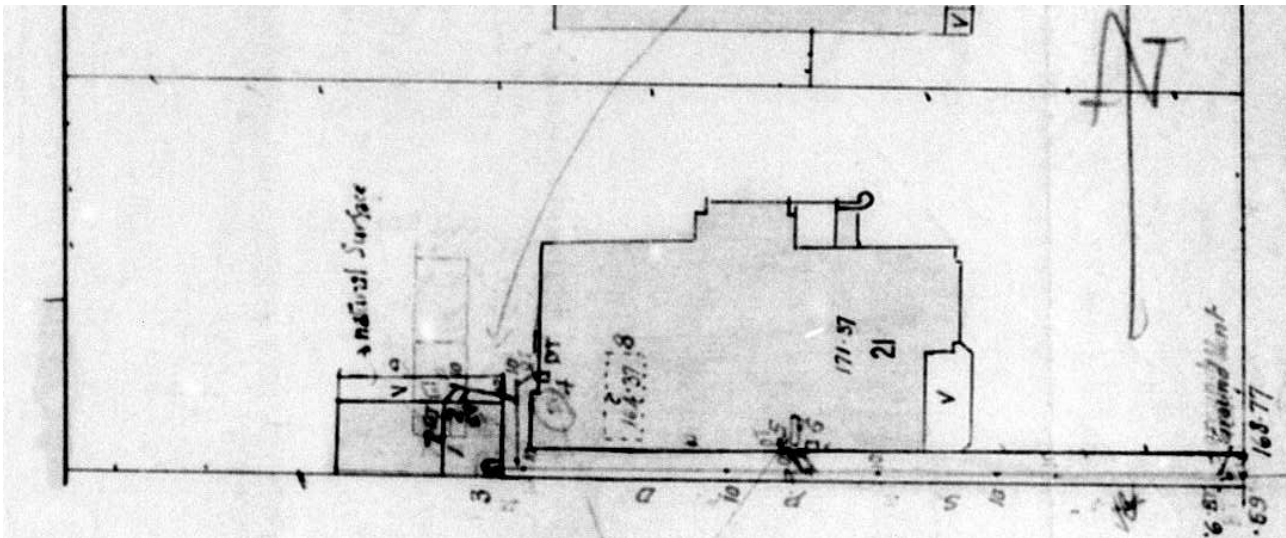


Figure 3. The 1903 footprint of the house, showing the amended alignment of the outbuildings to the rear of the house (appear to remain in 2017) (PSP).

Sydney H. Wilson, architect

Sydney Herbert Wilson was a prominent Melbourne-based architect and the son of architect Ralph Wilson, who in partnership with Thomas Crouch, and later John Beswicke, designed a number of significant Melbourne buildings. Sydney Wilson was born in South Yarra in 1860 and educated at St Kilda and Horton College in Tasmania, before being articled to his father's architectural practice, Crouch and Wilson. He worked with this firm and its successor, Wilson and Beswicke before setting up his own architectural business in the late 1880s. A number of notable buildings were designed by both firms while Sydney Wilson was in their employment, including the Malvern Town Hall in 1885-86.

Sydney Wilson's design work included warehouses, factories, shops, houses, churches and town halls, most notably additions to the Brunswick Town Hall (1908 and 1926). He also designed the large Queen Anne style Bundoora Park Homestead in 1899, which was used as the Bundoora Repatriation Psychiatric Hospital from 1920-93.

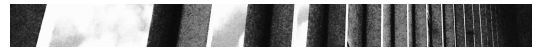
In the City of Stonnington he is known to have designed his own house, 'Ilfracombe', 15 Forster Avenue, Malvern East (1890, HO310), the house at 21 Denbigh Road, Armadale (1900) and the All Saints Church Hall, 3 Olive Street, Malvern East (1921 & 1927, HO413) (Context citation for *All Saints Church Hall*, HO413).

Wilson was also a significant local political figure and performed a number of other notable public functions, serving as a Malvern Councillor from 1905 to 1923. In 1913-14 he served as Mayor.

Description

The house at 21 Denbigh Road is a single-storey detached dwelling with a deep street setback and located within a mature garden. The dwelling is characteristic of the Federation Queen Anne style with asymmetrical siting and square plan form. Constructed in 1900, the dwelling is in good condition.

The wall construction is tuckpointed red brick, laid in stretcher bond with a smooth render band (overpainted) at stringcourse level, and decorative mouldings to the flying gables. The roof is clad in slate, with terracotta trefoil ridge cappings and both scroll and pinnacle finials (Figure 4). The small gablet is ventilated with timber boards and a moulded bargeboard (Figure 4). Four redbrick chimneys remain with (overpainted) roughcast render stacks, brick corncing and strapwork, rendered tops and simple terracotta pots (Figure 4). Gable ends project from both the east (Denbigh Road) and north elevations, and are finished in roughcast render (overpainted) and decorative timber strapping creating a half-timbered effect



(Figure 5). Windows are double hung sashes centred on the east-facing gable and framed with ovolo brick details with bullnose stops. The window heads are smooth render (overpainted) and the windows have a continuous stone sill. The secondary gable on the north features a slate clad window hood, supported on simple timber brackets. A second hood is located closer to the street, above a bank of sash windows. The deep projecting verandah, incorporated under a small hipped roof, is supported on decorative timber posts with timber capitals, angled timber valance board and decorative arcaded frieze (Figure 6). This motif is repeated on a secondary verandah on the northern side that presents a small half-timbered gablet to the street.

The site is bounded by a tall modern painted brick wall with timber gates, constructed in 1977. A brick addition, constructed c1990, with a slate roof is located at the rear on the southern boundary. The outbuilding to the rear of the house may date from the period of construction (as evident on the 1903 PSP, Figure 3), but this has not been confirmed. A terracotta paved driveway extends along the northern boundary leading to a garage (constructed 1971) at the rear. Three mature birch trees are located in the frontage.



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



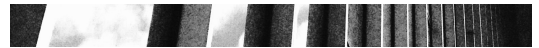
Figure 5. Gable end detail (GJM Heritage/Purcell, June 2016)



Figure 6. Verandah 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

Wendouree, 21 Denbigh Road, Armadale, 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:

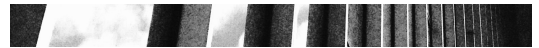
- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892
- Redcourt, 506 Orrong Road, Armadale (HO166) 1887
- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

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.

Wendouree, 21 Denbigh Road, was built in 1900 when the Federation Queen Anne style was flourishing in established suburbs such as Armadale, and across Melbourne. Like the other examples in the Heritage Overlay, it displays a range of characteristics which have strong associations with this style. The house remains highly intact to demonstrate these strong associations.

Wendouree demonstrates the following Federation Queen Anne characteristics:

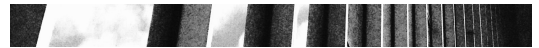
- Picturesque asymmetrical form with projecting gables and projecting hipped verandah roof
- Verandah roof integral with the main roof
- Red brick walls and rendered and strapped chimneys
- Slate roof with terracotta ridge capping and finials
- Half-timbering and roughcast render gable ends
- Turned timber verandah posts and timber fretwork detailing

There are also large numbers of Federation Queen Anne style houses that are included in the Heritage Overlay in the Stonnington Planning Scheme as both significant and contributory places in 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).*



Wendouree, 21 Denbigh Road, Armadale 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 Armadale and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and multiple gabled bays and architectural elements and materials, including tall chimneys, half-timbering with roughcast render and timber verandah detailing are typical of the style. The use of quality materials and fine detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Armadale in the early twentieth century.

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

Wendouree, 21 Denbigh Road, Armadale is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing, with projecting gable-end bays, projecting hipped verandah roof and tall chimneys, and rich timber decoration, 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:

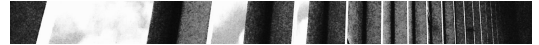
External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

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



Figure 7. 2016 aerial of subject site (Source: Stonnington City Council).

**References:**

City of Prahran Rate Books (RB), Windsor Ward: 1899-1900, entry 8055; 1900-01, entry 8055; 1901-02, entry 8054.

Context Pty Ltd citation for *All Saints Church Hall* HO413

Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*.

Dingle, Tony (2008), 'Depressions', in *The Encyclopedia of Melbourne Online*, <<http://www.emelbourne.net.au/>>, accessed February 2017.

Electoral Role (1909), Division of Fawkner, Armadale.

Land Victoria (LV), Certificates of Title, as cited above.

Lewis, Nigel & Richard Aitken (1992), *City of Malvern Heritage Study*.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plain No. 997 (dated 1901).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 34214.

Smith, James (Ed.) (1903), *Cyclopedia of Victoria*, Volume 1, Melbourne.

Stonnington History Centre (SHC): '21 Denbigh Road, Armadale (previously 31 Denbigh Road)' online record, Reg. No. 61911 via <<http://www.stonnington.vic.gov.au/Discover/History/Stonnington-History-Centre>>, accessed January 2017. Copy of place history provided by SHC in August 2016.

The Argus.

Tibbits, George (2012), 'Crouch & Wilson' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp. 183-84.

Valuers Field Book (1968-1994), City of Prahran record for '21 Denbigh Road, Windsor Ward'. Provided by Stonnington History Centre.

Victorian Places, 'Armadale', 'Malvern' & 'Prahran', <<http://www.victorianplaces.com.au/>>, accessed February 2017.