

Heritage Citation

'QUANTOCK'

Address: **29 Scott Grove, Glen Iris**

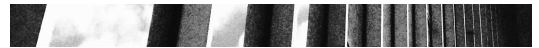
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

| | |
|--|--|
| Place type: Residential | Architect: Not known |
| Grading: Locally significant | Builder: William L. Flewellen (attributed) |
| Integrity: Very High | Construction Date: 1912-13 |
| Recommendation: Include in the Heritage Overlay | Extent of Overlay: To property title boundary |



Figure 1. 29 Scott Grove, Glen Iris (GJM Heritage/Purcell, August 2016)



Statement of Significance

What is significant?

The Federation house known as 'Quantock', 29 Scott Grove, Glen Iris, an attic-storey dwelling built in 1912-13.

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 large faceted bay to the rear and the roof dormer to the south, are not significant.

How is it significant?

'Quantock', 29 Scott Grove, Glen Iris is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

'Quantock', 29 Scott Grove, Glen Iris is a fine, representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly, including a simple symmetrical plan with projecting gables and central dormer, unadorned and tapered chimneys, Art Nouveau decoration, and the use of materials such as slate, roughcast render and shingle cladding (Criterion D).

'Quantock', 29 Scott Grove, Glen Iris is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The symmetrical design, including identical projecting gable bays with shingle-clad bow windows, large horseshoe arch with Art Nouveau-inspired decoration and large central shingled dormer, demonstrates a rich and 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):

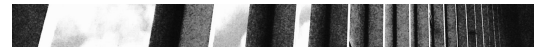
8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal

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) (City of Stonnington [CoS]; Context 2006:34). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The boundary comprised the current localities of Malvern, 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). The locality of Glen Iris is divided by Gardiners Creek, and has straddled two municipalities since its formation. The name was derived from the residence built for J. C. Turner on land acquired from a settler who had voyaged to Victoria on a ship called 'Iris' (Victorian Places).

The part of Glen Iris south of Gardiners Creek was first to develop. The first development comprised farms



that overlooked the Glen Iris Valley (also referred to as Gardiners Creek Valley) (Victorian Places). In 1890, the railway line along the northern extent of the municipality was established through the Glen Iris Valley from Burnley, establishing Glen Iris and Gardiner stations, however, the expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1903 *Australian handbook* (cited in Victorian Places) described Glen Iris as a 'favourite picnic spot' with 'numerous market gardens and villa residences'. In 1903 the locality had a population of about 200, which was small in comparison to other localities within the Malvern municipality. However, from 1900, the municipality as a whole saw rapid development and urbanisation; it was declared both a Borough and then a Town in 1901, and in 1911 became the City of Malvern with a total population of 16,000 (Context 2006:86; 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).

The Prahran and Malvern Tramways Trust was established in 1908, with three electric tramlines opened in the locality by 1917: Malvern Road turning north into Burke Road, Wattletree Road terminating at Burke Road, and High Street terminating at Glen Iris Railway station. The arrival of the tramlines further drove commercial centres in the immediate vicinity and residential development beyond (Context 2006:70-2, 113; Victorian Places). 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). Much of this new development was taking place in the Glen Iris Valley (Context 2009:128). Between 1911 and 1921 the population of the municipality doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933. Development steadied from the 1930s, with the population in the former City of Malvern 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.

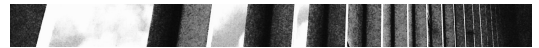
Place history

The northern end of Scott Grove was created in 1899, while the southern end was laid out in 1907 as part of the Charleville Estate subdivision (Foster & Stefanopolous 2005:24). The subdivided lots in the northern section of Scott Grove were on-sold from 1906. In June 1906, Lot 19 was sold to George Proudfoot, bank clerk, and Alexandra M. Proudfoot, spinster, both of 244 Burke Road, Upper Hawthorn (LV:V2972/F268; V3134/F695).

In December 1911, the Proudfoots sold Lot 19, which remained land, to William Langdon Flewelling, contractor of Footscray (LV:V3134/F695; RB). The 1911-12 rate books indicated that the lot remained land, however the following year, the 1912-13 rate books recorded that William Flewelling, builder, was the owner and occupant of an 8 room brick house in the course of erection ('in C.O.E.'), with a Net Annual Value of 48 pounds; the following year the 8 room house was valued at 60 pounds. This indicates that the house was built for, and probably by, owner builder William Flewelling in 1912-13. Flewelling purchased lot 18 immediately to the north in 1913 (RB).

William Langdon Flewelling was a builder and contractor, born in England and living in New Zealand before arriving in Australia c1885. In addition to contracting, he was employed as an inspector for the 'Metropolitan Board of Works', reportedly inspecting 'the first house connection made by the Board in Port Melbourne'. He was 'also engaged as clerk of works in connection with the construction of some of Melbourne's most important buildings' (Age, 17 Nov 1945:2). He is known to have worked in construction on projects in St Kilda and Footscray in 1915 (AA; *Advertiser*, 28 Aug 1915:2). Upon his death he was noted as a prominent freemason and member of the Grand Lodge Board of Benevolence for 38 years (Age, 24 Apr 1953:9; 16 Apr 1953:2).

The Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (no date, probably c1912) showed the early footprint of the house (Figure 2); the facade comprised the two bays flanking the recessed entrance porch, while shallow bays projected off the north and south elevations. To the rear (west) of the



house was a small central recessed verandah (replaced with an extension in 2001).

In August 1930, the property (lot 19 and part of lot 18 to the north) passed to Mabel, Amy and Lilian Fleweller, all noted as spinsters of Scott Grove, East Malvern (suggesting they occupied the house) (LV:V5679/F794). In 1934, W. Fleweller [sic] was addressed at 'Quantock', 29 Scott Grove (SHC). The house remained within the Fleweller family until 1968, when it was sold to the O'Donnells 'of 29 Scott Grove' (LV:V8112/F611; V8746/F394). The rear sections of the property (current 18 and 20 Nash Street) were subdivided and on-sold in 1965 and 1973 (LV:V8112/F611).

Council Valuation records indicate that permits were granted for a weatherboard and brick garage in 1937, a front fence in 1964, alterations to the first floor attic storey in 1978 (further detail not known), a brick garage and open garage in 1980, and a deck and pergola in 1989 (replaced by the 2001 works to the rear of the house) (SCC PF).

Architectural drawings dating to 1977 (Figure 3) showed the facade with its dormer window, arch to the entrance porch and flanking gabled bays. The drawings also showed multi-pane windows to the bay windows either side the entrance, and multi-paned doors to the entrance (remain in 2017) (SCC PF). In 2018 the owner identified that all but one section of the original leadlight has been replaced. The exterior of the house has been painted white since at least 1994 (Valuers Field Book). Council permit records indicate that alterations and additions were carried out to the house in 2001, comprising the construction of the large faceted bay to the rear (west) elevation and the dormer window on the southern elevation (extending the attic storey space) (SCC PF).

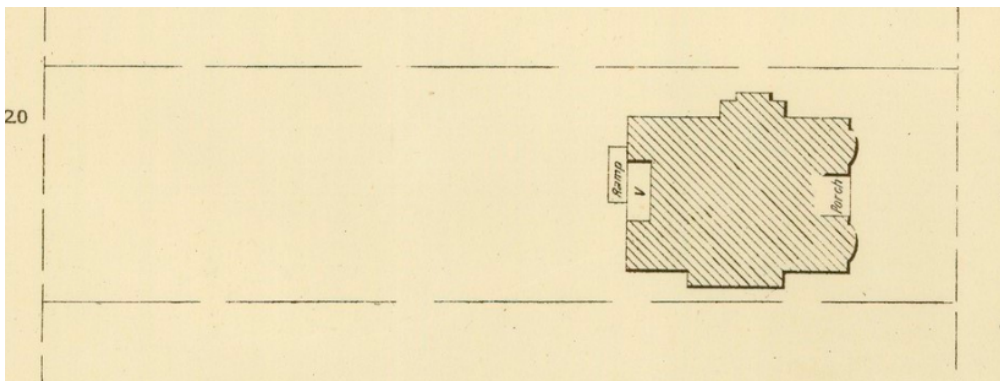


Figure 2. The c1912 footprint of the house (MMBW).

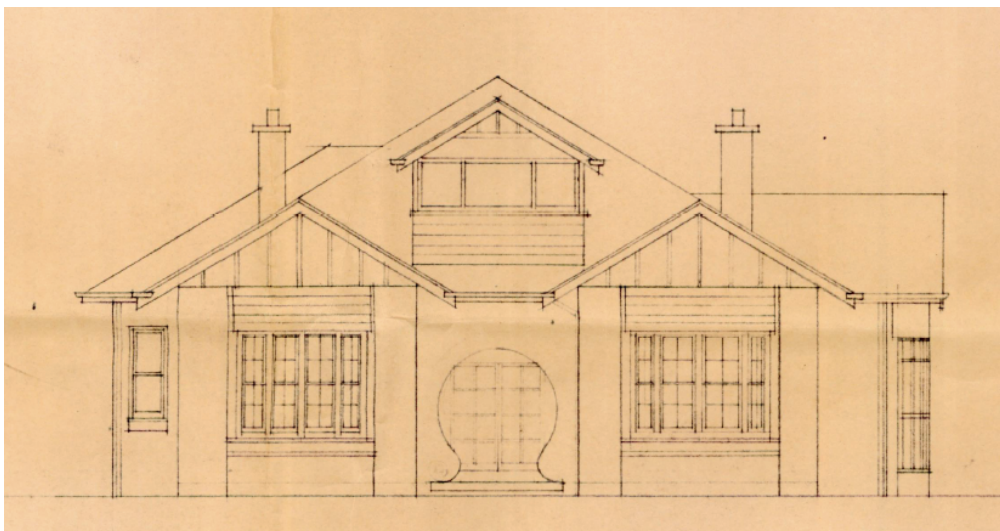
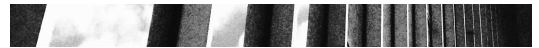


Figure 3. An architectural drawing of the facade dated 1977 (SCC PF).



Description

The dwelling at 29 Scott Grove is a substantial, detached attic-storey dwelling set on a large allotment and located within a garden setting, with three mature trees. Designed in the Federation style, the dwelling is characterised by its strong, symmetrical façade and square emphasis in plan. The dwelling, constructed in 1912, remains in good condition.

The wall construction is brick (overpainted) with roughcast render above a rendered stringcourse. The roof is clad in slate with crested terracotta ridge tiles and scroll finials (Figure 4). The symmetrical projecting gables are supported on ornate timber brackets with simple timber bargeboards and roughcast render and vertical timber strapping to the gable ends (Figure 4). Projecting bow windows below comprise eight-pane timber windows, with timber sills and timber fish scale shingles (overpainted) (Figure 5). The central dormer is similarly detailed with half-timbered gable end, and three bay picture window with fish scale shingles (Figure 4). Two roughcast chimneys remain, with tapering stacks, overhanging coping and two squat terracotta pots per chimney (Figure 4). Modern skylights and a dormer window are located towards the rear of the dwelling, on the north and south planes of the roof respectively. The recessed central entrance porch is incorporated under the roof with exposed rafter tails to the eaves and is accessed via a prominent and unusual horseshoe arch, with foliage detailing to the base. The verandah floor is modern encaustic tile (original bluestone steps removed in 2017). Simple niches are located under the porch, with expressed sills. The front door is an eight-pane glazed door in a tripartite arrangement, with matching eight-pane glazed side lights (replacing the original entrance). In 2018, the owner identified that all but one section of the original leadlight has been replaced.

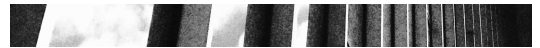
The site is bounded by a high, modern timber picket fence. Access is provided to a modern garage (1980) with a flat roof at the rear via an asphalt driveway down the northern boundary. A large modern addition, constructed in 2001, is located to the rear of the dwelling.



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



Figure 5. Bay detail (GJM Heritage/Purcell, October 2016)



Integrity

The house retains a high degree of integrity to the Federation Arts and Craft 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

'Quantock', 29 Scott Grove, Glen Iris is of note as a fine and intact example of the Federation Arts and Crafts style, which flourished in Victoria from the 1890s to the commencement of World War I. With precedents from the United Kingdom and the United States, the resulting Federation Arts and Crafts style was diverse but was based on the ideas of functionalism, the honest use of materials and the integration of the work of artisans and craftspeople into a total design. High quality materials and craft work was typically included in domestic architecture and elements and decorative motifs with no historical precedent were introduced. This included the sinuous ornament and detail of the Art Nouveau which was applied to a range of both traditional and new materials including glass leadlighting, terracotta, wrought iron, glazed tiling, render, timber and pressed metal. Highly innovative practitioners of the Arts and Crafts style in Victoria revolutionised house design by introducing new ideas in planning, including the open plan and other forms such as the butterfly plan and its variants.

The resulting Arts and Crafts house was unpretentious and informal and often picturesque in appearance. Typical characteristics include dominant roofs with gables and hips; wide eaves, with exposed rafters and eaves brackets; tall chimneys; contrasting colour, texture and materials such as roughcast render, timber or cement shingles, pressed metal sheeting and terracotta ornament; and informal window arrangements, including bays, oriels and circular openings, often multi-paned with projecting frames.

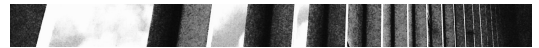
Leading Melbourne architects designed houses in the Arts and Crafts style particularly in the early twentieth century and it was commonly adopted in developing suburbs such as Malvern and Glen Iris and in wealthy, established areas such as Armadale and Toorak. Architects associated with this style included Walter Butler, Rodney Alsop, Robert Haddon, Guyon Purchas, Harold Desbrowe-Anneer and all these architects designed houses in what is now known as the City of Stonnington.

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

- Pensford, 528 Orrong Road, Armadale (HO27) 1903
- Thurla, 1 Avalon Avenue, Armadale (HO4) 1903
- Glyn, 224 Kooyong Road, Toorak (HO68 VHR H0735) 1908
- Thanos, 13a Monaro Road, Malvern (HO83 VHR H0953) 1908
- 13 Tintern Avenue, Toorak (HO170) c1909
- Tongaboo, 6 Stonnington Place, Toorak (HO285) c1912
- Avalon, 14 Power Street, Toorak (HO332) 1914
- 11 Tintern Avenue, Toorak (HO169) 1915
- 1088 Malvern Road, Armadale (HO323) 1916
- 23 Douglas Street, Toorak (HO307) by 1900
- 274 High Street, Windsor (HO479) 1918.

Two of these houses have identified significance at the state level. These are Glyn (224 Kooyong Road, Toorak) and Thanos (13a Monaro Road, Malvern). The other dwellings range in construction date (from 1903 to 1918) and in size and detail. They are recognised as distinctive, innovative and evocative examples of the Arts and Crafts style in the City of Stonnington and all display individual characteristics of the Federation Arts and Crafts style. They are noted as follows:

- Pensford, 528 Orrong Road, Armadale (Walter Butler, 1903) is an early and uncommon instance of

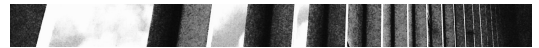


Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The two-storey, red brick house has roughcast render bands and gables, applied half-timbering, a Marseilles tiled roof, eaves with exposed rafter ends, banks of paned windows and Art Nouveau applied decoration on the parapet and chimneys.

- Thurla, 1 Avalon Avenue, Armadale (Walter Butler, 1903) is also an early and uncommon instance of Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The single storey red brick house with extensive roughcast rendering and Marseilles tiled roof, has a large asymmetrically placed front gabled bay with half-timbering, hooded triangular window bays and Art Nouveau-inspired cast cement detailing.
- 13 Tintern Avenue, Toorak (A S Eggleston c1909) is an innovative and evocative example of Arts and Crafts architecture. It is a two-storey rendered brick, slate-roofed dwelling with a front gable containing a large, distinctive triangular oriel window which is juxtaposed against an otherwise restrained fenestration pattern and projecting bays supported on large brackets.
- Tongaboo, 6 Stonnington Place, Toorak (R Alsop c1912) is described as a well-preserved and successful design. It is an attic-storey house with multiple slate-clad gabled roofs, stuccoed walls, tall brick (over-painted) chimneys, deep eaves with exposed and shaped rafters and joists, timber-framed multi-paned sash windows, and half-timbered and vertical boarded gable ends. The overall character of the design is in the manner of noted British Arts & Crafts designer CFA Voysey.
- Avalon, 14 Power Street, Toorak (Butler & Bradshaw, 1914) is described as a distinguished example of the English Arts and Crafts style, especially as seen in the work of the architect CFA Voysey. The two-storey rendered brick house has a simple wide slate-clad hip roof which extends over wide eaves and is supported on exaggerated eaves bracket. Large areas of the north facade are clad with timber shingles, including a projecting, polygonal balcony.
- House, 11 Tintern Avenue, Toorak (Klingender & Alsop 1915) is described as an innovative and evocative design with a dominant steeply gabled roof form which fronts the street. The front facade contains a symmetrical arrangement of multi-paned fenestration, large central entrance, protruding shingle-clad balcony and a large, highly distinctive protruding shingle-clad balcony hood.
- 1088 Malvern Road, Armadale (Klingender & Alsop, 1916) is described as an imposing house of restrained design and simple massing. It is a two-storey red brick house with projecting shingled balcony, and front loggia with paired columns and steeply angled brackets.
- 23 Douglas Street, Toorak (by 1900) has no Statement of Significance. It is a fine and intact example of the Arts and Crafts style with steeply pitched slate-clad roof, large chimneys, projecting side gables and central verandah with large turned posts. Gable ends are of rough cast render with applied half-timbering and panels of terracotta rosettes.
- 274 High Street, Windsor (1918) is described as a distinguished, distinctive and substantially intact eclectic example of Arts and Crafts design. The two-storey, red brick building is asymmetrical in form with slate roof and prominent eaves with exposed rafters and bellcast, shingled bays. The front facade is dominated by an extensive single-clad bay which extends from the eaves to the lower bay windows. Art Nouveau detailing is evident in the window glazing and the original front fence.

‘Quantock’, 29 Scott Grove, Glen Iris was built in 1912-13 at the time when the popularity of the Federation Arts and Crafts style was reaching its peak. Like these examples, it displays a large range of characteristics that have strong associations with this style and the house remains highly intact to demonstrate these strong associations.

‘Quantock’ demonstrates the following Arts and Crafts characteristics:



- Simple, symmetrical form
- Brick lower walls and roughcast render walls above
- Slate roof
- Simple rendered, tapered chimneys
- Symmetrical projecting gable-ends supported on timber brackets, simple timber bargeboards, roughcast render and vertical timber strapping
- Projecting bow windows with timber fishscale shingle cladding
- Large central dormer with similar half-timbered gable-end and fishscale cladding
- Recessed central porch with exposed rafter ends to eaves
- Large horseshoe entry arch with Art Nouveau-inspired foliage at the base

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).*

‘Quantock’, 29 Scott Grove, Glen Iris is a fine and representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Glen Iris and across Melbourne more broadly, including a simple symmetrical plan with projecting gables and central dormer, unadorned and tapered chimneys, Art Nouveau decoration, and the use of materials such as slate, roughcast render and shingle cladding.

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

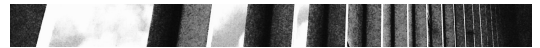
‘Quantock’, 29 Scott Grove, Glen Iris is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The symmetrical design, including identical projecting gable bays with shingle-clad bow windows, large horseshoe arch with Art Nouveau-inspired decoration and large central shingled dormer, demonstrates a rich and highly original combination of architectural elements and materials which 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, Vic.]

Australian Architectural Index (AAI), Record No. 69907, <<https://aai.app.unimelb.edu.au/>>, copyright Miles Lewis, accessed 21 January 2017.

City of Malvern Rate Books (RB), North Ward: 1910-11, entry 1002; 1912-13, entries 1396, 1397.

City of Stonnington (CofS), 'History of Stonnington', <<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

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

Foster, Di & Steve Stefanopoulos of Malvern Historical Society (2005), *Walk into history 2 : six more great walks in Stonnington*, Malvern.

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

Melbourne and Metropolitan Board of Works (MMBW) Detail Plain No. 1753 (n.d., probably c1912).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File No. 4229BL1.

Stonnington History Centre (SHC): Online local history catalogue, Reg. No. MH 4082. Accessed August 2016.

The Age.

Valuers Field Book (c1950-1994), City of Malvern record for '29 Scott Grove'. Provided by Stonnington History Centre.

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