

Heritage Citation

DUPLEX

Address: 1 & 3 Dixon Street Malvern

Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1911
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 1 & 3 Dixon Street Malvern (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation duplex at 1 & 3 Dixon Street, Malvern, built in 1911.

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 are not significant.

How is it significant?

1 & 3 Dixon Street, Malvern is of local aesthetic and architectural significance to the City of Stonnington.

Why is it significant?

1 & 3 Dixon Street, Malvern, is an unusual and highly intact duplex built in the Federation Period. The use of mirrored forms with double gables and integrated verandah roofs, along with the use of materials such as timber and roughcast render in a simple manner, are uncommon in a house that broadly demonstrates characteristics of the Federation Arts and Crafts style (Criterion B).

1 & 3 Dixon Street, Malvern, is a well-considered and carefully detailed example of a Federation Arts and Crafts house. The overall symmetrical design with dominant roofs, and timber, roughcast and shingle walling, demonstrates a highly original combination of architectural elements and materials, which together present a picturesque composition of this period (Criterion E).

Historical Themes

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

8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal
- 8.6 Developing higher density living

Locality history

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and was the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality, until c1910.

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



municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Victorian Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).

The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling stations, however, expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1893 *Australian Handbook* (as cited in Victorian Places) described Malvern as ‘an elevated residential suburb’, served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated ‘dwellings of a superior class’. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were ‘steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments’ (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared both a Borough and then a Town in 1901. In 1911 the Town of Malvern was declared a City, with a population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opened along High Street in 1910-14, Malvern Road in 1915, Glenferrie Road in 1910-13 and to the south along Wattletree Road in 1910-12; reaching Malvern East at the eastern extent. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; Victorian Places).

Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted ‘a progress unprecedented by any other suburb’ (Context 2009:128). In the decade between 1911 and 1921 the population of the former City of Malvern doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the ‘leading residential suburbs of the Metropolis’. It comprised the substantial homes of many of Melbourne’s leading citizens, in what was termed ‘The Garden City’ due to the number of parks and public gardens. Development in the former City of Malvern steadied from the 1930s, with the population averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington. The municipality retains a number of fine architect designed houses, dating from all periods of development.

Place history

Stanhope Estate was subdivided in 1885, with lots first offered for sale in 1888. An 1888 auction notice showed the estate bound by High Street to the north, Tooronga Road to the east, Wattletree Road to the south, and Thanet and Stanhope streets to the west. The Estate created Emily (now Dalny), Harvey, Fraser, Grace (the north end), Thanet, 'Dixon', Jordan, Horace and (part of) Stanhope streets (SHC).

In July 1895, Thomas and Anne Muntz 'of Dixon Street, Malvern', purchased a group of six lots on the north side of Wattletree Road, extending from Thanet to Dixon Street. Thomas Muntz, Shire Engineer was the sole owner of the lots from 1902. In 1906, he transferred the lots to his daughters Josephine Margaret Adams, widow, and Edith M Muntz, both of Wattletree Road, Malvern (LV:V2581/F004). Josephine became the sole owner of the lots in 1911 (LV:V3144/F642; V3547/F355).

The 1910-11 rate books (and prior) did not record the Muntz family owning property on Dixon Street. The first lots listed on the west side of Dixon Street were properties to the north of where 1 & 3 Dixon Street are now located. The 1910-11 rate books recorded that Mrs Muntz Adams was the owner of the only house on the north side of Wattletree Road, between Dixon and Thanet streets – a nine room brick house with a Net Annual Value of 80 pounds, let to an occupant. Prior to this, Thomas Muntz, surveyor, was rated as the owner and occupant of this house (it is not confirmed if it remains). This suggests that the land they owned immediately north of the house (including 1-3 Dixon Street) remained land at this date (RB). The duplex fronting Dixon Street first appeared in the 1911-12 rate books when Mrs Muntz was rated for two lots, each with a six room brick house with a Net Annual Value of 35 pounds. Both houses were let to occupants from this date (RB). This indicates that the duplex at 1-3 Dixon Street was built in 1911 for owner Josephine Muntz Adams, as an investment property. Muntz-Adams owned and built numerous investment properties within the municipality, including the duplex at 5-7 Tollington Avenue, Malvern East (1912) (SHC).

Josephine re-subdivided her holdings and on-sold lots from 1920 (LV:V3144/F642; V3547/F355). In March 1922, both 1 and 3 Dixon Street were sold as one parcel to William Swain, commercial traveller. The same day it transferred to Maud Grace, spinster. In 1923 the duplex was sold to Margaret Anderson, who subdivided and on-sold no. 1 in 1926. Both houses have had a number of owners from this date (LV:V4599/F750). The 1948 Melbourne and Metropolitan Board of Works Base Map (No. 61) showed a footprint of the duplex (Figure 2), which matches the footprint in 2017; the skillion roof sections on the rear (west) elevations may be later additions. Two outbuildings were shown on the rear boundaries (not confirmed if remain).

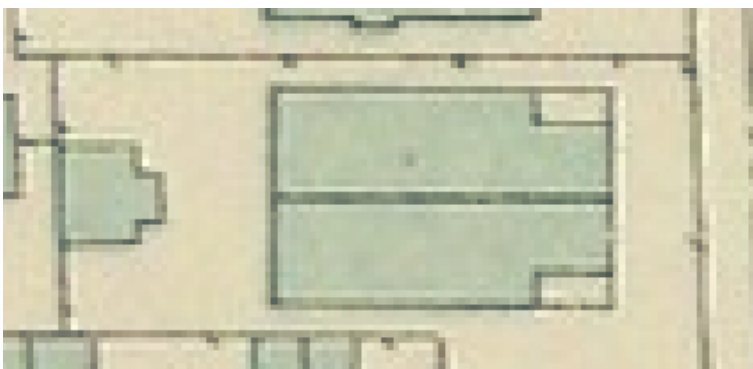
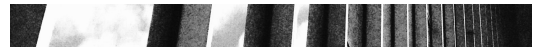


Figure 2. The footprint of the duplex and outbuildings in 1948 (MMBW Base Map No. 61).

Josephine Muntz Adams, artist

Josephine Muntz Adams (1862-1949) was a Melbourne-born painter, who exhibited nationally and internationally and is known for her portraits of Australian figures. She studied at the National Gallery School, Melbourne, and in Europe, and was an art instructor at the Central Technical College in Brisbane. She lived in Melbourne between c1912-c1917 and again from 1922-1949 (residing in Brisbane in between)



(D&AAO). Josephine was the daughter of Thomas Muntz, Engineer for the Shire of Malvern and City of Prahran (Foster & Stefanopoulos 2005:34).

Description

The dwellings at 1 & 3 Dixon Street are a pair of single-storey, semi-detached duplex dwellings within a garden setting. The mirrored dwellings are an unusual symmetrical duplex arrangement that draws broadly on the Federation Arts & Crafts style. Constructed in 1911, the dwellings remain in good condition.

The dwellings are simple rectangular forms with prominent symmetrical gable ends fronting the street and simple chimneys with tapered roughcast render stacks (overpainted) and no ornamentation. The primary gable is stepped, with a secondary, higher gable visible in oblique views. The walls are clad in square edge weatherboards to sill level, with roughcast render (overpainted) above, and the roofs are clad in corrugated sheet metal. The gable ends are defined by simple vertical timber strapping, creating a half-timbered effect, with simple bargeboards. The main roof incorporates the recessed entry porch, with overhanging eaves, which are supported on simple square posts with vertical timber balustrading. The porch is raised above the timber plinth, accessed via timber steps and retains original timber floor boards. Windows are banks of timber casements, with small timber hoods supported on moulded brackets. A second bank of casement windows return on the corner, under the entrance porch with matching hood details. The front doors are three panel timber doors, with glazed panel above and half glazed sidelight.

The site is bounded by a modern timber picket fence (No.1) and a possibly early undulating decorative timber picket fence (No.3) (see Figure 3). Pathways lead to the verandah steps, and the dwellings are set within small front gardens. There are no substantial modern additions to the dwellings, however both have minor outbuildings to the rear that are not visible from the street (see Figure 4).



Figure 3. 1 & 3 Dixon Street showing fence detail of No. 3 (GJM Heritage/Purcell, June 2016)

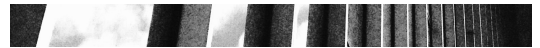
Integrity

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

Comparative Analysis

1 & 3 Dixon Street, Malvern is of note as a highly unusual timber, single-storey duplex constructed in the Federation period in the City of Stonnington. The duplex is designed in a broadly Federation Arts and Crafts style.

Comparison can be made with an attic-storey duplex at 5 & 7 Tollington Avenue, Malvern East (1912). Both these duplexes are generally of mirrored form with double gable roofs presenting to the street frontage, a



bridging hip joining the gables and porches incorporated within the main roof. Both are of timber construction with gable ends of roughcast render and vertical strapping, banks of multiple sash windows and simple square timber verandah posts.

The duplexes at 1 & 3 Dixon Street, Malvern and 5 & 7 Tollington Avenue, Malvern East were both built for Melbourne-born artist, Josephine Muntz Adams.

Assessment Against Criteria

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

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

1 & 3 Dixon Street, Malvern, is an unusual and highly intact duplex built in the Federation Period. The use of mirrored forms with double gables and integrated verandah roofs, along with the use of materials such as timber and roughcast render in a simple manner, are uncommon in a house that broadly demonstrates characteristics of the Federation Arts and Crafts style.

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

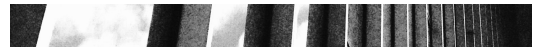
1 & 3 Dixon Street, Malvern, is a well-considered and carefully detailed example of a Federation house. The overall symmetrical design with dominant roofs; timber, roughcast and shingle walling, demonstrates a highly original combination of architectural elements and materials, which together present a picturesque composition of this period.

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 4. 2016 aerial of subject site (Source: Stonnington City Council).

References:

City of Malvern Rate Books (RB), Central Ward: 1906-07, entry 2685; 1910-11, entry 3354; 1911-12, entries 3029-30.

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*.

Context Pty Ltd (Dec 2014), *Federation Houses Heritage Study, Stage 1*. Notes in excel list of Stage 1 places.

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

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

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

Melbourne and Metropolitan Board of Works (MMBW) Base Map No. 61 (1948).

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

Stonnington History Centre (SHC): Stanhope Street streets file. Accessed file August 2016.

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