

Heritage Citation

'KNOWLES' (FORMERLY 'KNOLE')

Address: 5 Haverbrack Avenue, 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: High	Construction Date: 1910
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 5 Haverbrack Avenue, Malvern (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as 'Knowles' (formerly 'Knole'), 5 Haverbrack Avenue, Malvern, a single-storey dwelling built in 1910.

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 additions to the rear (including the verandah), the pool, summerhouse and carport, are not significant.

How is it significant?

'Knowles', 5 Haverbrack Avenue, Malvern is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

'Knowles', 5 Haverbrack Avenue, Malvern, 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 Malvern and across Melbourne more broadly. The asymmetrical composition with complex roof forms, gabled bays and corner turret, along with architectural elements and materials such as tall chimneys, half-timbering with roughcast render and timber verandah detailing, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Malvern in the early twentieth century (Criterion D).

'Knowles', 5 Haverbrack Avenue, Malvern, is a carefully designed and well-resolved example of a Federation house. The sweeping roof forms, projecting gable-end bays, corner turret, rich timber decoration and decorative encaustic tiling 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):

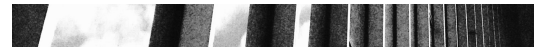
8 Building Suburbs

- 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). 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.

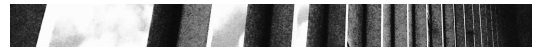
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at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

The land on which 'Knowles' (formerly 'Knole'; see below) is located was originally part of Haverbrack Estate, the original house of which was built in 1854 for Colin Campbell. The 1854 dwelling later became a lodge for a larger house. Robert Singleton, who married a daughter of Thomas Embling, owned the estate from 1868. When Haverbrack Estate was subdivided in 1888, Embling Road and Haverbrack Avenue were laid out (Cooper 1935:121, 173). The 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plans (Nos. 1759 & 1760) showed that only half of Haverbrack Avenue, off Glenferrie Road, had been created at that time (the MMBW plan does not record a road name), with one large house occupying the southern side of the street. The northern side of the street, to Embling Road, had not yet been developed. Mary Constance Wallis of 'Chesterfield' on Glenferrie Road, re-subdivided just over 2.5 acres east of Glenferrie Road, between Haverbrack Avenue and Embling Road, selling lots from 1908 (LV:V2716/F167).

Wallis on-sold Lot 5 (5 Haverbrack Avenue) to Robert Anderson Christian, agent, in June 1910 (LV:V3430/F911). The 1909-10 rate books recorded that Robert A. Christian, broker, owned Lot 5, which was described as land at this date. The following year, the 1910-11 rate books recorded that Christian was rated as the owner and occupant of an eight room brick house 'in COE' (in course of erection) with a Net Annual Value of 72 pounds (with the same NAV in 1911-12) (RB). The Melbourne and Metropolitan Board of Works Property Sewerage Plan for the property, dated September 1910, showed a footprint of the new house. The 1910 footprint of the house matches the 2016 footprint, except for later addition to the rear of the house (the skillion roof section with a verandah), and carport attached to the north-east corner of the house. The 1910 plan also illustrates that the pool and small summerhouse in the north-east corner of the property are later additions. The 1910 footprint showed the corner bay and verandah to the facade, meeting the two projecting bays. At the rear (north) elevation was a central recessed verandah (since altered) and outbuildings on the west boundary (since removed). The quality of the design suggests an architect's involvement, however, no architect has been determined.

The house was called 'Knole' under Christian's ownership, from at least 1929 (*Australasian*, 31 Aug 1929:12; *Age*, 27 Jun 1949:2). Christian retained ownership until his death in 1949, after which it was transferred to Geoffrey Christian and Lindsay Wilson (LV:V3430/F911). The house was advertised for sale in June 1950, described as an 'attractive brick villa' for vacant possession, with three reception rooms, five bedrooms, a kitchen, bathroom and garage (*Argus*, 10 Jun 1950:2). The property had a number of subsequent owners (LV:V3430/F911).

In 1971, a permit was granted to extend a garage at the north-east corner of the house (demolished and replaced with a carport in 1987) (SHC; SCC PF). Council property files indicate that in 1987 a permit was granted for alterations to the interior of the house (particularly the rear), which included the skillion roof addition (with a verandah) to the rear of the house (which replaced an original bay). The 1987 works also comprised the construction of a pool and associated summer house, a carport and construction of a front fence (SCC PF).

Haverbrack Avenue was well known among locals in the 1960s and 70s as the street upon which Sir Robert Menzies, Australia's longest serving Prime Minister (1939-41 & 1949-1966) and the founder of the Liberal Party, lived. Menzies lived at 2 Haverbrack Avenue between 1966 and 1978, following his retirement (SHC). A nameplate on the house in 2017 reads 'Knowles'.

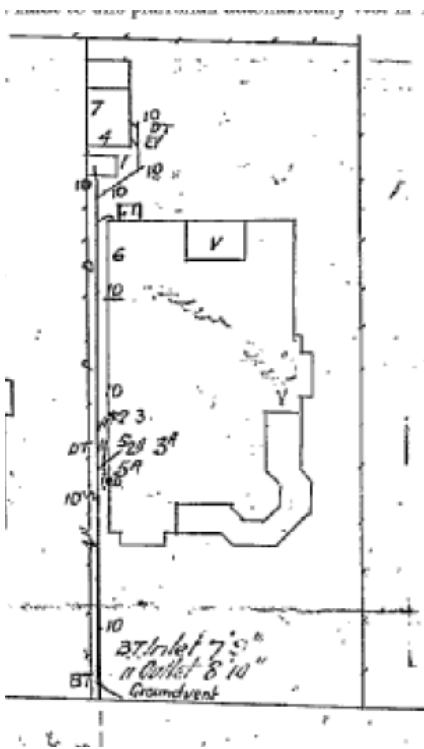


Figure 2. The footprint of the original house in 1910 (PSP).

Description

The dwelling at 5 Haverbrack Avenue, known as ‘Knowles’ (formerly ‘Knole’), is a substantial single-storey detached dwelling on a wide allotment. An architecturally well resolved example of the Federation Queen Anne style, the dwelling is characterised by its steep picturesque roof, diagonal emphasis in plan, and elegant, blind ‘candle snuffer’ turret. Constructed in 1910, the dwelling remains in good condition.

‘Knowles’ features a picturesque roofline clad in slate, with terracotta Federation star ridge cappings and fern finials (see Figure 3). The slate roof continues to form a verandah that returns on the south and east elevations. Two decorative red brick chimneys remain, with brick strapping, corbelling and two terracotta chimney pots. The wall construction is red brick (overpainted), with a vermiculated rendered banding (overpainted) at sill and stringcourse level. The main projecting gable has a roughcast render (overpainted) and timber strapwork gable end that continues to the bow window below. The flying gable is supported on decorative timber brackets, with timber lining boards to the soffit. The central gable end is ventilated, with roughcast render infill. The south-east corner of the dwelling is dominated by the blind turret, with a fleur and ball terracotta finial. The turret is clad in roughcast render (overpainted) with timber strapping, and a large corner bay window is located underneath. A deep verandah returns about the corner turret, and is supported on turned timber posts, with ornate timber brackets and arcaded timber frieze. The floor of the verandah is encaustic tiles with bluestone edging, raised above ground level. Windows are timber casements, and those on the bow window feature are glazed with coloured leadlight (leadlight to the house is modern).

‘Knowles’ is set within gardens (planted after the late 1980s) and the site is bounded by a tall, modern brick pier and decorative metal fence that matches the verandah detailing on the main house (fence constructed 1987). A red brick driveway provides access to a modern carport on the eastern side of the site, which also features similar detailing to the main house. A large extension is located at the rear of dwelling, which was built c1987. Also built c1987 was the summer house in the north-east corner of the property.



Figure 3. Roof 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

'Knowles', 5 Haverbrack Avenue, Malvern, is of note as a representative and highly 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.

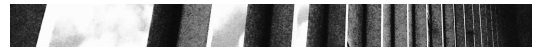
In addition, Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- 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.

Built in 1910, Knowles, 5 Haverbrack Avenue, Malvern is later in date than the individual places listed above



however, like these examples, it displays a large range of characteristics which have strong associations with the Federation Queen Anne style and the house remains highly intact to demonstrate these strong associations.

Knowles demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with projecting gables and corner turret with 'candle-snuffer' roof
- Verandah roof integral with the main roof
- Red brick walls (overpainted) and corbelled and strapped chimneys
- Slate roof with terracotta ridge capping, ridge tiles and finials
- Half-timbering and rough cast render gable ends
- Flying gable with decorative timber brackets
- Turned timber verandah posts, brackets and arcaded frieze
- Variety of windows and bays

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

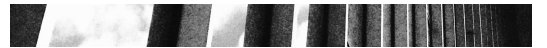
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Knowles, 5 Haverbrack Avenue, Malvern, 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 Malvern and across Melbourne more broadly. The asymmetrical composition with complex roof forms, gabled bays and corner turret, along with architectural elements and materials such as tall chimneys, half-timbering with roughcast render, and timber verandah detailing, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Malvern in the early twentieth century.

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

Knowles, 5 Haverbrack Avenue, Malvern, is a carefully designed and well-resolved example of a Federation house. The sweeping roof forms, projecting gable-end bays, corner turret, rich timber decoration and decorative encaustic tiling 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 4. 2016 aerial of subject site (Source: Stonnington City Council).



References:

City of Malvern Rate Books (RB), North Ward: 1909-10, entry 455; 1910-11, entry 506; 1911-12, entry 511.

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*.

Cooper, John Butler (1935), *The History of Malvern, From its First Settlement to a City*, Melbourne.

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

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan Nos. 1759 (1902) & 1760 (1902).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 74284.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: Building Permit No. 3025.60, Part 1.

Stonnington History Centre (SHC): Haverbrack Avenue streets file; Building Permit architectural drawings for 5 Haverbrack Avenue. Accessed collection August 2016.

The Age.

The Argus.

The Australasian.

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