

## Heritage Citation

### 'MCIVOR'

**Address:** 707 Malvern Road, Toorak

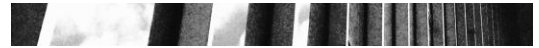
**Prepared by:** GJM Heritage/Purcell

**Date:** June 2017 (updated 31 July 2018)

<b>Place type:</b> Residential	<b>Architect:</b> Not known
<b>Grading:</b> Locally significant	<b>Builder:</b> Not known
<b>Integrity:</b> Very High	<b>Construction Date:</b> 1901-02
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> To property title boundary



Figure 1. 707 Malvern Road, Toorak (GJM Heritage/Purcell, June 2016)



## Statement of Significance

### *What is significant?*

The Federation house known as 'Mclvor', 707 Malvern Road, Toorak, a single-storey dwelling built in 1901-02.

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?*

'Mclvor', 707 Malvern Road, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

### *Why is it significant?*

'Mclvor', 707 Malvern Road, Toorak 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 Toorak and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and gabled bays, and architectural elements and materials, including tall decorative chimneys, half-timbering with roughcast render and polygonal oriel window, 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 Toorak in the early twentieth century (Criterion D).

'Mclvor', 707 Malvern Road, Toorak is a carefully designed and well-resolved example of a Federation house. The unusual and prominent siting, asymmetrical composition, highly decorative projecting half-timbered gabled bays, oriel window, tiled niche and chimneys 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):

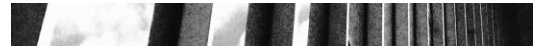
### 8 Building Suburbs

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## Locality history

The close proximity of the former Prahran municipality to the centre of Melbourne resulted in its early development and growth. The municipality comprised the localities of South Yarra (east of Punt Road), Prahran, Windsor, Toorak (west of Kooyong Road), Hawksburn, and Armadale (west of Kooyong Road). Toorak was part of both the former City of Prahran (majority) and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington. The name Toorak derived from 'Toorak House', built by merchant James Jackson in 1850 (and serving as Government House in 1854-1875). The name may have originated from Aboriginal words of similar pronunciation, meaning 'reedy swamp' or 'black crow' (Victorian Places).

The Prahran municipality was first surveyed for farm lots in 1840. Most original Crown grantees subdivided their allotments for resale and a hierarchy of development quickly emerged. The desirable elevated locations immediately south of the Yarra River, in Toorak and South Yarra, attracted residential development in the form of substantial houses on large allotments. By 1849, land sales had reached Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were



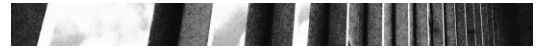
prone to flooding. Development here comprised dwellings and worker's cottages on smaller allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road had begun to develop by the mid 1850s. The Prahran Road District was proclaimed in 1854, soon becoming a municipality in 1855, and a Borough in 1863. In 1870 the Borough of Prahran was proclaimed a Town, and then a City in 1879 due to population growth (City of Stonnington). In the 1860s and 70s the population of the municipality more than doubled, from approximately 10,000 in 1861 to 21,000 in 1881 (Victorian Places).

In 1860 the private Melbourne and Suburban Railway Company, opened a railway line through Richmond to South Yarra, Prahran and Windsor. In 1878 the Victorian Government purchased the existing railways in the municipality as part of a project to build a line through Oakleigh to Gippsland. The new Oakleigh line, which was opened in 1879, ran through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the start of the land boom that resulted in substantial urban growth. The railway line along the northern boundary of the municipality was established through the Glen Iris Valley from Burnley, establishing Heyington and Kooyong stations, however, the expected residential development in the their vicinity stalled during the 1890s, following the economic collapse (Context 2006:65-7).

Cable trams were first established in Toorak Road and Chapel Street in 1888 and 1891 respectively, and major commercial centres grew along these tram routes, particularly Chapel Street. By 1891 the population of the municipality had again doubled from 21,000 in 1881 to almost 40,000 in 1891. By the 1890s, much of the Prahran municipality had been developed, with its population growing at a steady rate from 1891 (Context 2006:69; Victorian Places). The 1893 *Australian Handbook* (as cited in Victorian Places) reported that Toorak was serviced by tramcar and rail, and noted that 'the private buildings in this suburb are generally of a superior description, wealthy Melbourne men having chosen this locality as a place of residence ... It lies high, and affords fine views of the surrounding country' (Victorian Places).

From an early date, large estates in South Yarra and Toorak began to be subdivided, leaving the original mansion surrounded by one or two acres of garden. This subdivision increased in the early 1900s, following the 1890s depression, and particularly in the 1920s when rising labour costs made the cost of servants and maintenance staff prohibitive. During the 1920s, and the economic hardships of the 1930s Depression, many flats were constructed in Toorak and South Yarra and many existing dwellings were converted into shared accommodation. By the end of the 1930s, Toorak had a high percentage of dwellings that were flats. Flats also became fashionable for the wealthy in Toorak and South Yarra as a way of living in a prestigious suburb without the need to sustain a large house, garden and servants (Context 2006:122-5, 145).

By 1927 the Prahran municipality had five electric tram routes: Dandenong Road (1911), High Street (1910), Malvern Road (1915), Toorak Road (1927) and Chapel Street (1926). By 1933, the municipality had a population of 51,000 (Victorian Places; Context 2006:70 & 2009:6). The 1946 *Australian Handbook* (as cited in Victorian Places) stated that the Prahran municipality was largely residential, with a number of factories, 80 acres of parks and gardens, and recreational facilities. Toorak was known as the key residential location with 'many large palatial homes' (Victorian Places). In 1947, the municipality reached its peak population of almost 60,000 people (Victorian Places). The construction of flats continued in the post-war period, and in the 1960s and 1970s considerable apartment and high-rise development occurred, generating community concern (Context 2006:146; Victorian Places). By 1991 the population of the municipality had declined to 42,000. In 2011, Toorak's residential building stock comprised 35% freestanding houses, 16% row houses and 49% flats and apartments (Victoria Places). Toorak remains one of the municipality's most prestigious suburbs and is the location of a number of fine architect designed houses, dating from all periods of development.



## Place history

In 1878 the Victorian Government purchased existing railways through the current City of Stonnington, as part of its project to build a line via Oakleigh to Gippsland. The property on the north-west corner of Malvern and Orrong roads (just under 3 acres) was purchased by the Board of Land and Works in February 1879, and Toorak Station opened to the south-east of the subject site in 1879 (LV:V1090/F789; Context 2006:65). In 1881, the excess land surrounding the railway line west of Orrong Road (totalling just over 1½ acres, including the current 707 Malvern Road) was on-sold to Robert H. Howlett in three sections (LV:V1090/F789; V1269/F728).

In October 1882, 707 Malvern Road was transferred to the North Melbourne and Carlton Permanent Building and Investment Society, and then to Ann M. Tracey, wife of Patrick Tracy, Toorak estate agent, in June 1887. The following year in 1888 it was sold again to William Morgan, 'tent and flag manufacturer' (LV:V1401/F102). The 1899 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan showed that the property remained vacant at this date.

In 1901, the property was sold to Benjamin J. Davis, merchant (LV:V2008/F416). The 1901-02 rate books recorded that Benjamin J. Davis was the owner of an 8 room brick house 'in progress' of construction, with an interim Net Annual Value of 30 pounds. The following year, the 1902-03 rate books confirmed that Davis was the owner of an 8 room brick house (at the eastern extent of Malvern Road within the South Yarra Ward), with a Net Annual Value of 60 pounds, which was let to an occupant. This indicates that the dwelling was constructed for Benjamin Davis in 1901-02, to serve as a residence.

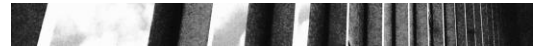
Davis did not retain the house for long, before it was sold to James M. A. Meyers, herbalist, in December 1903 (LV:V2008/F416). In 1907, James Meyers was addressed at 723 Malvern Road, adjacent to the railway lines next to Orrong Road (Sands & McDougall). Following Meyers' death in 1910, the property was transferred to his widow Jessie Meyers 'of Malvern road, Toorak' (LV:V2008/F416). Meyers' death notices addressed him at 'Mclvor' 723 Malvern Road, Toorak (Age, 13 Apr 1910:16; Argus, 13 Apr 1910:9). Meyers' Will described the house (among his assets) as a 'brick house with slate roof, containing 7 rooms bathroom, pantry, maid's room, cellar and wash-house, also an attic room, known as "Mclvor" Malvern Road, Toorak'. Further it noted that 'the house is considerably cracked, hardly a room being free from this trouble' (PROV).

In December 1912, the property was transferred to the Victorian Railways Commissioners, and remained under this ownership for 77 years. In 1988, the narrow section along the railway line was subdivided off (now forms part of the rail reserve). In 1989, 707 Malvern Road was sold to Canray Pty Ltd 'of 707 Malvern Road' (LV:V3656/F067).

Council property files indicate that in 1989 the building served as a residence and shop (SCC PF). Valuation records note that a permit was granted for alterations and additions to the dwelling in 1989, described as comprising 'alterations to the WC (water closet), new double glazed window and frame' and landscaping works to the site (Valuers Field Books). The Council Property File further described these works as including the replacement of the recessed front door with an 'Edwardian style' entrance door, and painting of the gable ends. Architectural drawings dating to 1989 showed that the placement of openings on the Malvern Road elevation matched what exists in 2016. The 1989 floor plan also matched the floor plan of the house in 2017. Further, photos dating to 1988 showed the main form of the facade fronting Malvern Road as it remains in 2016 (openings weren't visible) (SCC PF).

In the 1990s the building served as a residence and offices for a 'corrective hair centre', and later consulting rooms, under the ownership of Canray Pty Ltd. In 1999, RB & JR Sewell Pty Ltd purchased the property (LV:V3656/F067). In 2000, the interior was slightly altered to serve as consulting rooms. Floor plans dating to these works showed the return verandah, fireplaces remaining in most rooms and stair access to the attic storey. The roof of the back wing was clad with corrugated iron at this date (SCC PF). The property has served as a dentists' office from at least 2010, and continues to operate as this in 2017 (SCC PF).





## Description

The former dwelling at 707 Malvern Road is a single-storey detached building, set on a triangular allotment, with small setback to the front and side boundaries and an embankment to the rail lines at the rear. The design of the dwelling draws broadly on the Federation Queen Anne style with its asymmetrical, elongated façade and a square emphasises in plan. Constructed in 1901-02 the building now serves as a dental clinic, and appears to be in good condition.

The building has a generally square plan form with a picturesquely composed hip and gable roof clad in slate, with metal ridges and valleys. Four chimneys remain, with red brick and roughcast stacks, red brick strapping, corbelling and terracotta chimney pots (Figure 2). The wall construction is tuckpointed red brick, with roughcast above the verandah and to the eastern façade. Projecting gables dominate the south and east elevations, with roughcast and timber strapping creating a half-timbered effect to the gable ends (Figure 3). An attic level oriel window is located in the south gable end (Figure 3). A verandah with sheet metal roof (replaced) and concrete floor runs the length of the south façade, and returns on the east. It is supported on timber posts with Corinthian capitals and decorative timber brackets (Figures 3 and 4). Windows are double hung sashes with stone sills and roughcast heads. A small decorative tiled niche is located on the southern façade, with rendered architrave and sill with a decorative timber apron (Figure 5). The main entry is recessed in a semi-circular archway with stone corbels and a four-panel timber door with coloured side and fanlight is set within a timber frame.

The site is bounded by a low hedge to the south, with a tall, modern timber paling fence around the north and east and the brick wall to the west. The remainder of the site is used primarily for open car parking.



Figure 2. Chimney detail (GJM Heritage/Purcell, June 2016)



Figure 3. Gable detail (south elevation) (GJM Heritage/Purcell, June 2016)



Figure 4. Tiled niche (GJM Heritage/Purcell, June 2016)

### Integrity

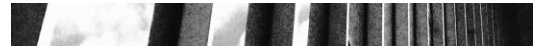
The house retains a high degree of integrity to the Federation Queen Anne style in fabric, form and detail. While the house has undergone some alterations and additions including the fitting of a new door in a former window opening, the lowering of a window sill on the front elevation and the remodeling of the east elevation to build a splayed wall to accommodate a car space, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

### Comparative Analysis

'McIvor', 707 Malvern Road, Toorak, 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 designs. 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:

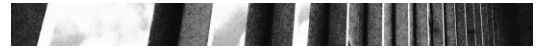
- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered 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.

'McIvor', 707 Malvern Road, Toorak was built in 1901-02, at a time when the popularity of the Federation Queen Anne style was reaching its peak at the turn of the century. Like these examples, it displays a large range of characteristics which have strong associations with this style and the house remains highly intact to demonstrate these strong associations.

'McIvor', 707 Malvern Road, Toorak demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with projecting gables
- Red brick walls with roughcast render to upper walls
- Red brick and roughcast rendered, corbelled and strapped chimneys
- Slate roof
- Half-timbering and roughcast render to gable ends
- Polygonal oriel window bay and small window with timber scrollwork below
- Decorative timber verandah brackets
- Semicircular arched main entrance and recessed door with sidelights and fanlights

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 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).

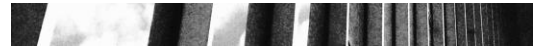
**Criterion D:** *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

'McIvor', 707 Malvern Road, Toorak 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 Toorak and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and gabled bays, and architectural elements and materials, including tall decorative chimneys, half-timbering with roughcast render and polygonal oriel window, 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 Toorak in the early twentieth century.

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

'McIvor', 707 Malvern Road, Toorak is a carefully designed and well-resolved example of a Federation house. The unusual and prominent siting, asymmetrical composition, highly decorative projecting half-timbered gabled bays, oriel window, tiled niche and chimneys 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.

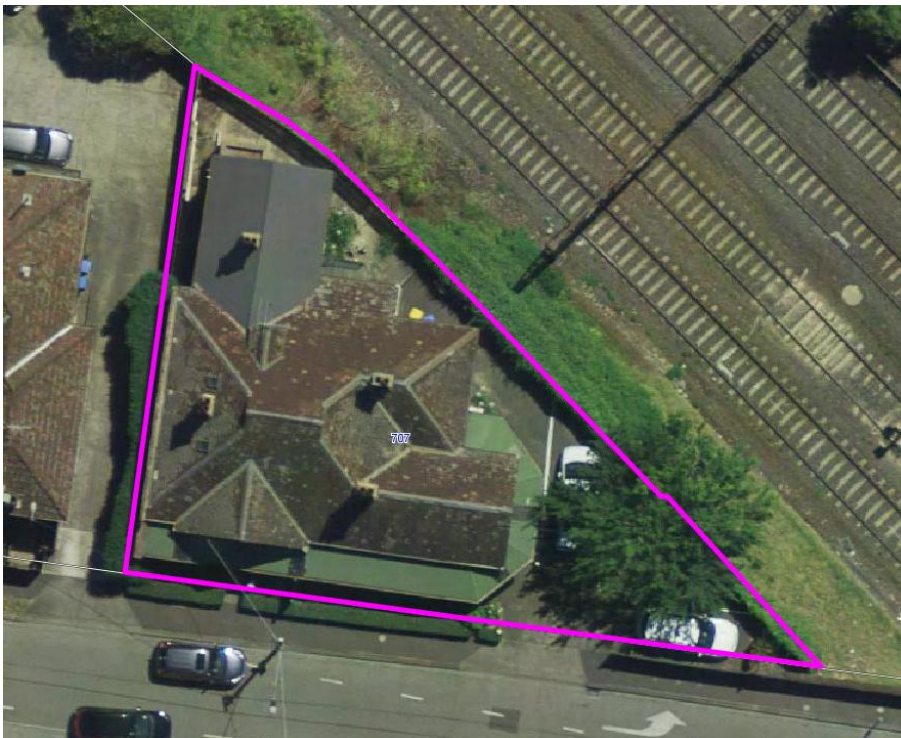
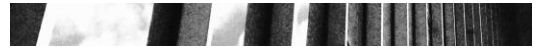


Figure 5. 2016 aerial of subject site (Source: Stonnington City Council).

### References:

City of Prahran Rate Books (RB), South Yarra Ward: 1901-02, entry 4239; 1902-03, entry 4383; 1903-04, entry 4424; 1904-05, entry 4343.

City of Stonnington (CofS), 'History of Stonnington',



<<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

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

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

Melbourne and Metropolitan Board of Works Detail Plan No. 979 (1899).

Public Records Office of Victoria (PROV), Will & Probate for James A M Meyers, VPRS 28/P3, Unit 129.

Sands & McDougall Directories (S&Mc).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 6735.4300BL, 6735.4300PL & PL1, 45318BL1.

*The Age*.

*The Argus*.

Valuers Field Book (1968-1994), City of Prahran record for '707 Malvern Road'. Provided by Stonnington History Centre.

Victorian Places, 'Prahran', 'Toorak' & 'South Yarra', < <http://www.victorianplaces.com.au/>>, accessed 8 March 2017.