

Heritage Citation

DUPLEX

Address: 24 & 26 Millicent Avenue, Toorak

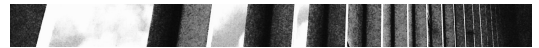
Prepared by: GJM Heritage/Purcell

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. 24 & 26 Millicent Avenue Toorak (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The duplex 24 & 26 Millicent Avenue, Toorak, a single-storey dwelling 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, such as the rear additions to both houses, are not significant.

How is it significant?

The duplex at 24 & 26 Millicent Avenue, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The duplex at 24 & 26 Millicent Avenue, 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, corner turret and a variety of window forms, and architectural elements and materials, including half-timbering with rough cast render, 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).

The duplex at 24 & 26 Millicent Avenue, Toorak is a carefully designed and well-resolved example of a Federation house. The complex roof form of hips, main gable and corner turret with 'candle-snuffer' roof, and variety of window forms present a picturesque composition of this architectural style. The adoption of a highly picturesque overall design for the duplex, rather than a pair of duplicated facades, is of particular note (Criterion E).

Historical Themes

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

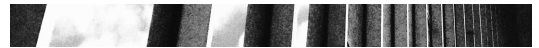
8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburbs
- 8.6 Developing higher density living

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



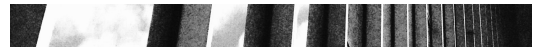
Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were prone to flooding. Development here comprised dwellings and worker's cottages on smaller allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road 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 [CoS]). 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 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 (Vic 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 (Victorian 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

Francis Cumming Esquire 'of the Australian Club' and Charles E. Gates, solicitor, owned land (just under 11 $\frac{3}{4}$ acres) between Orrong and Clendon roads from August 1888. They subdivided the property, creating Millicent Avenue and the eastern portion of Sargood Street (originally Elizabeth Street), and on-sold lots from September 1888 (LV:V2042/F292). Lot 3 (current 24 & 26 Millicent Avenue) had a history of ownership before it was developed. In October 1888, the lot was sold to Kate Curran, widow, who sold it the next month to William Lamb Smith, auctioneer. Lot 3 was officially owned by The Mercantile Bank of Australia Limited from June 1898 (LV: V2087/F267). The 1900 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (No. 978) indicated that development on Millicent Avenue had commenced, yet the current 24-26 Millicent Avenue remained vacant. 'Millicent' house remained on the north-west corner of Millicent Avenue and Clendon Road (MMBW). In December 1903 Lot 3 was sold to William C. Morton, gentleman 'of Millicent Avenue, Toorak', who retained the lot until his death in 1909 (LV: V2087/F267).

In September 1910, William D. Mathieson, bank manager, purchased Lot 3 (LV: V2087/F267). The 1910-11 rate books recorded that William Duncan Mathieson, manager of the Union Bank of Australia, owned Lot 3 which remained land. The following year, the 1911-12 rate books recorded that Mathieson was the owner of two 6 room brick houses on the south side of Millicent Avenue, each with a Net Annual Value of 58 pounds; one remained vacant, the other was occupied by Miss Ella Martin (RB). This indicates that the duplex was built in 1911 for William Mathieson. By 1920, the duplex was addressed as nos. 16 and 18 Millicent Avenue (S&Mc; RB). It is suggested that the timber picket fence to no. 24 may date to the construction of the house (owner of no. 24, pers. comm. Jan 2018) but this has not been confirmed.

An advertisement in the *Argus* in 1925 (23 May 1925:2) advertised the auction of the 'very superior pair of semi-detached D.F. [double fronted] brick villas' at 16-18 Millicent Avenue, Toorak. The advertisement noted that they were 'of attractive design and faithfully built'. No. 16 (current no. 24) comprised seven rooms and no. 18 (current no. 26) comprised six rooms with a 'jarrah and roughcast sleep-out bungalow'. It is not known if the bungalow remains on the property in 2017.

The duplex was subdivided into two individual properties in 1929, and the current no. 26 on-sold to Rosalind L. Walker and William Walker 'of 18 Millicent Avenue, Toorak' in May 1929 (indicating they already occupied the house). No. 26 had a number of subsequent owners (LV: V2087/F267; V5551/F124). The replica cast iron palisade fence along the front boundary of no. 26 was erected c1980s.

Mathieson retained ownership of 24 Millicent Avenue until his death in 1951, after which it was transferred to his executors, then to Gwendoline Mooney and Alma Mooney 'of 24 Millicent Avenue, Toorak' in October 1953. The Mooneys remained owners until 1966, when 24 Millicent Avenue was sold to the Keoghs (LV: V2087/F267; V7986/F155).

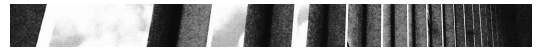
Council valuation records indicate that a permit was granted between 1968 and 1994 (item undated in record, may date to 1980) for alterations and additions to no. 24, comprising the demolition of a weatherboard section at the rear of the dwelling, and construction of a brick addition (Valuers Field Book).

In 2000, 26 Millicent Avenue was purchased by the Loreto Property Association; owners of Loreto Mandeville Hall School immediately south (LV:V5551/F124). The house was subsequently occupied by staff of the school (SCC PF).

Aerial photos dating to 2016 (Figure 5) confirm that both residences have later additions to the rear (south) elevations.

Description

The single-storey duplex at 24 & 26 Millicent Avenue is designed and massed to resemble a single property within a garden setting. The design draws on the Federation Queen Anne style, and the duplex is architecturally well resolved. The 1911 duplex remains in a good condition.



The duplex comprises a picturesque, dominant roofline, with broken-back form, main street facing gable, and blind turret with 'candle-snuffer' roof (Figure 2). The wall construction is red brick, with roughcast render (overpainted) above sill level and the roof is clad in interlocking Marseilles tiles, with decorative ball finials to the gable ends and peaks, a stylised foliage finial on the turret (Figure 2). The brickwork to no. 26 has been overpainted. Existing chimneys have roughcast stacks, with simple brick corbel detailing and four slim tapering terracotta pots (Figure 2).

No. 24 Millicent Avenue has a deep verandah incorporated under the shallow pitched hip roof, with a secondary, small hip roof on the eastern side and a concrete floor. The verandah is supported on brick piers with square timber posts, and features a restrained dentilated, arched timber frieze. An orthogonal bay window is located on the verandah return. The windows are casements with leaded highlights (Figure 3).

No.26 Millicent Avenue has matching verandah detailing, and is located under a shallow roof adjacent to the main street fronting gable (Figure 4). The gable projects to the north and is supported on decorative timber brackets with roughcast and vertical timber strapping to the gable end (Figure 4). A bow window is centred on the gable, with a bank of three casement windows with highlights (Figure 4). The original front door is timber, with stained glass sidelights.

The boundary treatment is a modern replica cast iron palisade fence to no. 26 (erected c1980s), and a low height timber picket fence with ball finials to no. 24 (may be original; not confirmed). Both dwellings have modern additions on the rear (south) elevation.



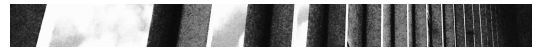
Figure 2. No. 24 roof and chimney detail (GJM Heritage/Purcell, June 2016)



Figure 3. No 24 verandah and bay window detail (GJM Heritage/Purcell, June 2016)



Figure 4. No. 26 gable end, bay window and verandah detailing (GJM Heritage/Purcell, June 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

The duplex at 24 & 26 Millicent Avenue, 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.

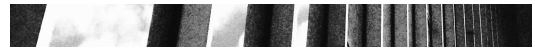
A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects 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

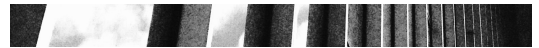
These are recognised as fine representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

- 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.

Built in 1911, the duplex at 24-26 Millicent Avenue, Toorak 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. The house remains highly intact to demonstrate these strong associations.

The duplex demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with complex roof form
- Large projecting gable-end and subsidiary projecting hipped roof and an octagonal turret with 'candle-snuffer' roof
- Verandah roof integral with the main roof
- Red brick and rough-cast render walls and rendered and simply corbelled chimneys
- Terracotta tiled roof with terracotta finials
- Front rough cast render gable-end with vertical timber strapping
- Turned timber verandah posts and timber fretwork detailing with Art Nouveau-inspired corner panel
- Polygonal and bow window bays.



The duplex is of particular note for its unusual form which presents stylistically as a single house, despite containing two separate occupancies with a party wall between. This characteristic is not demonstrated at any of the places already included in the Heritage Overlay as described above.

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).*

The duplex at 24 & 26 Millicent Avenue, 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, corner turret and a variety of window forms, and architectural elements and materials, including half-timbering with rough cast render, 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).*

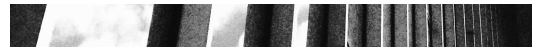
The duplex at 24 & 26 Millicent Avenue, Toorak is a carefully designed and well-resolved example of a Federation house. The complex roof form of hips, main gable and corner turret with ‘candle-snuffer’ roof, and variety of window forms present a picturesque composition of this architectural style. The adoption of a highly picturesque overall design for the duplex, rather than a pair of duplicated facades, is of particular note.

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), Toorak Ward: 1909-10, entries 1087, 1089; 1910-11, entry 1094; 1911-13, entries 1186, 1887; 1920-21, entries 1402, 1403.

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*.

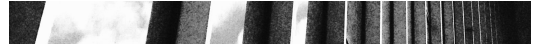
Land Victoria (LV), Certificates of Title, as cited above.

Melbourne and Metropolitan Board of Works Detail Plan No. 978 (1900).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File No. 7505.130.

Sands & McDougall (S&Mc) Directories.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the



place, provided by Council: File No. 7507.130.

The *Argus*.

Valuers Field Book (1968-1994), City of Prahran records for '24 Millicent Avenue' and '26 Millicent Avenue'.
Provided by Stonnington History Centre.

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