

CENTRAL PARK

Description

A National Trust Garden Submission gives the following citation:

"Central Park, East Malvern, is one of Melbourne's and Victoria's best designed and maintained ornamental public gardens. Development started in 1907 and continued on into the 1920's, making Malvern Gardens one of the last parks developed in the nineteenth century tradition of ornamental public gardens. The gardens are based around a simple, attractive and functional path layout with a diagonal path bisecting the gardens, and curvilinear perimeter paths. The gardens feature fine elm avenues and specimen trees, richly planted shrubberies and a conservatory. The tradition of bedding out continues. The gardens are enhanced by their integration with an adjacent sports ground, and by the complementary Edwardian and post-Edwardian houses and gardens in the surrounding streets. The gardens have undergone little change from the original design".

A plan for the restoration of the park was prepared in 1987, by Consultant Landscape Architects.

This is now under consideration by Council.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 52.



BRICKYARD PARK



HEDGELEY DENE GARDENS

Description

- The linear form of the gardens is concealed by surrounding residential development, but revealed where it intersects with cross streets.
- Four physically separated but visually connected segments extend along a former watercourse alignment, dropping gradually from a small ornamental lake in the south west to a simple green space with deciduous trees at Stanley Street.
- The combination of lawn, deciduous, broadleaf trees and water body evokes images of English parks and northern French landscapes.
- The extensive canopy formed by the garden's trees adds significantly to the general canopy of the area; while the garden image simultaneously borrows from the 'forest' canopy given by large trees in adjoining large gardens.
- The gardens are well established and maintained, very attractive and very popular.

Issues

1. As with all established gardens, the fundamental management issues is one of control of change.

Individual plants grow, mature and die.

Views and spaces change as plantings mature.

Individuals make changes as expressions of their care and professional skill.

Given therefore, that a mature garden is also a dynamic place, it is essential that its custodians recognise the need for conservation rather than innovation on their part.

This will often require the removal of inappropriate alterations rather than further addition of new plantings and 'things'.

For example –

- An early photograph of the lake shows a much simpler composition with a foreground of water contrasting with the vertical of a Lombardy Poplar. This view is now obscured by subsequent tree plantings.
- Another photograph shows a rustic timber bridge which has been replaced by a more durable but less picturesque steel version.
- Park furniture tends to be added and changed over time.

The gardens now have three different types of garden seat.

The universal pine log bollard is also present and conflicts in its crudity with the overall sophistication of the gardens.

Signs occur in several sizes, colour schemes, type face and formats.

- A bluestone edged flower bed confronts the entrance from Tollington Avenue.

All of these additions raise the question of appropriateness within the design imagery of the gardens.

2. The level of maintenance is consistently high for the garden sections between Kardella Street and Malvern Road.

The Stanley Street section, north of Malvern Road, is maintained at a lower standard. Its form is a simple, mown green space planted mainly with Elms, Oaks, and Poplars.

There are also two old fruit trees – a Pear and a Crab Apple – which have been badly pruned in the past, causing subsequent decay.

A few Eucalypts were planted at the reserve perimeter sometime in the past ten or so years. They have not achieved a significant size or mature form, and compromise the original planting.

Actions

1. Review the present form of the gardens and compare with early photographs to identify –
 - important design images and views
 - original planting
 - subsequent additions and alterations
2. Review garden furniture, structures and signs for design consistency and appropriateness.
3. Prepare priorities and a program for removal of inappropriate alterations, additions and items of furniture.
4. Select standard designs for furniture and signs.
5. For the Stanley Street section
 - remove the recent Eucalypts
 - assess the old fruit trees for restorative tree surgery, removal or replacement

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 61.



HEDGELEY DENE GARDENS



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 61



HERGELEY DENE GARDENS.



INVERNESS AVENUE RESERVE

Description

- This is another, recent pocket park formed by the successful closure of a three way intersection. It is similar to Bailey Street Reserve in its domestic garden design image but is more successful because of its better location, larger size, more complex plan form and stronger planting.
- The design vocabulary includes such standard items as –
 - gravel paths
 - grassed mounds
 - basalt boulders
 - a climbing structure
 - a picnic table, benches and separate seats
- Planting is an eclectic mix of commonplace Wattles and Grevilleas with Ash, Spotted Gum, Ironbark and old Cypress, Prunus, Privet and Windmill Palm which seem to be the remnants of a former garden.

Issues

1. The park seems to be successful and is well maintained, however some additional planting to the railway cutting would improve the spatial definition of the park.
2. Park furniture is too crude.

Actions

1. Review existing planting and supplement to improve spatial definition.
2. Replace furniture with better designed versions.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 19.



WILSON AVENUE RESERVE.

KOORYONG GARDENS

Description

The gardens are a simple, rectangular bite into the residential area bordering Glenferrie Road, and form a welcome spatial interval along the road corridor.

Their design consists of a grassed plane bordered on three sides with a background of evergreen shrubs and a single row of light barked Eucalypts including River Red Gum, Southern Mahogany Gum and Yellow Gum.

A central, picturesque rockery is planted with Chinese Windmill Palms.

Recently, Acacias and small Eucalypts have been planted randomly within the lawn area.

Issues

1. The gardens gain their strength from their simplicity. The space defined by the border planting and green surface is a positive and perhaps the most important expression of the design, which should not be filled or cluttered with additional, random planting.
2. The perimeter plantings of Gums is incomplete.

Actions

1. Remove recent plantings from within the lawn area and restore the lawn surface.
2. Restore the rockery.
3. Restore the perimeter planting of Gums.
4. Relocate benches to the park perimeter, symmetrically between trees.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 4



HOYONG GARDENS

MALVERN PUBLIC GARDENS

Description

- These are the first of the city's gardens and contain its finest collection of mature specimen trees. Species native to the northern and southern hemispheres, to the Americas, Europe and China are represented, reminding us of the nineteenth century fascination with the collection of 'new' plants.
- A pond is located at the site of the original spring. Its bizarre stonework recalls images of Gothic Revival grottos and Chinese stone gardens.
- A Chinese Elm, Yellow-wood, Dragon Tree and Scrub Blood Wood are included in the National Trust's register of significant trees.
- Other species which appear to form the original planting include:

Oaks
 Coral trees
 Flame Tree
 Bunya Bunya Pine
 Monkey Puzzle
 Norfolk Island Pine
 Hoop Pine
 Norfolk Island Hibiscus
 Monterey Cypress
 Camphor Laurel
 Morton Bay Fig
 Canary Island Pine
 Southern Magnolia
 Pittosporum
 Canary Island Palm
 Weeping Elm
 Honey Locust
 Kurrajong
 Lilly Pilly

- Species which were most probably added later, particularly from the 1950's onwards include:

Atlantic Cedar
 Lemon Scented Gum
 Golden Elm
 Ash
 Silver Birch
 Jacaranda
 Liquidamber
 Plane
 Kowhai
 Ash-leaved Maple
 Queensland Box
 Paperbark

- The park structure is given by a sinuous path to the outer edges, with two subordinate, diagonal paths.
The pond is encircled by its own path and connected to the main path.
- Specimen trees are planted singly or in groups beside the paths, and the single, strong component of the planting design is an avenue of Oaks along the western path beside the State School grounds.
- Lawn areas are contained within paths or between the perimeter path and boundary planting.
- Newer plantings have been progressively added, and to a degree, encroach upon the main spaces of the park.
- Flower beds are located intermittently along the edges of lawns.
Planting is traditional municipal in character, and plants include the typical Dahlia, Petunia, Impatiens, Hydrangea, Bonfire Salvia, Fuschia, Canna Lilly, Daisy Bush and Rose.

Issues

1. The special character of the gardens is given by their nineteenth century botanical collection which evokes the surreal imagery of Henri Rousseau's paintings.
This character has been compromised by newer plantings of horticulturally commonplace species fashionable during the 1950's and 60's.
2. The pond is overgrown, in disrepair and cordoned off by an ugly fence.

Actions

1. Designate Malvern Gardens as the home of the City's nineteenth century arboretum.
2. Make an inventory of the existing planting differentiating between original trees and later additions.
3. Remove specimens which are inappropriate for the 'nineteenth century' collection, are horticulturally commonplace, or intrude into the major spaces of the park.
4. Supplement the original plant collection.
5. Restore the pond by:
 - removing
 - self-sown trees including Elm, Plane and Fig
 - Wisteria which blocks views and is growing into the Pittosporum
 - Ivy which is strangling the Chinese Windmill Palms
 - the water pipe and mesh fence
 - restoring
 - the planting of Palms and Cordylines
 - the collection of water plants

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 16a.



MALVERN PUBLIC GARDENS



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 16a



MALVERN PUBLIC GARDENS



MILTON GRAY RESERVE

Description

- The reserve is a local, 'secret' park which occupies the interior of a residential block. Paths lead in from Wattletree Road, Cummins Grove and Wheatland Road.

The park is divided by a scout hall, into two quite different sectors.

- The northern sector appears to contain the remnants of an older, private garden.

Trees include an enormous Lemon Scented Gum, a Mulberry Tree, Flame Tree, Pin Oak, Hawthorn, Jacaranda, Ash, Elm, two Oaks, two Prunus and various fruit trees.

The older planting has been supplemented with native species.

Other additions include:

- a pergola with Wisteria vine, brick paving and 'City of Melbourne' semi-circular bench
 - gravel footpaths
 - various benches
 - an arrangement of precast concrete containers, apparently intended as a raised herb garden, but now neglected
- The southern sector is an open green space enclosed by backyard fences and the scout hall, and with a bluestone lane along the western edge. A mixture of small native trees – mainly Acacias and Melaleucas – form a planted border.

Unfinished and irregular pine log poles act as bollards to prevent vehicular access from the other-western edge, onto the green space.

Issues

1. The qualities of surprise and contained space are given by the park's concealed location rather than by any art of design.
2. The northern sector was redeveloped perhaps twenty years ago. It now seems neglected and an enigma with its purposeless pergola and congregation of concrete planters. Its collection of trees is also puzzling though dominated by a single, gigantic Lemon Scented Gum.
3. The southern sector is by contrast, overly simple. Its perimeter planting is declining and the use of pine bollards is crude.
The contained space is unexpressed and reads as an 'emptiness' rather than as a determining factor in the image of the park.
4. The bluestone lane bordering the park is in disrepair.

Actions

1. Review the design of the northern sector with a view to:
 - simplifying the path system.
 - removing the concrete containers

- finding a function for the pergola
- replacing and relocating benches to more acceptable spots
- establishing a planting design centred upon the Lemon Scented Gum.

2. Review the design of the southern sector in order to:

- strongly express its contained space, perhaps by planting a single Lemon Scented Gum as a specimen tree
- reviving the perimeter planting of native species
- replacing the existing bollards with the same domed type used in Orchard Street Gardens
- forming a kerb along the park edge of the bluestone lane, as a vehicle barrier.



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 34.



MILTON GRAY RESERVE



PENPRAZE PARK

Description

- Penpraze Park is the joint responsibility of Council and the Education Department. Its operation is controlled by a committee of management on which Council is represented. It is a third, recent pocket park similar in its design image to Bailey Street and Inverness Avenue Reserves. It differs though in its extent and multiple functions which include –
 - school playground
 - local playground
 - location for tennis and cricket
- The design vocabulary includes –
 - gravel and asphalt paths
 - grassed mounds
 - basalt boulders
 - native plantings of Eucalypt, Acacia, Melaleuca and Grevillea
 - heavy timber construction for retaining walls, furniture and tennis court shelter

Issues

1. The park is obviously popular and intensively used. This has caused excessive wear in some areas.
2. Timber benches and the tennis court shelter are unsophisticated in their design and construction, and the benches need repair and maintenance. This issue is under review by the committee of management.
3. Planting could be denser, particularly to the western and southern borders of the sportsfield.
4. The traffic roundabout at the southern end of Victoria Road lacks a tree.

Actions

1. Review park surfaces, furniture and structures for maintenance, repair and replacement.
2. Review planting for supplementation and improved spatial containment.
3. Plant a potentially large, specimen tree in the Victoria Road roundabout.

SIR ROBERT MENZIES RESERVE

Description

- The reserve is characterised by its enclosure to the south and west by the sides of the former quarry, and by its elevation above the level of Toorak Road at its north eastern corner.
This combination of containing wall and separating embankment partially conceals the reserve and gives it a strong spatial definition.
- The reserve plan has two main zones –
 - a formal sportsfield to the north
 - a southern green space protected and enclosed by the quarry embankment and the fences of new large houses to the east
- A path leads from the south-west upper level, via a series of steps down to the southern area, and finishes indeterminately at the sportsfield perimeter.
- Planting is kept to the park perimeter and consists of native and exotic species. When viewed from the north, the park canopy is supplemented by borrowed views of mature trees in adjoining private gardens.
- An upper level lookout area is sited in the south-western corner of the reserve with access from Henderson Avenue.
- A timber fence along the rim of the former quarry defines the northern edge of the lookout area.
- The quarry bank is either eroded or overgrown with rank grass, Morning Glory and Fennel.

Issues

1. Perimeter planting is inadequate to define park spaces and to conceal adjoining buildings.
2. The internal path leads 'nowhere'.
3. The southern embankment is eroded and unkempt, besides offering a special opportunity for a unique planting design.
4. Timber risers to the embankment steps are decayed and need replacement.
5. The observation area fence is too obviously a 'barrier' and does not contribute to a garden image and experience.

Actions

1. Increase perimeter planting, especially beside fences along the eastern boundary.
2. Extend the internal footpath around the oval perimeter to connect with the reserve entrance at the north-eastern corner.
3. Plant the southern embankment as a rockery with Cacti and other arid zone plants.
4. Replace timber risers to the embankment steps.
5. Plant along the inside of the observation area fence either with low shrubs or with vines.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 5.



MR. ROBERT MENZIES RESERVE



SYDARE RESERVE

Description

- The reserve is linear in plan, separated by Sydare Avenue into a southern and a northern section.
- The landscape character is perhaps best described as open woodland with a mown grass floor, though the heterogenous mix of tree species knows no natural parent.
- Species include –
 - Liquidamber
 - Ash
 - Poplar
 - Cootamundra Wattle
 - Spotted Gum
 - Ironbark
 - Willow
 - Queensland Box
 - Lemon Scented Gum
 - Lombardy Poplar
 - Peppermint Gum
 - Silky Oak
 - She Oak
 - Oak
- The southern reserve contains a tennis wall. Children's play equipment is located in the northern reserve.
- The boundary to Sydare Avenue is defined with pine log barriers.

Issues

1. The reserve lacks spatial definition.
2. There is no theme to the planting.
3. Pine log barriers along Sydare Avenue are crude and visually obtrusive.
4. The reserve presents a wonderful opportunity, similar to that given to the creators of Hedgeley Dene, but the reserves lacks any potent imagery, mystery or interest.

Actions

Prepare a landscape master plan which –

1. Establishes a planting theme.
2. Subdivides the linear park into a sequence of segments and connected spaces, as at Hedgeley Dene.
3. Creates a waterbody within the southern sector.
4. Establishes a barrier kerb edge along Sydare Avenue to allow the removal of pine log barriers.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 79.



SYDARE AVENUE RESERVE



TREYVAUD MEMORIAL PARK

Description

- Treyvaud Park is Chadstone's equivalent of Central Park.
- Functionally, the park is subdivided into four zones, namely –
 1. A linear park between Quentin and Chadstone Roads, planted with native trees and shrubs and containing a sinuous, concrete path.
 2. A recreation zone containing a children's play area, tennis courts and bowling greens.
 3. A service zone with vehicle access, car parking and sports pavilion.
 4. A sportsfield zone with two playing fields, cricket nets, a tennis wall and intermittent perimeter planting.

Issues

1. Generally, the park lacks a design theme or strong landscape image.
It is an ad hoc collection of functions, structures and spaces which has been assembled without any expressed design principle.
2. There is inadequate planting for spatial definition.
3. The park is encircled and subdivided by unsightly pipe rail fences.
4. Within the linear park –
 - the concrete path glares in the sunlight, is too curvaceous and inexplicably does not continue through to Chadstone Road.
 - new planting is sometimes inappropriate, such as the placement of new Lemon Scented Gums immediately beside mature Eucalypts at the eastern path entrance.
 - spaces within the park could be better designed for watching tennis and bowls.
5. Fences to tennis courts and bowling greens are dilapidated.
6. Car parks lack shade trees, causing drivers to look for shade under park trees.

Action

Treyvaud Park is in need of a major review and upgrading.

It is necessary to prepare a comprehensive landscape master plan which takes the following issues into account:

1. Establishment of a planting design theme and imagery.
2. Location of new plantings for spatial definition and enclosure.
3. Removal of pipe rail fences, gates and barriers.
4. Control of vehicle access by barrier kerbs and lockable bollards.

6. **Undergrounding of overhead power lines.**
7. **Repairs to tennis court and bowling green fences.**
8. **Provision and location of park furniture.**
9. **Review of the linear park for:**
 - **construction, alignment and extent of the new path**
 - **appropriateness of new planting in its species and location**
 - **provision of siting areas for casual watching of tennis and bowls**



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 91.

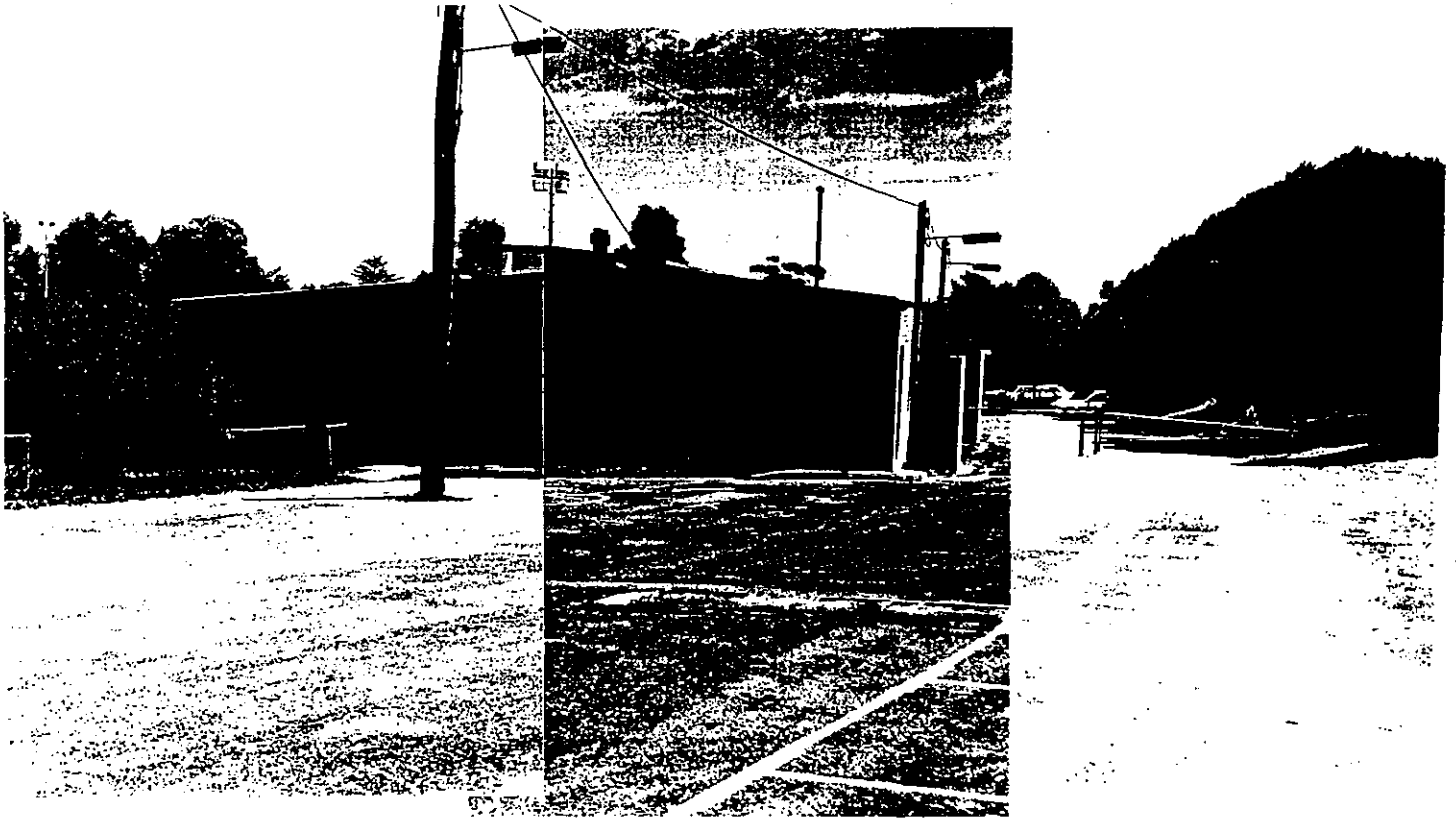


TREYVAND MEMORIAL RESERVE



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 91.



KREYMAN MEMORIAL RESERVE



MALVERN URBAN CHARACTER STUDY.
URBAN CHARACTER AREA No. 91.



TRENTON MEMORIAL RESERVE



VIVA – WILSON STREETS RESERVE

Description

- As at Kooyong Gardens, the reserve is an elongated rectangle bordering the main road. Its three dimensional structure is given by a formal, border planting of Gums and Canary Island Palms to three sides, forming a space which opens to the road. Some old Mirror Bush and Chinese Windmill Palms are remnants of inter-planting along the eastern park boundary.
- Subsequent planting has filled in, and to a degree, cluttered the reserve's open space. Recent internal plantings of Elms, Silver Birch and Eucalypts will eventually compromise the basic planting structure.
- Pine log barriers are located along street frontages.
- The lane along the eastern boundary is in disrepair and adjoining reserve land is used as a rubbish dump.

Issues

1. The park is being progressively altered for more intensive use and children's play.
2. Existing, mature border planting gives strong but incomplete spatial definition to the north, east and south boundaries. This will be compromised by recent informally grouped plantings within the reserve.
3. Pine log barriers, the rear lane and dumped rubbish are eyesores.

Actions

1. Restore the border planting of Eucalypts, Palms and Mirror Bush.
2. Review recent plantings for compatibility with the border planting.
3. Remove pine log barriers and form a barrier kerb along street frontages.
4. Remove dumped rubbish and repair the rear lane.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 48.



WALTER WILSON STREETS RESERVE.



UNION STREET RESERVE - (Orchard Street Gardens)

Description

- The reserve offers a welcome spaciousness within one of the most densely built sectors of the city.
- The site is bordered on three sides by streets which add to the visual extent of the gardens. The fourth boundary is formed by the garden fences of adjoining houses.
- Tennis courts and a clubhouse occupy the southern sector of the site, while a fairly new children's play structure occupies the north-eastern corner.
- The eastern boundary of the park is defined by fences to private dwellings, some of which have been rebuilt to give access directly into the park.
- A gravel path separates fences from park green space and a line of mature Planes forms an arcaded screen between park and path for the southern half of this edge.
- An enclosed play area for small children adjoins the north western corner of the tennis courts, looking into the park.
- Union Street is lined with large pollarded Planes for the length of the southern park boundary. A ninety degree parking strip runs parallel.

Issues

1. The gardens serve demands for active and passive recreation and for children's play. With continuing change in the resident population, such demands will probably increase bringing pressure for additional facilities within the park, leading to loss of area and space and an addition of structures and 'things'.
2. The psychological and visual value of the gardens is given by their spaciousness which is defined by the treed perimeter, and which acts as a setting for two large specimen trees. It is essential that this space is maintained as a positive characteristic of the park and not compromised by the continuing assembly of clutter.
3. The line of Planes to the eastern boundary is incomplete, possibly as a result of the construction to the children's play area.
4. A mature Ash has been recently cut down at the north-eastern corner of the Park.
5. Some private fences along the eastern boundary are unsightly.

Actions

1. Review new planting within the park and remove trees which will act as 'space fillers', compromising the settings of existing specimen trees.
2. Restore the line of Planes along the eastern boundary of the park.
3. Encourage private householders to improve fences along the western boundary.
4. Avoid cluttering the park with additional furniture and 'things'.
5. Maintain the integrity of the park's spaciousness.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 18a.



SE. EAST STREET GARDENS.



URBAN FOREST

Description

- The Urban Forest is Malvern's third and most recent linear park.

It is a contemporary equivalent of Hedgeley Dene, designed as a native woodland along an artificial water course connecting two ponds.

- Obviously, the park is new, and time is needed for its planting to mature before a visual assessment can be made of its design.

Issues

1. Question the location of benches and tables close to Waverley Road.
2. Review the need for the internal carpark with access from the northern end of Bruce Street.
3. A lack of perimeter planting at the southern boundary reveals the adjoining speedboat salesyard and destroys the parkland illusion.
4. Gravel paths are weed infested.
5. Park structures are 'crude' rather than 'rustic'.

Actions

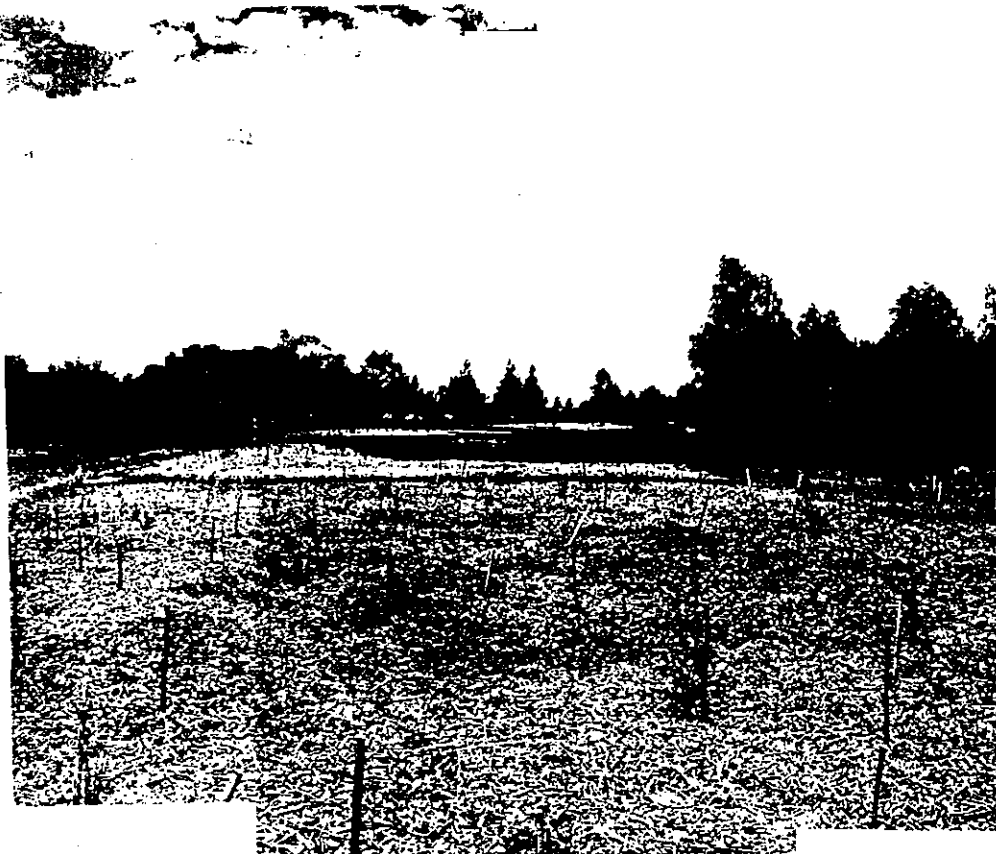
1. Monitor the growth of planting and the use of park facilities.
2. Relocate benches and tables further into the park, beside the lower pond.
3. Remove the internal car park and construct ninety degree parking along the park edge in Bruce Street.
4. Plant the southern boundary for spatial and visual enclosure.
5. Improve maintenance of gravel paths.
6. Review the design and construction of park furniture and structures.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 79



URBAN FOREST.



WAVERLEY OVAL

Description

- As its name states, this is a traditional football oval which occupies most of a trapezoidal site between Malvern Road and East Malvern Station, and is encircled by pine log barriers.
- A footpath leads through the park between the oval and western park boundary.
- A sports pavilion is sited in the north eastern corner of the park.
- Some pine log play equipment is located north-west of the oval, between it and the path.
- The park is contained within a 1.8 metre high chain mesh fence and intermittent tree planting including –

Moreton Bay Fig
Radiata Pine
Lombardy Poplar
Monterey Cypress
Spotted gum

- The Waverley Road verge contributes to the perimeter planting with its native trees such as –

Spotted Gum
Lemon Scented Gum
Cootamundra Wattle

Issues

1. The site perimeter fences is an eyesore, and carries a clutter of signs immediately facing the Waverley and Malvern Roads intersection.
2. The internal pine bollards are unnecessary as there is only restricted vehicle access into the park.
They are also an eyesore.
3. The through footpath is dilapidated and in need of reconstruction.
4. The pine log play equipment is crude and poorly sited.
5. Park furniture is in poor condition.
6. Perimeter planting is inadequate for spatial definition and creation of a park landscape image.

Action

Prepare a landscape master plan which tackles the issues given above.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 72.



WATERLY OVAL



Urban Character Type 24: Areas 14, 20, 23 and 57**Description**

This character type includes large, institutional buildings set in extensive grounds, forming local landmarks.

The town hall and cricket ground are the sole, public sites over which Council has direct control.

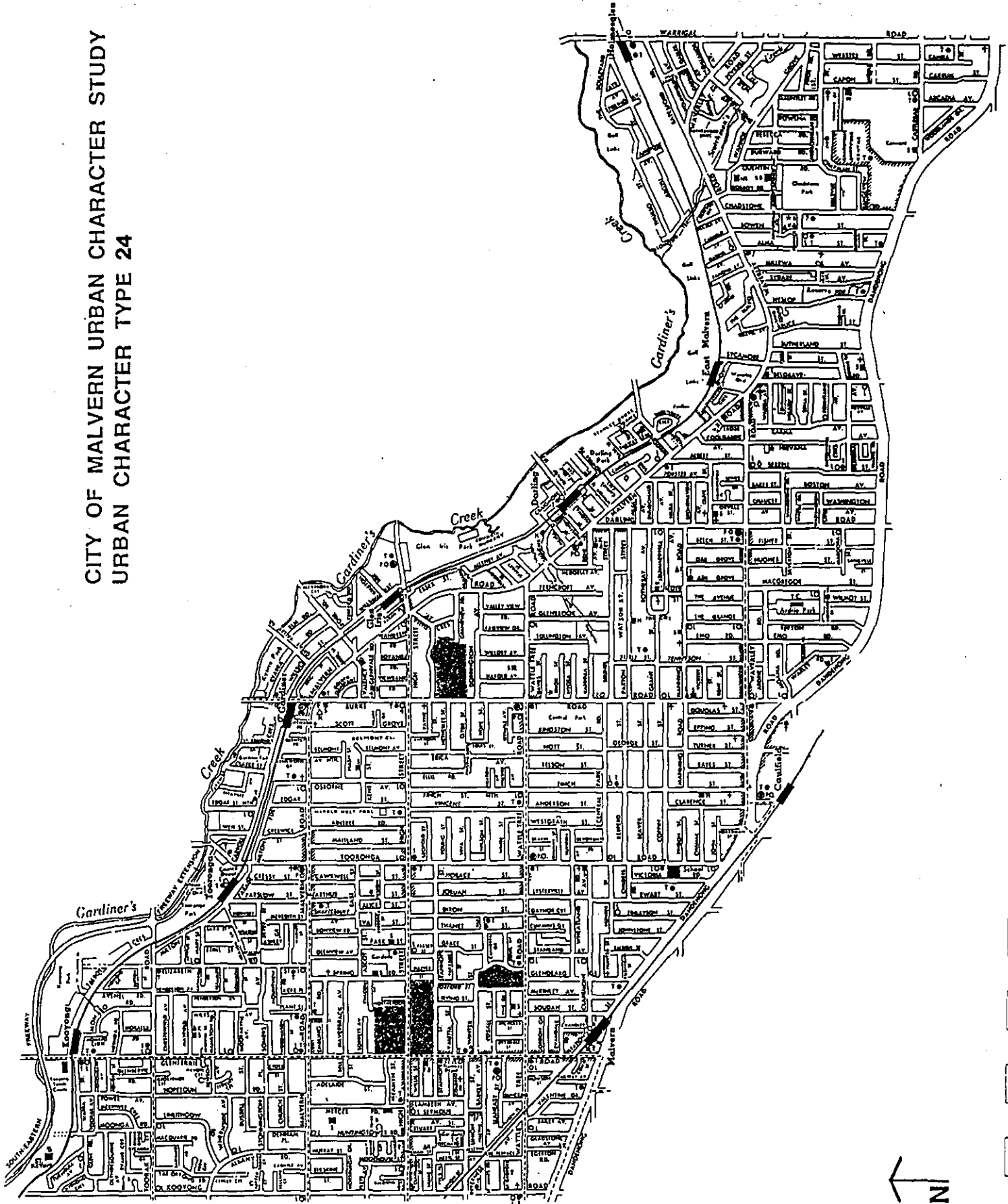
Issues

1. The town hall which occupies the topographical high point, is Malverns most important landmark. The adjoining cricket ground with its grandstand and perimeter tree planting, forms a 'village green' setting for the town hall.
2. The other sites are important by virtue of their imposing buildings and their large sites, which are important contributors to the local urban character. Conservation of buildings, open spaces and existing mature trees may become issues as pressures for further site development come to bear.
3. The town hall and cricket ground surrounds are compromised by their use for surface car parking.

Actions

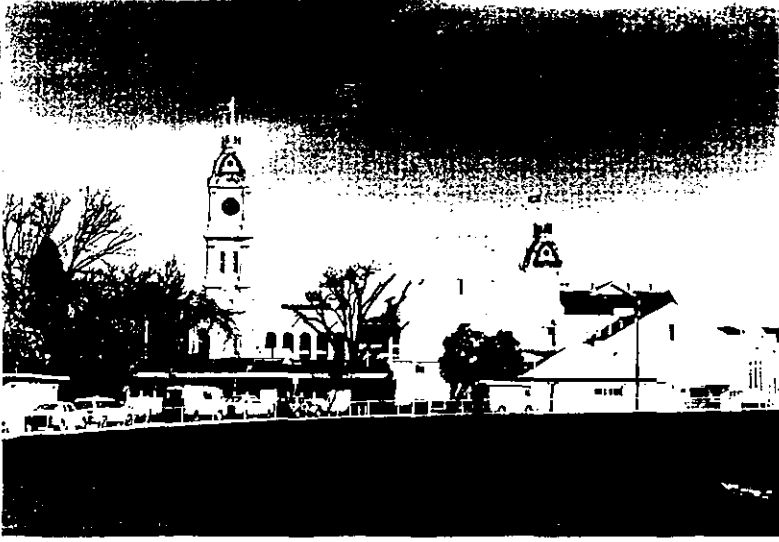
1. Review car parking around the town hall and cricket ground with a view to:
 - removing parking from the Glenferrie Road frontage to the town hall, and forming an appropriate civic entrance to the building.
 - removing parking from the cricket ground perimeter, to restore the 'village green' image and to allow an extended perimeter planting of Elms.
2. Assess the cost-benefit potential of forming an underground car park, beneath the cricket ground oval.
3. Keep a watching brief on proposed developments on the other sites.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 24



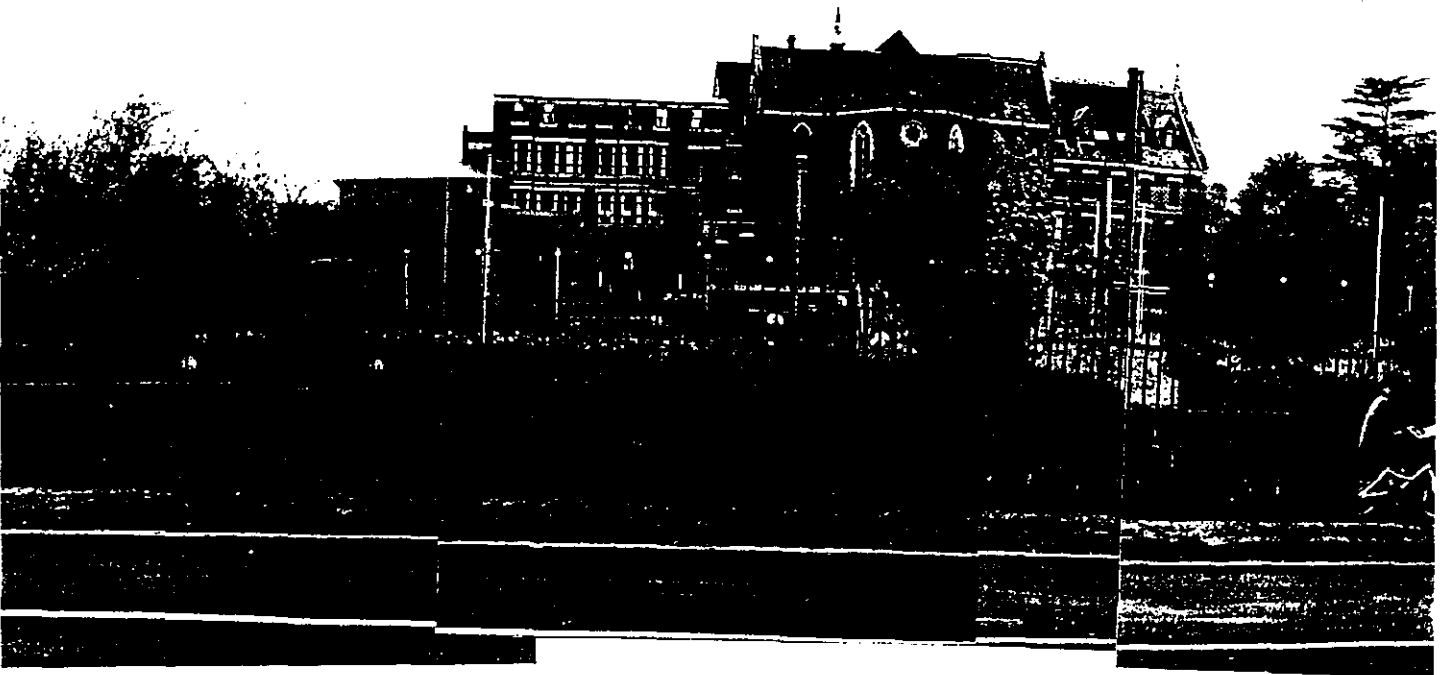
MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 24.



MALVERN TOWN HALL & CRICKET GROUND

SACRE COEUR R.C. GIRLS SCHOOL.



Urban Character Type 25: Areas 55, 59, 67 and 72**Description**

- This character type consists of infill development to linear streets along the northern and southern boundaries of the municipality.
- The topography is gently sloping or flat.
- Buildings are mainly detached, single storey houses with some flats, and semi-detached in area 67.
- Building styles range from Boom to 1960's, including Edwardian, California Bungalow, Spanish Mission and Early Modern.
- Building condition is fair to poor.
- Street trees are varied, including Elm, Plane, Gum, Tristania, Callistemon and Melaleuca.
- Houses facing onto the main road, often have high fences for privacy and noise reduction.

Issues

1. Access, privacy and noise pollution are probably the main issues affecting this character type.
2. The construction of high, masonry fences is a natural response to the above issues and an obvious influence on urban character.

Actions

1. Monitor the affect of the south-eastern arterial on traffic along Malvern Road.
2. Prepare guidelines for the design of high fences and walls.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 25.



DANDENONG ROAD

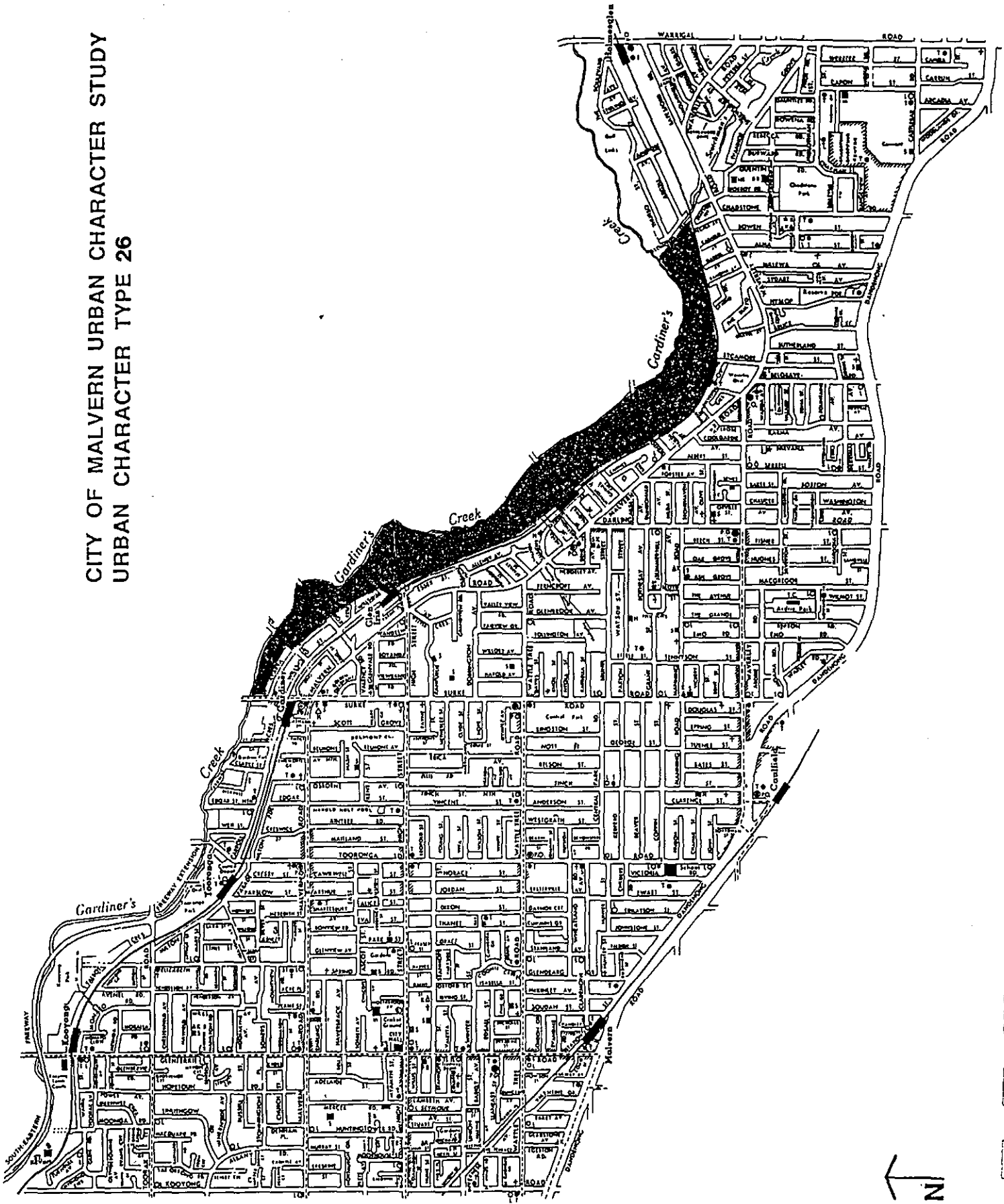
SYLVESTER CRESCENT



Urban Character Type 26 Areas 71**Description**

- This character type covers the area of Gardiner's Creek Valley affected by the construction of the south-eastern arterial road.
- It is the subject of a separate landscape planning and design project, and is therefore excluded from this study.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 26



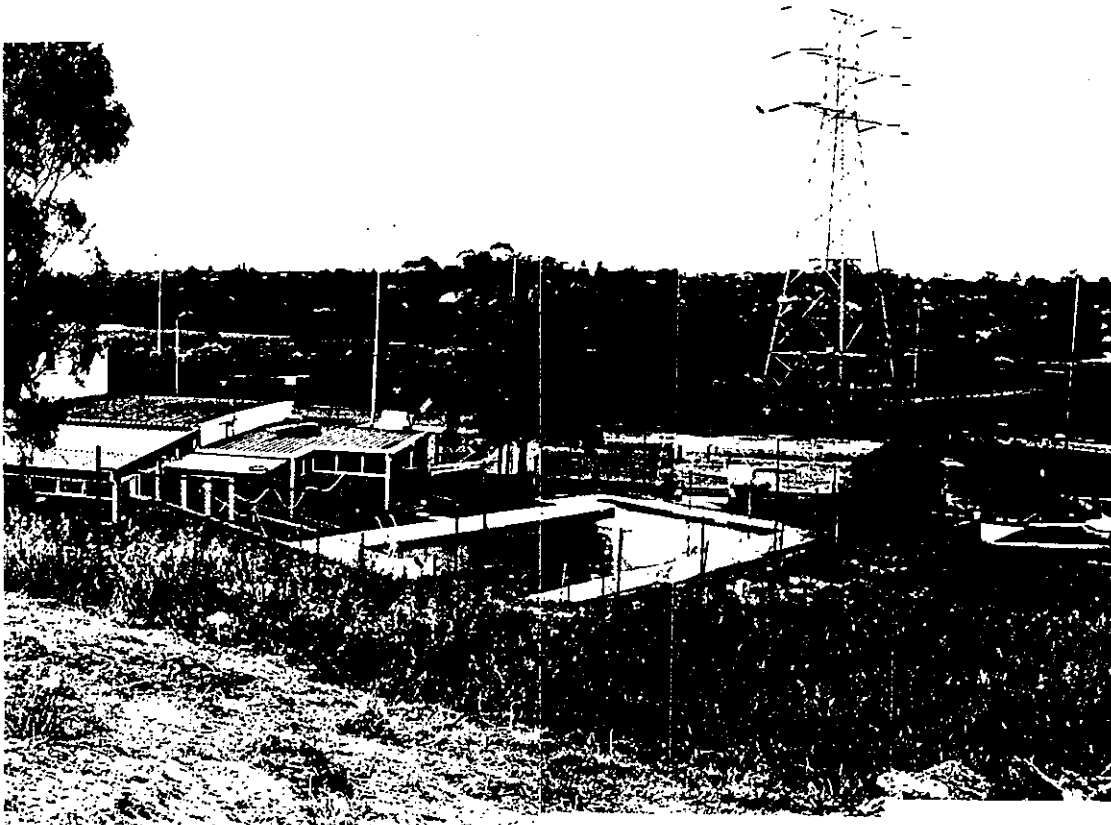
MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 26.



SOUTH EASTERN ARTERIAL ROAD LINK

OLDEN FINE PARK



Urban Character Type 27: Areas 9, 28 and 37

Description

- This character type covers the three, small areas of light industry. Their locations are out of the way, which is perhaps why their physical condition is poor and untidy – "out of sight, out of mind".

Issues

1. Both buildings and streets are in poor condition.
2. Amenity for workers and visitors is correspondingly poor.

Actions

Review the operation of the three character areas with a view to :

1. Appropriate land use.
2. Condition of streets and public spaces.
3. Condition of buildings.
4. Physical amenity.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 27.



CCMO STREET.

Urban Character Type 28: Areas 93

Description

- Chadstone Shopping Centre and Malvern Central form this character type. Both are covered shopping centres, but differ in their car parking provisions.

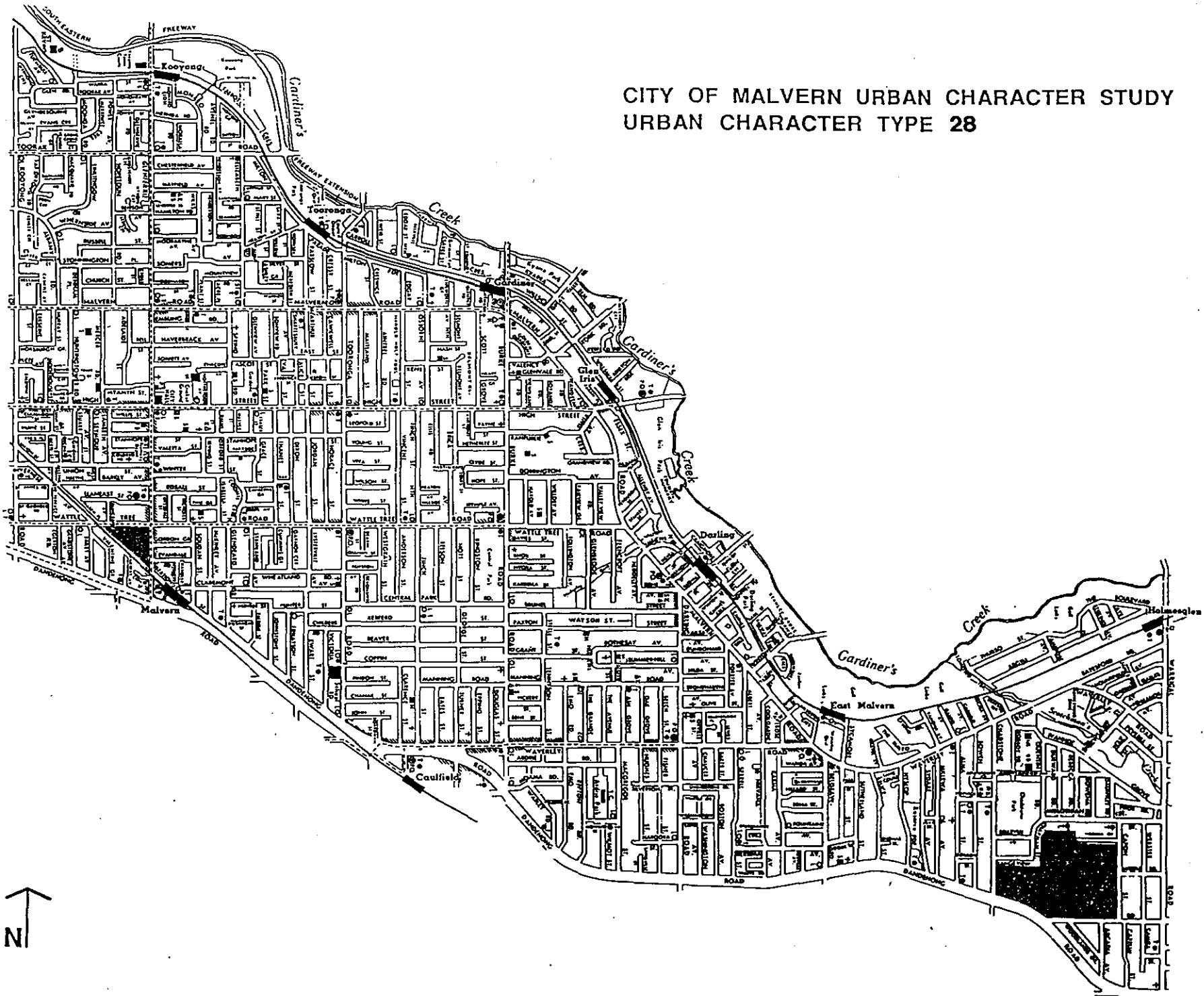
Issues

1. Because of its extensive, surface car park Chadstone Shopping Centre drastically affects the visual character of its immediate environment.
2. There is a total lack of effective shade trees within the car park.

Actions

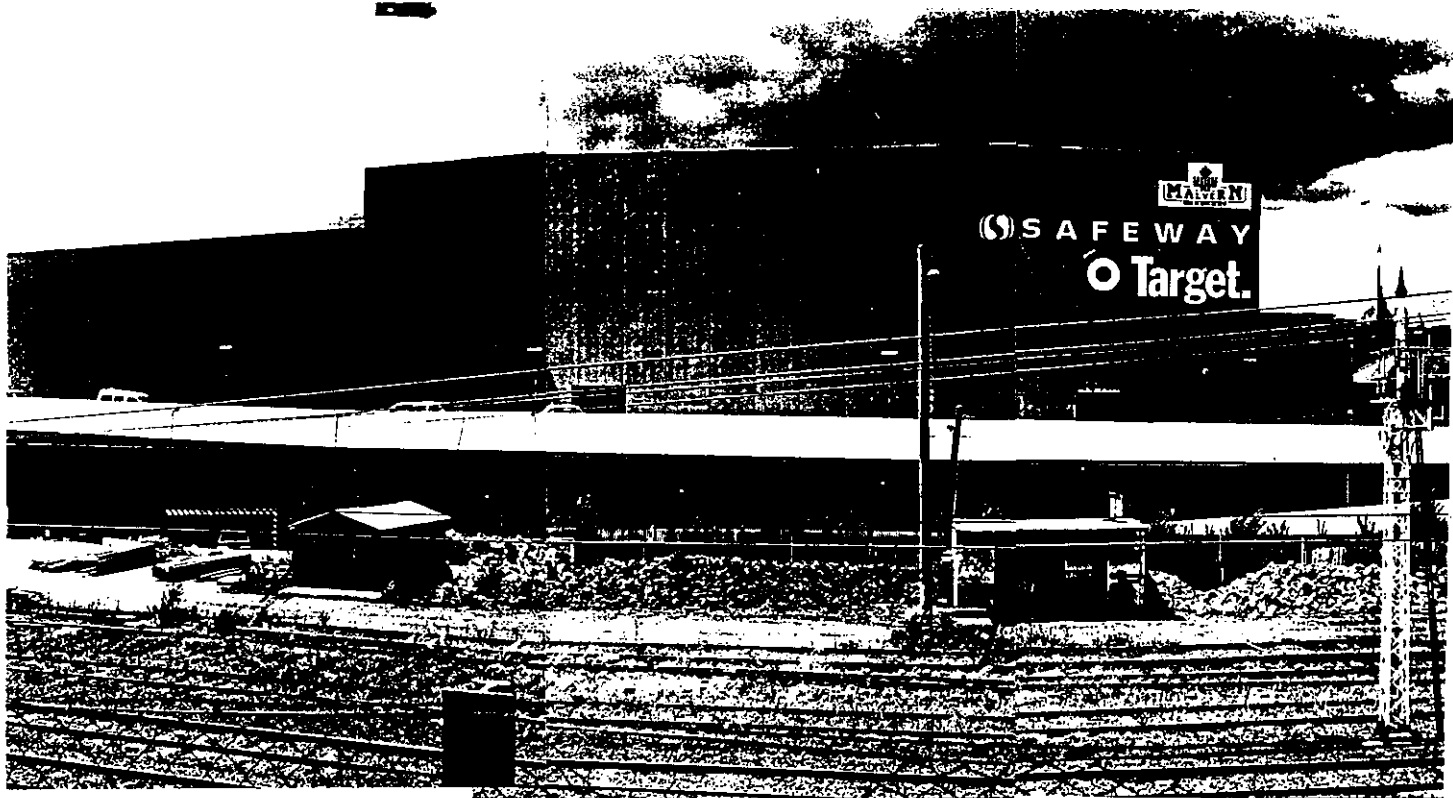
1. Negotiate with the owners of Chadstone Centre to review car parking layouts, to plant shade trees within parking areas, and to provide screen planting and street trees along Virginia Grove.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 28



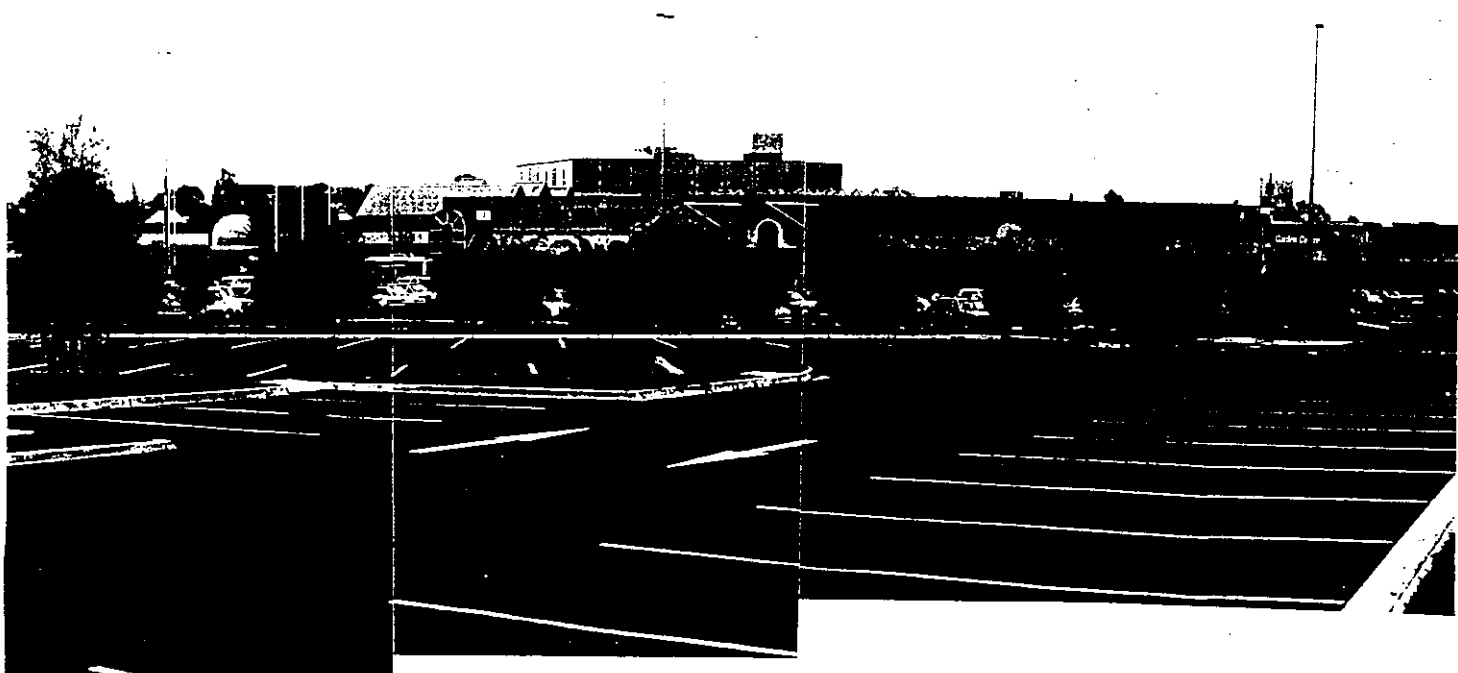
MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 28.



MALVERN, CENTRAL

WASSINE SHOPPING CENTRE.



Urban Character Type 29: Areas 22 and 29

Description

- Holmesglen TAFE College and the SEC high tension transformer station are included in this character type.

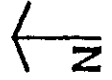
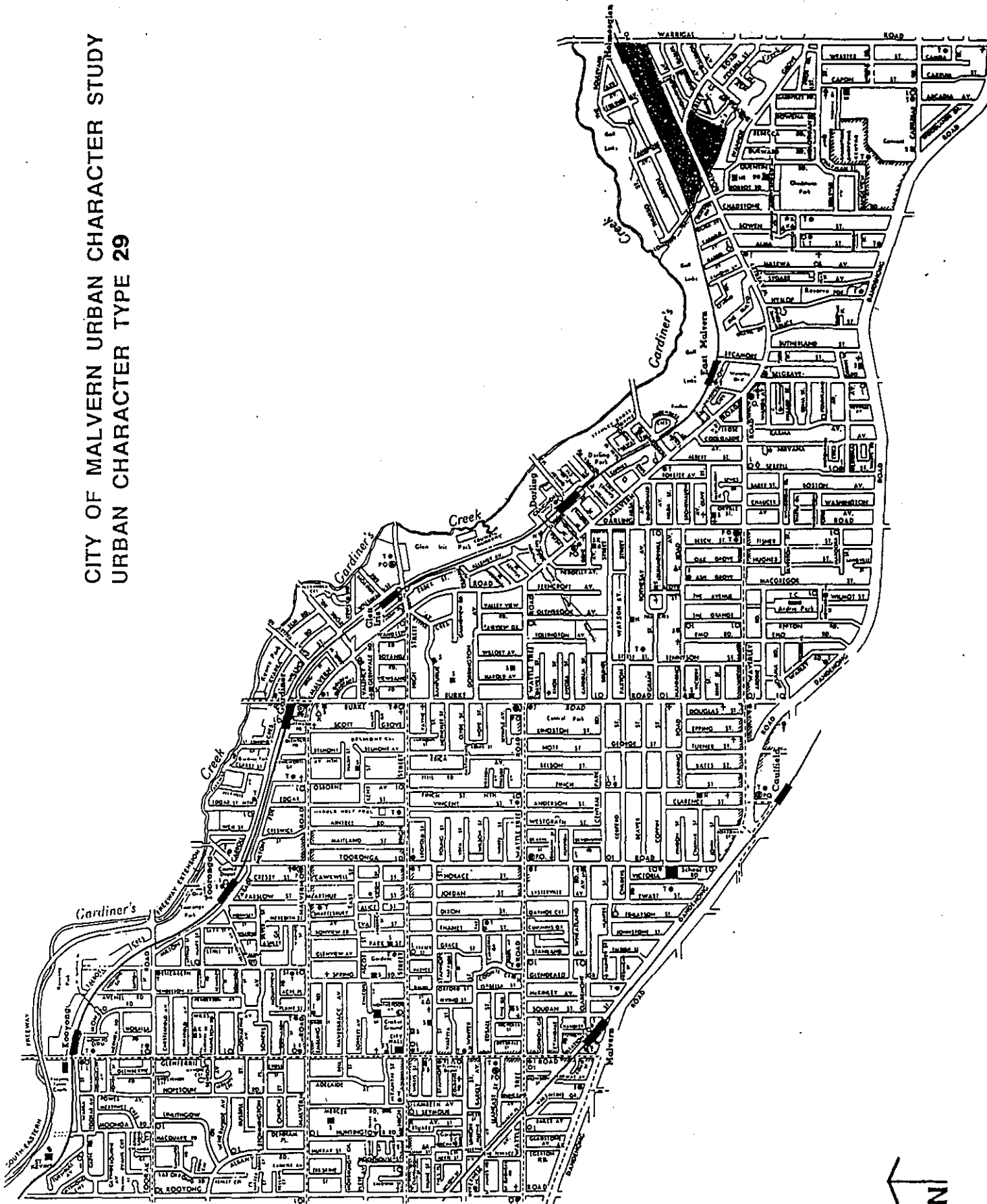
Issues

1. Both the TAFE College and the SEC terminal are dominating structures which are at odds with neighbouring residential areas.

Actions

1. Establish a planting of large trees along Batesford Road, for the extent of the TAFE College site.
2. Establish tree planting along the northern boundary of Ivanhoe Grove, to screen the view of the SEC high tension transformer station and expressway.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 29



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 29.



SE 1 TERMINAL STATION

13.0 SUMMARY OF RECOMMENDATIONS

13.1 Residential Areas

1. Prepare a series of design guidelines for restoration, extension and repair of houses according to architectural style.
2. Establish planning controls to prevent demolition of buildings in areas designated for special protection.
3. Where a site is to be redeveloped, require that:
 - planning permission is obtained before demolition of buildings or removal of existing vegetation.
 - a survey of existing vegetation is prepared, giving location, species, trunk caliper, height, spread, approximate age and condition of major trees and shrubs.
4. For different character types, prepare design guidelines for new buildings covering:
 - building form with respect to overshadowing and overlooking of neighbours.
 - site development constraints.
 - height limits for boundary walls and fences.
 - preferred materials.
5. Prepare fence design guidelines based upon existing examples, for high and low fences appropriate to different building styles.
6. In streets with 'traditional' materials, retain bluestone and asphalt in street reconstruction, using:
 - bluestone kerb and channel
 - asphalt roadway
 - asphalt footpaths and crossovers
7. Where drainage is a problem because of lack of fall use more frequent drain entry pits, or a combination of bluestone kerb with concrete channel for improved appearance.
8. Where street trees are to be replanted, do not use small, decorative varieties. Use large species which will eventually achieve a generous canopy and contribute to the street scale.

Successful species already in use include:

Ash
 Plane
 Elm
 Oak
 Liquid Amber
 Sugar Gum
 Yellow Gum
 Native Cedar
 Queensland Box
 Norfolk Island Hibiscus
 Paperbark

Trees may be planted as single species avenues, or as alternating species. Two successful combinations are:

Queensland Box and Native Cedar – Claremont Avenue
Plane and Prunus, in spring – Viva Street

9. Where traffic engineering devices are to be constructed:

- do not use asymmetrical layouts which re-align road pavements or introduce one sided kerb extensions or projections.
- maintain parallel, rectilinear street alignments.
- use symmetrically arranged management devices such as roundabouts and paired, rectangular kerb extensions.
- review the use of street closures to deter through traffic.

10. Street design

Review standards and methods of design for new street works to maintain urban character and to coordinate the contribution of Engineering, Horticultural and Urban Design staff.

Amend Council policies to:

- increase the minimum width for new nature strips, from 900mm to 1800mm.
- specify the use of tree grilles with a minimum diameter or side dimension of 1200mm, instead of small diameter concrete surrounds.
- allow reconstruction of asphalt footpaths and vehicle crossings in asphalt, where this is an important contributor to urban character.

13.2 Parks and Gardens

1. Prepare landscape development plans for those parks needing supplementary work, re-development or development for the first time.
2. Select a suite of park furniture for consistent use within the city's parks and gardens.
3. Prepare design standards for all municipal signs.
4. Review methods of design and maintenance to generally achieve the standards demonstrated in the older, established parks and gardens.

13.3 Significant Trees

1. Establish a register of notable trees for inclusion in the local planning scheme.
2. Carry out surveys of public parks and gardens to identify notable trees.
3. Include on the register, street tree plantings already identified as significant.
4. Request nominations from residents, and local societies, of trees in private gardens, public parks and streets.

13.4 Private Gardens

1. Establish a register of notable private gardens and invite nominations from residents and local societies.
2. Carry out a survey to identify gardens of horticultural and heritage value.

13.5 Main Roads

1. For road reconstruction, use concrete kerb and channel with asphalt footpaths.

2. In roads without trams:

- where nature strips are to be installed, adopt a minimum width of 1200mm.
- where garden planting is well developed do not plant trees in nature strips.
- in less trafficked roads such as Chadstone, Belgrave, Darling and Tooronga, review the possibility of reducing pavement widths in order to accommodate wider nature strips and effective tree plantings.

3. In roads with trams:

- use full width asphalt footpaths.
- remove 'obstacle' trees.
- where trees can be effectively planted, use metal tree grilles within pavements and plant larger growing, deciduous species.

13.6 Local Shopping Centres

1. Review the functions of the local centres and two commercial strips for:

- their effectiveness and viability for local convenience shopping.
- their capability for redevelopment to accommodate offices, service industry and light industry.

2. Revise land use zoning to provide three zones with the following functions:

- local convenience shopping, with no office use.
- neighbourhood business, with offices as a column 4, discretionary use subject to local conditions.
- office and commercial use, with offices as a column 3 use subject to planning permit conditions.

3. Prepare planning and design guidelines for redevelopment of sites, specifying acceptable forms and intensities of development, including:

- maximum floor areas.
- maximum floor areas per building.
- height limits.
- relationship to street frontages.
- preferred building proportions and materials.

4. Prepare centre improvement schemes covering:

- shop front improvements.
- reconstruction of footpaths.
- installation of improved, standardised street furniture including seats, litter bins and barriers.
- coordination and minimisation of regulatory signs.

13.7 Street Furniture

1. In Glenferrie Road – High Street, continue with implementation of existing designs and installation of street furniture.

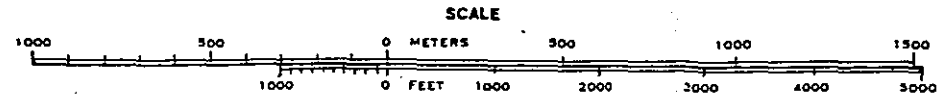
2. For local shopping centres, adopt a new range of good quality furniture finished in a standard Municipal colour scheme. Makers of recommended designs are given in Section 6 above.

3. Install new furniture as part of coordinated centre improvement schemes, as recommended in Section 10 of this report.

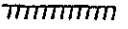
13.8 Design Management

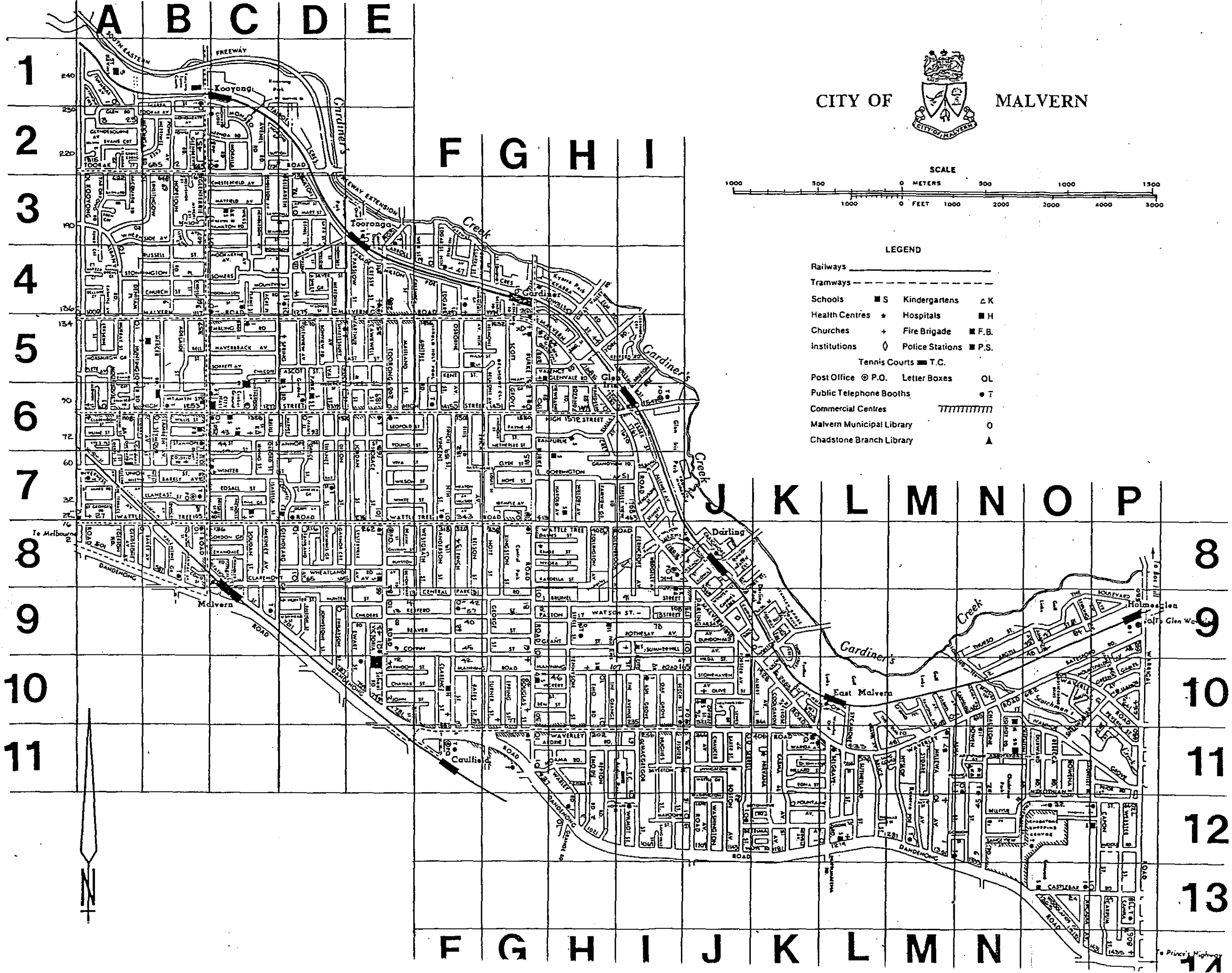
1. Develop Council's multi-disciplinary approach to design through staff participation in workshops, attendance at professional conferences and membership of design teams.
2. Provide funding levels necessary to achieve improved standards.
3. Review the employment of additional design staff versus employment of consultants.
4. Develop policies to guide Council and the community in design decision making.
5. Develop public consultation processes which facilitate and maintain the integrity of design decision making.

CITY OF  MALVERN



LEGEND

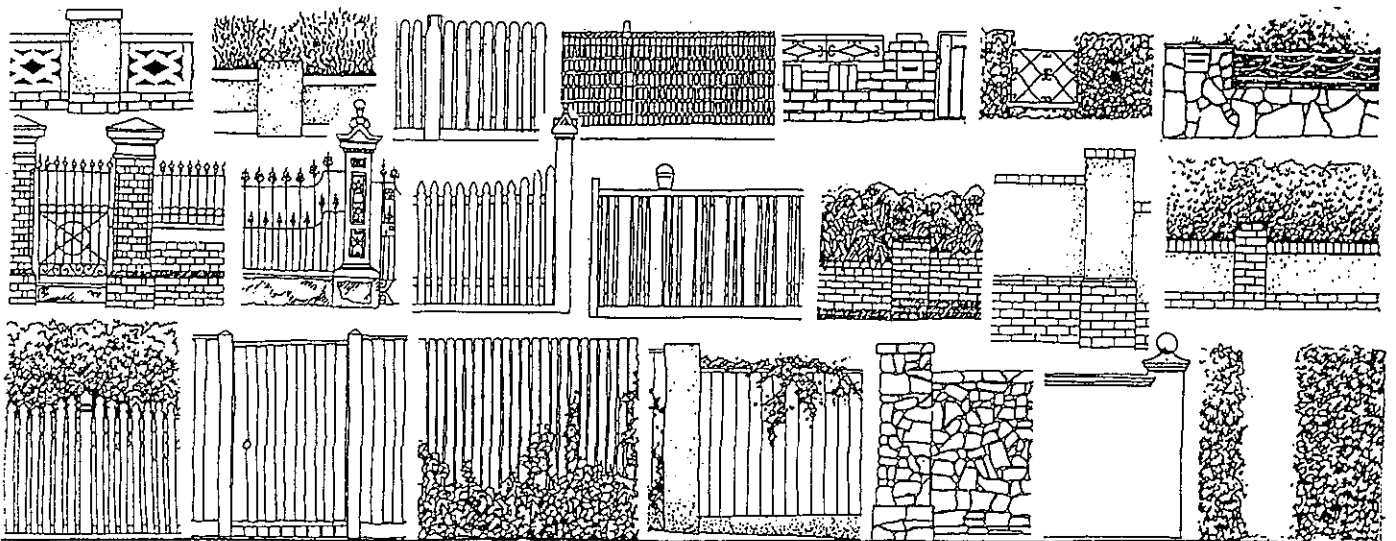
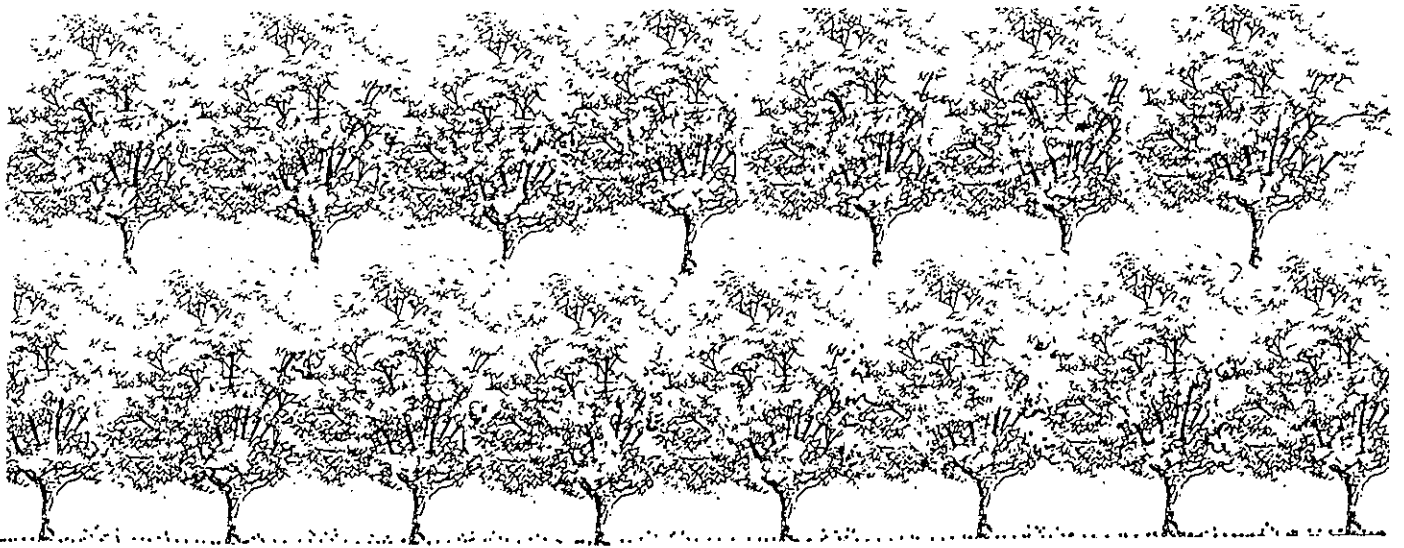
- Railways ————
- Tramways - - - - -
- Schools ■ S Kindergartens △ K
- Health Centres + Hospitals ■ H
- Churches + Fire Brigade ■ F.B.
- Institutions ◇ Police Stations ■ P.S.
- Tennis Courts ■ T.C.
- Post Office ⊙ P.O. Letter Boxes ○ L
- Public Telephone Booths ● T
- Commercial Centres 
- Malvern Municipal Library ○
- Chadstone Branch Library ▲



To Prince's Highway

MALVERN URBAN CHARACTER STUDY

APPENDIX A: MALVERN - A PHYSICAL HISTORY



GEORGINA WHITEHEAD • LANDSCAPE ARCHITECT
LACEWORKS LANDSCAPE COLLABORATIVE

MALVERN URBAN CHARACTER STUDY

APPENDIX A: MALVERN - A PHYSICAL HISTORY

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MALVERN – A PHYSICAL HISTORY

The City of Malvern follows Gardiner's Creek, its northern boundary, south-east from the Yarra River. From the western boundary of Kooyong Road the high ground of Malvern falls away in a series of gentle hills and dales to Gardiner's Creek. The eastern boundary of Warrigal Road passes through the scotchman's Creek and Gardiner's Creek floodplain. To the south, Malvern is contained by Dandenong Road, the highway to eastern Victoria.

Pre European Landscape

Before Europeans arrived in the district and changed the landscape to fit their needs and culture, the undulating countryside was probably well grassed and well timbered. The early surveyors noted aspects of soil and vegetation on their plans to indicate the type of country they found. These plans show mainly sandy soils wooded with box, gum and wattle. Several large patches of heath and scrub are featured to the west of Toorong Road and there are areas of tea tree along Gardiner's Creek. The local aborigines referred to Gardiner's Creek as Kooyongkoot, meaning resting place for fowls.¹ Schedules to the surveyors' plans list trees they had marked to help identify the boundaries of each allotment. Gum trees are recorded most often, but stringybark, box, lightwood (acacia?) and honeysuckle (banksia?) are also included. As well as the larger trees and shrubs there would have been an understorey of smaller plants, herbs and grasses.

Before Europeans directed the stream into a single watercourse, Gardiner's Creek flowed through its floodplain in a number of channels. Thickets of swamp paperbark must have grown close by the water and extended up the drainage lines along with reeds and rushes. Swamp gum, blackwood and black wattle would also have been found along the watercourse. On higher ground river red gum was probably the dominant species and then, as the alluvial soils were left behind, stringybark would have been more common.² Springs were another source of water; the largest of these emerged from the hillside where the Malvern Public Gardens are today.

To European eyes, this prospect of grass, timber and water appeared ideal for cattle production.

Pastoral Years

John Gardiner, in company with Hawdon and Hepburn, was one of the first men to bring cattle overland from Sydney to the Port Phillip District. In 1836, Gardiner took up a large tract of land under a grazing licence that included part of the City of Malvern. He built a cottage close to the junction of the Yarra with Gardiner's Creek and called his enterprise Gardiner's Creek Station, so lending his name to the district south of Gardiner's Creek. Although Melbourne's first land sales took place in 1837, Gardiner's Creek Station was in country too far away from Melbourne for the Government to consider its survey and sale for many years.³

Gardiner and the other pastoralists who followed began to clear the land. They cut timber to create additional grassland and to provide building material and fuel. Their cattle were larger and heavier than the native animals and their hooves compacted the soil and destroyed seedlings; this hindered regeneration of the natural vegetation. The pastoralists dug wells and built tanks for additional water and they made primitive crossings through the creeks.

¹ Les Blake, *Place Names of Victoria*, Rigby Ltd Melbourne, 1977.

² Don Burns, *A History of Gardiners Creek Valley*, MLArch final project, University of Melbourne 1985 (?)

³ John Butler Cooper, *The History of Malvern*, The Specialty Press, Melbourne 1935 p.14.

A network of tracks was made as they moved around their domain. As Gippsland became settled new tracks were opened up through the district to connect eastern Victoria with Melbourne and inns were built to service the growing traffic. The Wattletree Hotel opposite Cabrini Hospital in Wattletree Road and the Malvern Hill Hotel at the corner of Malvern and Glenferrie Roads, were both placed to take advantage of the Gippsland traffic.⁴ (The small timber Wattletree Hotel still stands today although it has been converted to a private residence, whilst a more modern hotel building has replaced the old Malvern Hill Hotel).

In 1854, the year the miners rebelled at Eureka Stockade, the first land sales were held in the District of Gardiner.⁵ By then the early settlers' efforts to impose a European pattern of settlement upon the natural landscape had begun to take effect. Although only the foundations of 'civilisation' could be seen in the rough homesteads and huts, rudimentary roads and meeting places, on paper the transformation of the wilderness had already been accomplished by the Government Survey of the Crown Lands at Gardiner.

Survey of Crown Lands

In Victoria the largest land unit created by the survey of Crown lands was the county. Each county was divided into a number of parishes (*parish* is a cadastral term that has no connection with the church parish); each parish was divided into sections and each section into allotments. The allotment was the land unit sold by the Government into private hands. The subdivision of each allotment was then undertaken by private developers.

After the first successful sale of Melbourne lands in 1837, Robert Hoddle was instructed to prepare parish plans for the Melbourne area. The size of each parish was to be approximately 25 square miles and the parishes were to be divided into sections of one square mile, with the section grid aligned to magnetic north. Each section was to be divided into allotments which varied in size according to the quality and locality of the land; the more desirable the land the smaller the allotment.

Land was to be reserved for public roads and each allotment was to have a road frontage. Reserves were to be made for schools, churches, cemeteries, 'or for any other purpose of public convenience, utility, health or enjoyment'.⁶

By the time Gardiner was surveyed Melbourne had grown considerably, and the district was no longer considered appropriate for broad scale pastoral pursuits. Instead it was divided into suburban allotments suitable for market gardens, orchards and farms.

Located in the north-east quadrant of the Parish of Prahran, Gardiner was surveyed later than the western sector of the parish. Gardiner's Creek Road (now Toorak Road) which was originally a track leading from Melbourne to Gardiner's homestead,⁷ Commercial Road (now Malvern Road), High Street and other roads that were already established to the west, were continued east as far as Gardiner's Creek, the parish boundary. When Malvern Road reached the creek it turned south-east and was made to follow, with a few minor adjustments, the line of one of the old tracks to Dandenong. The main Dandenong Road did not follow any of the Dandenong tracks quite as closely; except for a length between Darling and Tooronga Roads it was placed a little to the south, possibly to journey more directly to the village of Oakleigh. A number of north-south roads were created roughly half a mile apart which connected the east-west roads.

⁴ Cooper, pp.15, 35.

⁵ Cooper, p.14.

⁶ Michael Cannon & Ian MacFarlane (eds.), *Surveyors' Problems and Achievements, 1836-1839*, (Historical Records of Victoria, vol. 5), Victorian Government Printing Office, Melbourne 1988, pp. 98-100.

⁷ Cooper, p. 3.

The allotments were set out within this framework of roads. The smaller allotments of 6 to 12 acres fronted the east-west roads and Gardiner's Creek. A few of the allotments were substantially larger; most of these were north of Malvern Road.

A number of reserves were made. They included the land now occupied by at the Town Hall and adjacent cricket ground, the land by the permanent spring that became Malvern's first public gardens, and an area at the end of High Street where there was a permanent water hole and crossing over Gardiner's Creek.

The *Plan of Suburban Allotments at Gardiner, parish of Prahran, County of Bourke* published in 1857 did indeed appear suburban on paper, but in reality the land was still bush. When the first land sales took place blazed trees were the only indication to the network of roads, reserves and allotments which brought such high prices.

Early Land Sales

Most of the first buyers were speculators, not settlers. After a period of depression Melbourne land prices were again booming and syndicates were formed to purchase large areas of land by the acre in order to sell at a profit by the foot in the future. Small settlers who hoped to form or start a market garden on a few acres found it difficult to compete with the large capitalists.⁸

In 1856 Charles Skinner, a barrister, bought 84 acres with frontages to Toorak, Glenferrie and Commercial Roads from the original Crown purchaser of allotment 25. Skinner subdivided the hillside land into about 90 lots and incorporated into his subdivision the plan of a village which he called Ledbury after the English village of his forebears. The English Ledbury was situated on the slope of the Malvern Hills. Before the auction Skinner built an inn at the corner of Commercial (Malvern) and Glenferrie Roads which he named the Malvern Hill Hotel. The hotel gave its name to the subdivision which was called the Malvern Hill Estate. Although the Malvern Hill Estate failed to sell, it led indirectly to the district's change of name from pastoral Gardiner to suburban Malvern in 1878.⁹

In 1853 the Victorian parliament passed legislation to make and improve roads, providing for a Central Road Board to supervise the formation of seven lines of main road.¹⁰ These roads radiated out from Melbourne; they were designed as broad thoroughfares three chains wide (approximately 60 metres), which were able to carry the huge increase in traffic that came with the gold discoveries.¹¹ St Kilda Road and Dandenong Road were two of these boulevards.

The legislation also provided for District Road Boards if residents wished to form them. The householders and landowners of a district elected the members of their Road Board which was then empowered to raise revenue by rating property and levying road tolls. Road Boards were the forerunners of local municipal councils. In 1856 the Gardiner Road District was proclaimed and the members of the first Gardiner Road Board were elected.¹² The boundaries which the Government set for the Gardiner Road District are the same boundaries that contain the City of Malvern today.

Despite the activities of land speculators, small farms, orchards and market gardens were gradually established. Market gardens flourished on the east side of Glenferrie Road near

⁸ Cooper, p. 8.

⁹ Cooper, pp.30-35.

¹⁰ Susan Priestley, *Making their Mark*, Fairfax, Syme & Weldon Associates, McMahons Point, NSW, 1984 (copyright University of Melbourne 1984), p.51.

¹¹ *Grids and Greenery*, Urban Design & Architecture Division, Technical Services Department, City of Melbourne 1987, p.37.

¹² Cooper, pp.20-23.

Wattletree Road and further north over Malvern Road; there were market gardens and an orchard in Malvern Road and a vegetable seed garden in High Street; and for some years there was a tobacco plantation at the corner of Malvern and Tooronga Roads. A blacksmith, wheelwright, saddler and other small tradesmen supported these activities. The soil was also good for brickmaking and there were a number of kilns in the district. The village that developed out of these pursuits was first established in Malvern Road, down the hill from the Malvern Hill Hotel towards Tooronga Road.¹³

Away from the village and its environs the country was open and sparsely settled. Fox hunting devotees met at the Wattletree Hotel, and even at the turn of the century Glen Iris was still considered suitable country for the sport.¹⁴

By 1880 Malvern was one of a number of small villages that surrounded Melbourne. Like Coburg, Heidelberg and Box Hill, it was still a local service centre rather than a suburb.¹⁵

Successive Subdivisions

The 1880's were characterised by booming land prices and a rapid expansion in the subdivision and sale of land, particularly for the affluent middle classes.¹⁶ During this period there was a resurgence of the sentimental cult of *Home*.¹⁷ Home was a refuge from the world of commerce and industry and provided rest and revitalization. While only the very wealthy could possess both a town house and a country house, the suburbs were seen as combining the advantages of country and city life. A house and garden in the suburbs became a goal for many people.

The suburban garden soothed the overwrought businessman, but fast efficient transport was needed to speed him back to the city to earn the living which supported his return to nature. The inhabitants of the village of Malvern had the choice of either walking, riding or travelling the five miles to Melbourne by horse-drawn vehicle, all of which were slow. In 1879 a much faster option was provided when a railway line was opened to connect Oakleigh Station, where the Gippsland train terminated, with South Yarra Station, through which the Melbourne to Brighton line passed.

Caulfield, Malvern and Armadale Stations were built along the new train route and land in their vicinity was sought after. By the close of the 1880's the village of Malvern had disappeared and the suburb of Malvern had taken its place.

Most of the new development occurred to the west of Burke Road. The wealthy built large houses set in extensive grounds on the highest land. The mansions of Whernside, Flete, Moorakyne and Stonnington were situated in the north-west of Malvern, an extension of Toorak which had always been a prestigious address. Stonnington, built on land that had previously been a market garden, was later used as the official residence of the Victorian Governor between 1901 and 1927 while Government House was occupied by the Governor-General of Australia.¹⁸

13 Cooper, p.19.

14 Cooper, pp.39-41.

15 Don Garden, *Victoria, a History*, Thomas Nelson, Melbourne 1984, p.177.

16 Garden, pp.214-215.

17 Graeme Davison, *The Rise and Fall of Marvellous Melbourne*, Melbourne University Press 1981, p.137.

18 Cooper, p.186.

At the other end of the social hierarchy and at the other end of Glenferrie Road close to the station and shops, working class cottages were built on small narrow blocks of land. But Malvern had little to offer in the way of employment and the relatively high cost of train travel to the industrial suburbs prevented Malvern from developing large areas of working class accommodation. The majority of dwellings were staunchly middle class with a frontage to the street of at least 50 feet.

Malvern had confidence in the future; plans were drawn up for an imposing Town Hall to be built on the reserve at the corner of Glenferrie Road and High Street. Alfred Deakin, then Minister for Public Works, laid the foundation stone in 1885. As well as municipal offices the complex incorporated a court house, post office and library.¹⁹ The prominence of the site near the crest of the hill added to the town Hall's consequence and, from the vantage of the tower, fine views were had over much of the municipality.

Concurrent with Malvern's rapid residential expansion, the few shops in the district increased proportionately. The main shopping centre gradually developed in Glenferrie Road between Malvern Station and the Town Hall, and continued around the corner into High Street between the Town Hall and Armadale Station.

However, the impact of the economic, technological and cultural forces that had transformed Malvern from a village to a suburb in less than a decade ceased with the end of the boom in 1888. Economic depression followed during the 1890s and land awaiting subdivision and sale reverted to agricultural use.²⁰

East of Burke Road, of course, Malvern had never lost its rural appearance, although there were some pockets of development where isolated houses or small groups of houses had jumped ahead of the main areas of expansion. The Glen Iris railway along Gardiner's Creek Valley was opened in 1890, after the collapse of the boom. There were so few people living adjacent to the more easterly stations that the section of line between Darling and Oakleigh Stations was closed in 1895.²¹ The Outer Circle railway between Hughesdale and Fairfield so lacked patronage that the entire line was closed in 1891 after operating for less than two years.²²

It was not until the early 1900s that land prices had recovered sufficiently to encourage further subdivision. There was a great increase in building activity in Malvern during the five years prior to the First World War when over 2,000 new buildings were registered. New subdivisions were created as far east as Darling Road and further building consolidated older subdivisions.

During this period Malvern's character was indirectly affected by the issue of slum abolition. Concern with overcrowding and the appalling conditions prevalent in parts of the old inner suburbs had resulted in the formation of the Minimum Allotment, Anti-Slum and Housing Crusade. The efforts of this pressure group were directed towards municipal councils, as these bodies exercised the little control there was over local subdivision and housing construction.

The group called for the electrification and extension of tramways to the outer suburbs to encourage suburban development as a means of preventing overcrowding in the inner suburbs; they also advocated that in all new subdivisions streets should be a minimum width of 66 feet and allotments should have a minimum area of 7,500 square feet (50 feet wide and 150 feet deep), with only one dwelling per allotment.²³ In 1912 the Mayor of Malvern

19 Cooper, pp. 149-151.

20 Garden, p.215.

21 Cooper, p.203.

22 Priestley, p.152.

23 W M Grubb, A History of Town Planning in Victoria 1910-1944, Master of Town and Regional Planning Thesis, University of Melbourne 1976, p.24.

attended the Minimum Allotment, Anti-Slum and Housing Crusade conference in the Melbourne Town Hall. By 1916 allotment size in Malvern was fixed at a minimum area of 6,000 square feet with a minimum frontage of 50 feet.²⁴

The Malvern Council's designation of certain streets as brick areas was another means by which some residents hoped to maintain 'standards'. In such streets timber dwellings were prohibited and only brick houses were allowed to be built. By the First World War the majority of Malvern's streets were nominated for brick construction.²⁵

These restrictions discriminated against poorer people who might have wished to live in Malvern. However, in 1911 the Government put up land for sale at Tooronga under the provisions of the Closer Settlement Act. The Act was designed to provide land at a reasonable price to lower income earners with few assets. The houses erected by the purchasers had to cost a minimum of 300 pounds and the Closer Settlement Board vigorously opposed any restrictions over timber construction. By 1913 over 200 allotments in the Belmont Estate had been offered for sale under this scheme.²⁶

The belief held by the slum abolitionists in the need for an extension of tramway services was also shared by the Malvern Council. In conjunction with Prahran Council, and after much opposition from the Victorian Government led by Thomas Bent, the Prahran-Malvern Tramway Trust was formed to construct and administer tramway services within the two municipalities. In 1910 electric tram services commenced operation in Malvern along High Street and Wattleree Road and along Glenferrie Road between Kooyong Station and Malvern Station to Dandenong Road. The Dandenong Road line was opened the following year and the system was further extended.²⁷

The flexibility of the tram system with north-south and east-west interconnecting directions of travel, as well as numerous alighting points, gave the public greater ease of movement between and within various localities. The Prahran-Malvern Tramway Trust proved very successful and was taken over by the Government in 1919.

Many of the large estates with their big houses which dated from the 1880's and occasionally earlier had been subdivided into suburban blocks by the commencement of the First World War; street names such as Haverbrack, Sorrett, Belmont, Ranfurly and Glen Iris recorded their passing. The network of streets west of Darling Road was almost complete, even in places vacant land still awaited houses. The roadways were often rough and unmade, however, and wandering stock could still be a nuisance. In 1916 the Council prepared to lay down nature strips if householders agreed; street trees were then able to be established more easily.²⁸

A downturn in building activity accompanied the war years, but after the war finished there was another rush to build. During the 1920's many of the remaining orchards and market gardens east of Darling Road were subdivided and sold.

The War Service Homes Commission was formed to provide housing for men who had served in the armed forces, and their widows. The commission acquired land between Serrell Street and Belgrave Road for this purpose. Influenced by the garden city concept and the burgeoning interest in town planning principles, the development as originally planned included playgrounds and open space for recreation, specific areas for commercial

²⁴ L Strahan, Private and Public Memory, draft manuscript prepared for the City of Malvern for publication in April 1989.

²⁵ Strahan.

²⁶ Strahan.

²⁷ Cooper, pp.204-219.

²⁸ Strahan.

and community activity, and separate residential areas. This plan was abandoned because the costs were too high for the inexpensive housing the scheme was intended to provide.²⁹

The subdivision became like any other, except for two small areas. Villers Square and Brettoneux Square were named after the French village of Villers Brettoneux where Australians had fought during the First World War. The houses in each square are ranged around a central rectangle of grass and trees, and they are the only vestiges which remain from the earlier plan.

Although the Council had allowed War Service Homes to be built in timber, most residents elected to build in brick. As a concession to the generally lower incomes of residents in the East Ward, Council had permitted a larger proportion of timber dwellings there than elsewhere in the municipality.³⁰ The area of William Woodmason's Malvern Park Estate between Darling and Belgrave Roads was the scene of intense building activity in the late 1920's,³¹ and the railway was extended from Darling Station to Glen Waverley at this time.³²

Development again stalled in the early 1930's with the depression. By then the only vacant land left in Malvern was in the most easterly section, and most of this was subdivided by the Second World War. Land in the vicinity of Batesford Road and Warrigal Road was the last to be developed in the 1950's.

During the 1960's and early 1970's there was still a demand for housing to be met in Malvern, despite the lack of undeveloped land. This demand, coupled with low interest rates and few building controls over flats, resulted in the demolition of many houses in the older parts of the suburb and the construction of blocks of flats in their place. The timber houses that had been built in Belmont Avenue, Osborne Avenue and Edgar Street around 1912 under the sponsorship of the Closer Settlement Act, were nearly all replaced by flats. Today nearly half the dwelling stock in the North Ward consists of flats and units.³³

As vacant land vanished and streets became more solidly lined with houses and shops, the need for recreational open space became apparent quite early in Malvern's growth. Residents needed public gardens for their health and amusement and groups such as the Malvern Gymnastic and Athletic Club, which had been formed in 1890, needed sporting facilities.

Parks and Gardens

Malvern's first public gardens were opened in 1890 on the site of the reserve in High Street where the spring was located. The Government had intended to sell this reserve, but after a public outcry the land was secured for pleasure gardens and the spring transformed into a pond with rustic grotto and fountain. Already the reserve behind the Town Hall had been made into an oval for sports.³⁴

By the turn of the century the Council was forced to consider purchasing land for recreation and, as opportunities occurred over the years, land was bought for public gardens and sportsfields. Eighteen acres at the corner of Burke and Wattletree Roads was bought in 1906 and Central Park was created with formal gardens and an oval;³⁵ Hedgeley Dene Estate was put up for sale in 1911 and a ribbon of land reserved for drainage was made into

29 Strahan.

30 Strahan.

31 Strahan.

32 Cooper, p.203.

33 *Malvern Housing Study*, City of Malvern, 1984 p.17.

34 Strahan.

35 Paul Laycock, *Central Park, Mavern*, City of Malvern, 1988, p.2.

gardens;³⁶ Ardrie Park, sandwiched between subdivisions, was purchased about 1920.

Malvern Council had previously bought some land along Gardiner's Creek, but in 1923 the municipalities of Hawthorn, Camberwell and Malvern announced that they intended to buy all low-lying creekland under the Gardiner Valley Improvement Scheme. The East Malvern Public Golf Course which opened in 1931 was laid out on creekland, and much of the open space along Gardiner's Creek has been used for sportsfields.³⁷

In the 1980's the Arterial Road Link between the Mulgrave and South Eastern Freeways has claimed a significant portion of the land along Gardiner's Creek. In partial recompense for this loss, Malvern has acquired part of the Outer Circle Railway Reserve; work has commenced on an urban forest which is planned for this site.

The 1920's and 1930's were a time of great interest in gardens and gardening and local municipal gardens were often the subjects of postcards. During this period Malvern's public gardens achieved a high standard of ornamental design and planting and their reputation travelled beyond the municipality. Today Central Park, Hedgeley Dene and the other fine gardens still attract visitors from outside Malvern.

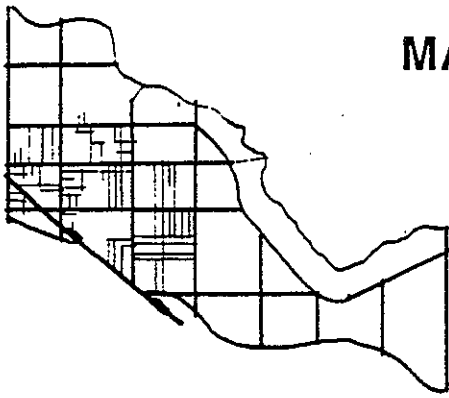
It took one hundred years to complete Malvern's network of streets. The initial Government survey produced a framework of major roads aligned to the cardinal points, and within this grid the pattern of secondary streets developed. These streets differ in width, they have in explicable twists and turns, they sometimes come to a deadend, and often they are not aligned across an intersecting roadway; a subsystem of service lanes connects the older streets. These anomalies are the result of separate and discrete subdivisions. Each developer pursued his own optimum allotment size and road width, he sometimes used an existing driveway on an old estate as a street and, whether his subdivision was a few acres or many, the developer laid it out to his own best advantage without necessarily considering how well it blended with neighbouring development.

Although Malvern's topography ensured that the more affluent development occurred to the west on the higher ground, the middle class aspirations which launched the suburb of Malvern in the 1880's continued to influence growth across the municipality to the present day.

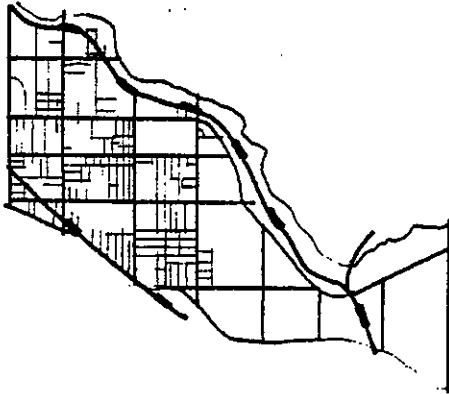
36 Strahan.

37 Strahan.

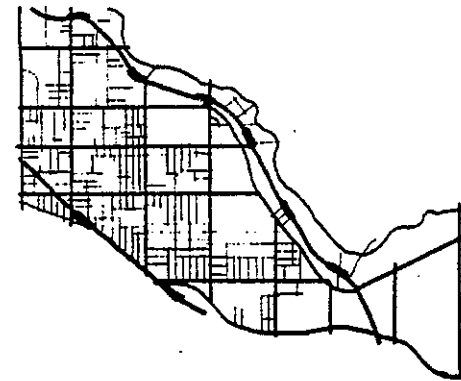
9
MALVERN'S DEVELOPMENT



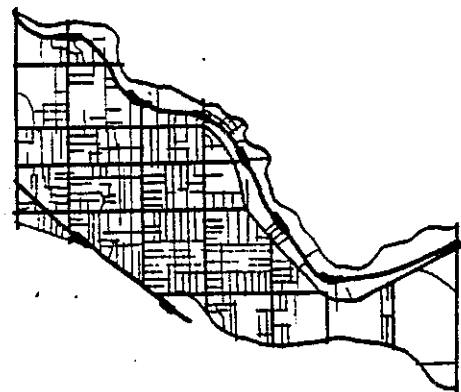
1887



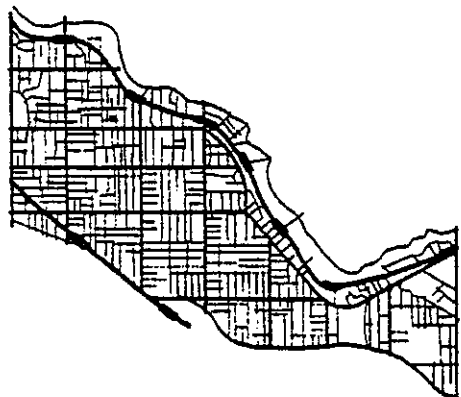
1894



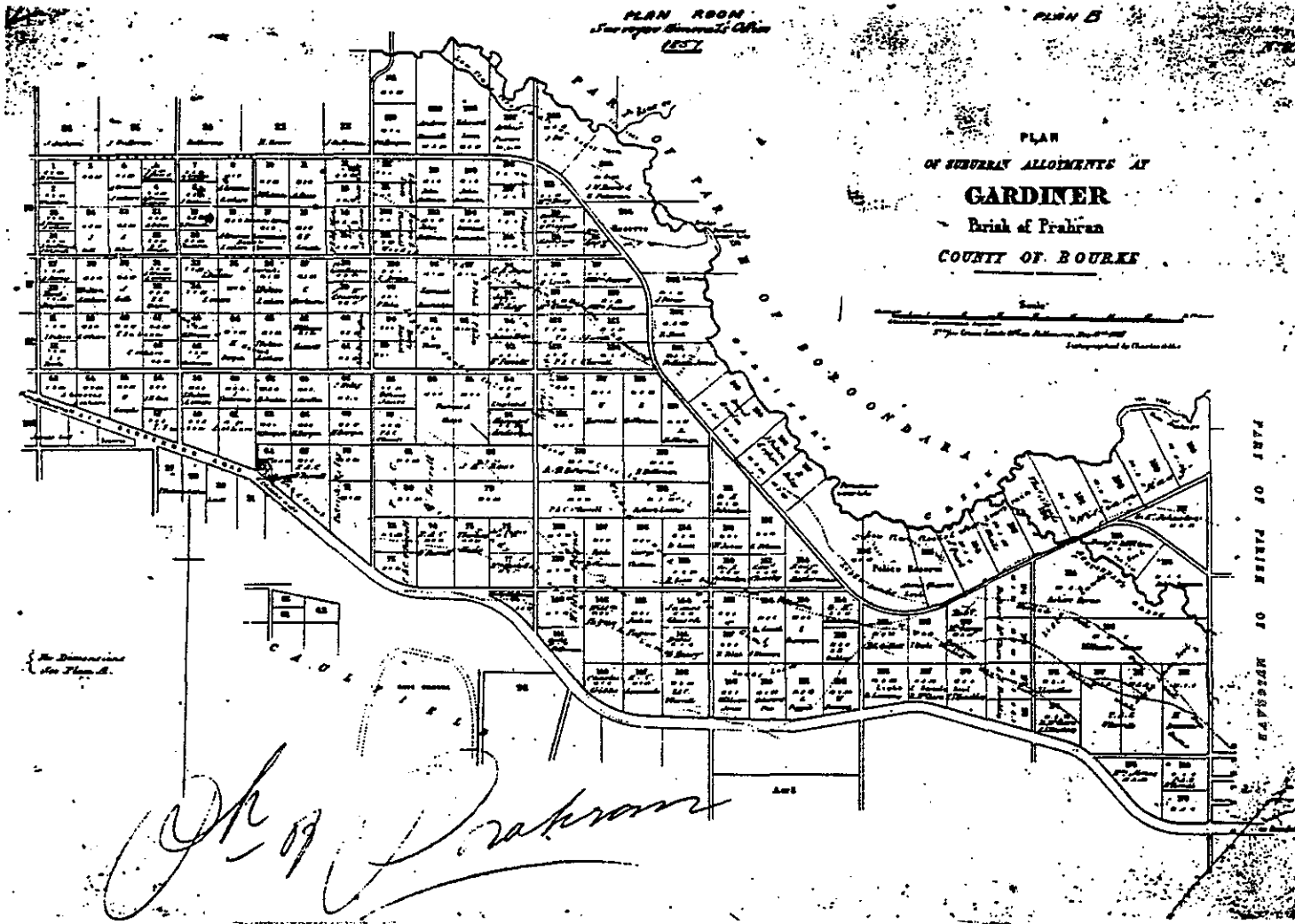
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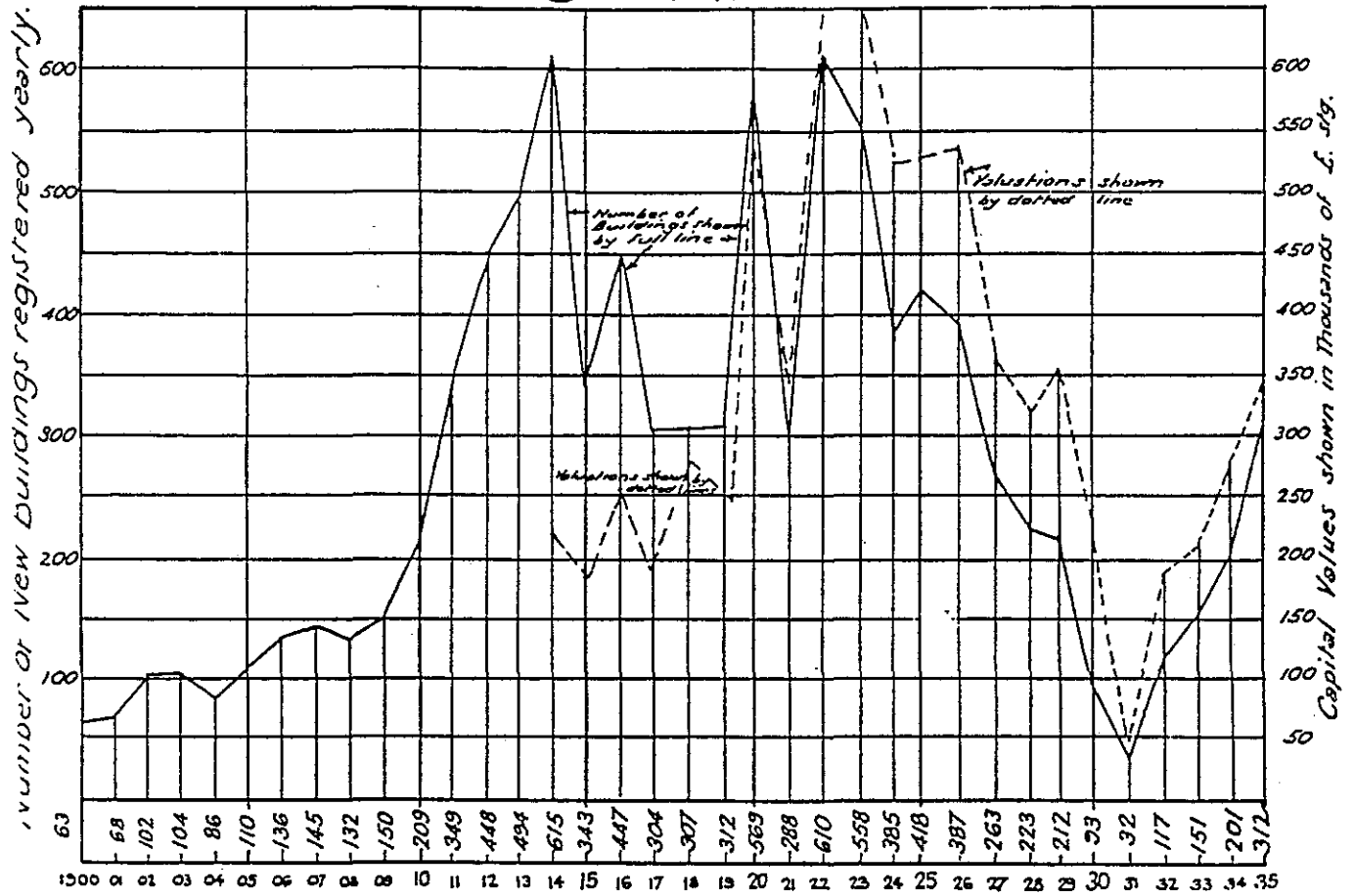


1935

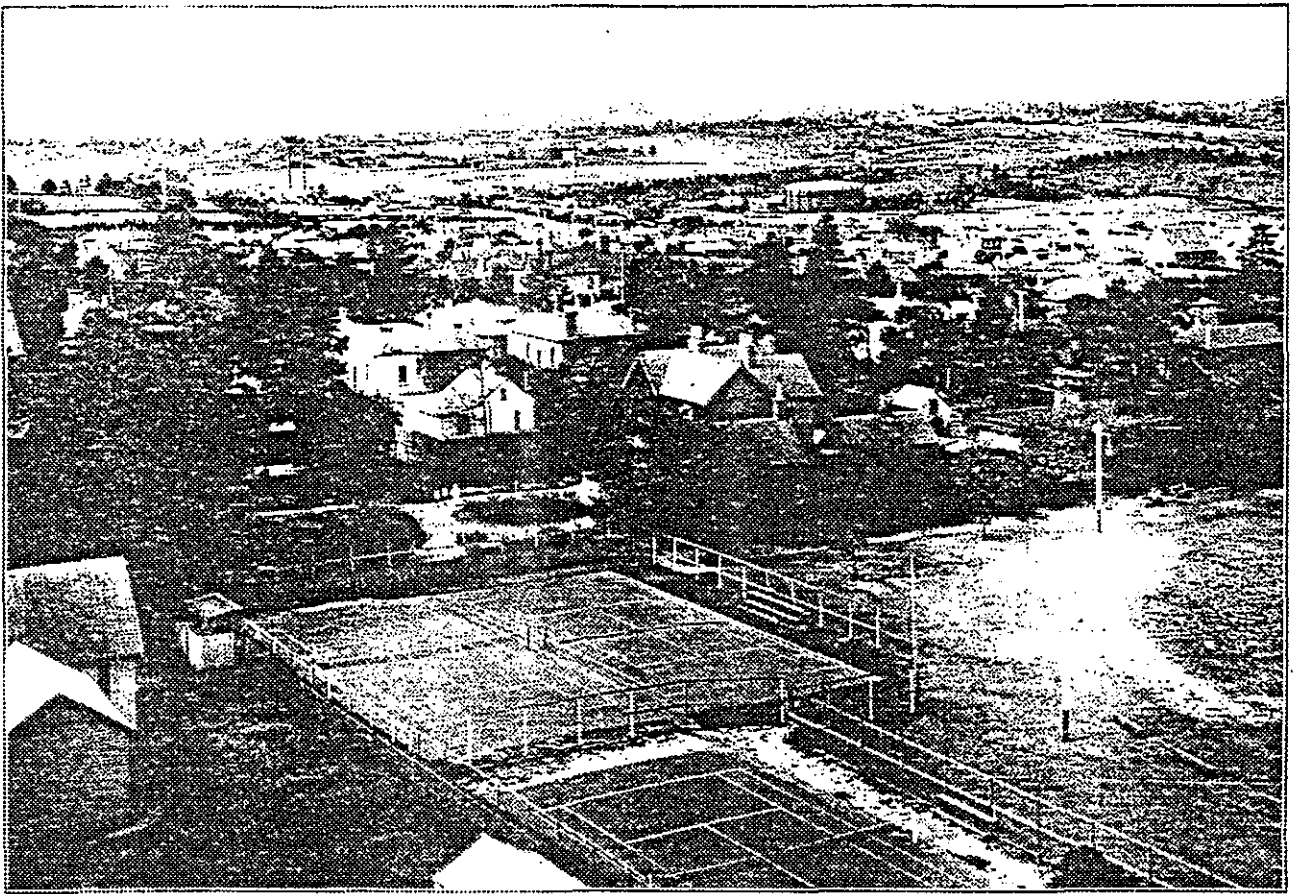


PARISH PLAN 1857
 SUBURBAN ALLOTMENTS AT GARDINER
 Reproduced by permission of the State Library of Victoria.

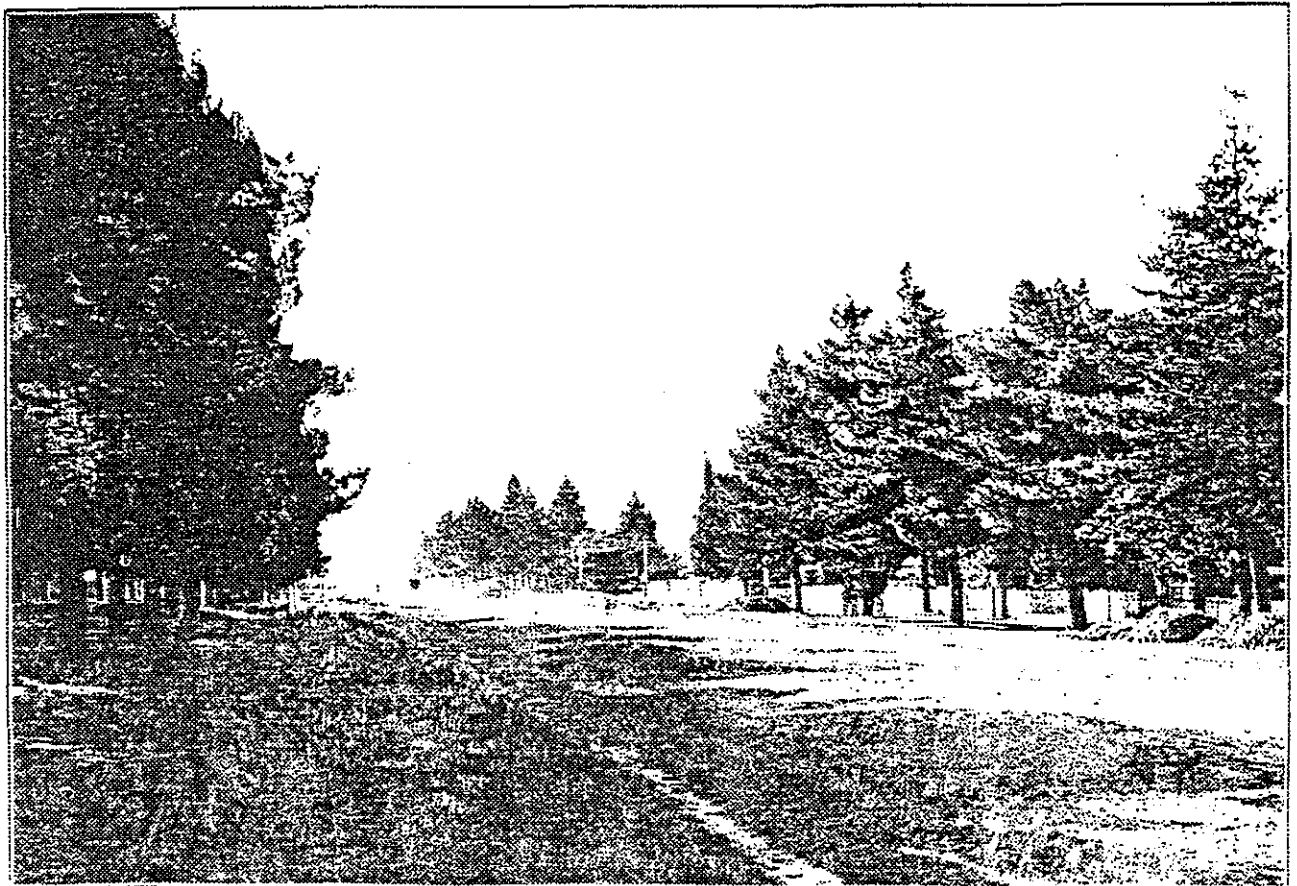
CITY OF MALVERN.



NEW BUILDINGS REGISTERED BETWEEN 1900 & 1935.



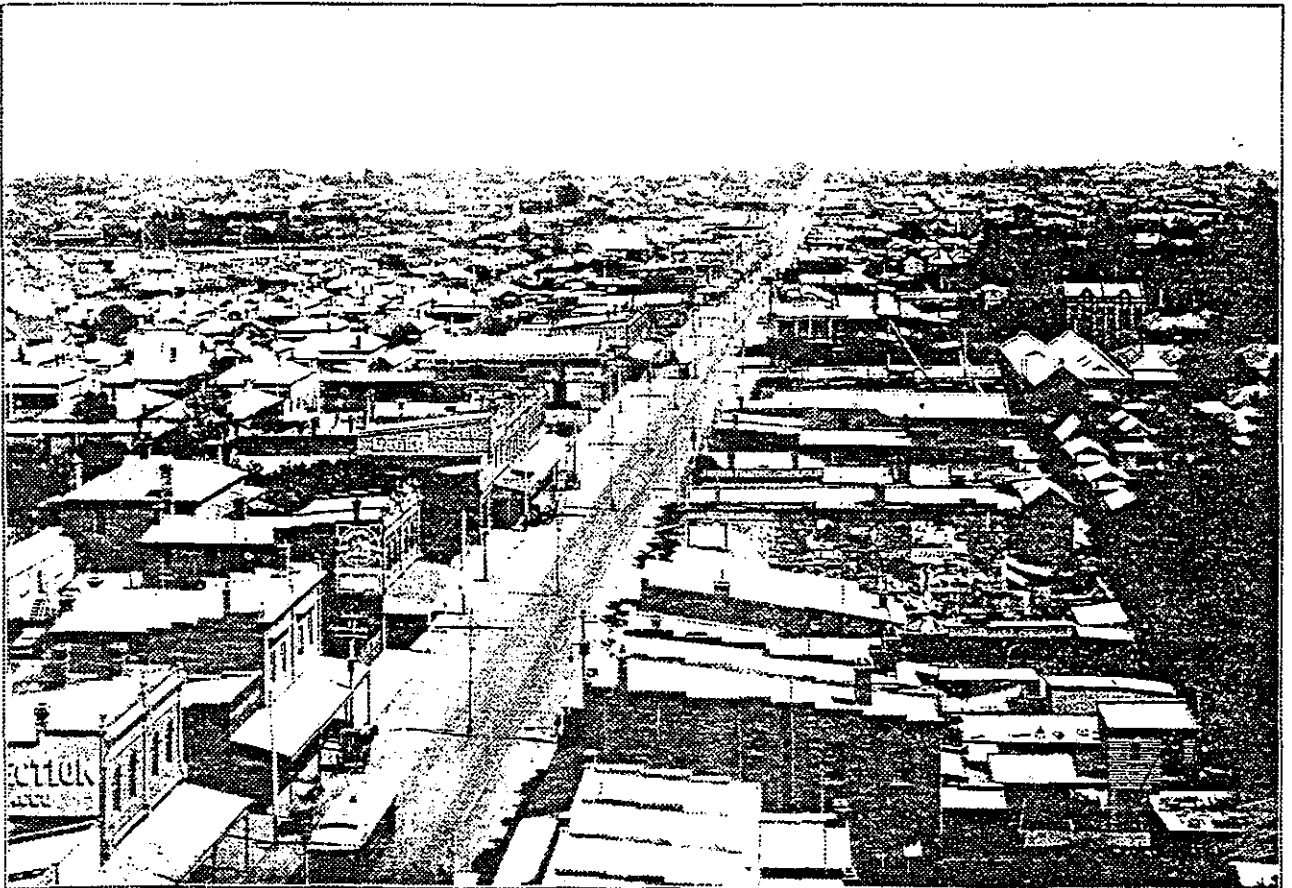
VIEW NORTH-EAST FROM TOWN HALL TOWER, 1912.



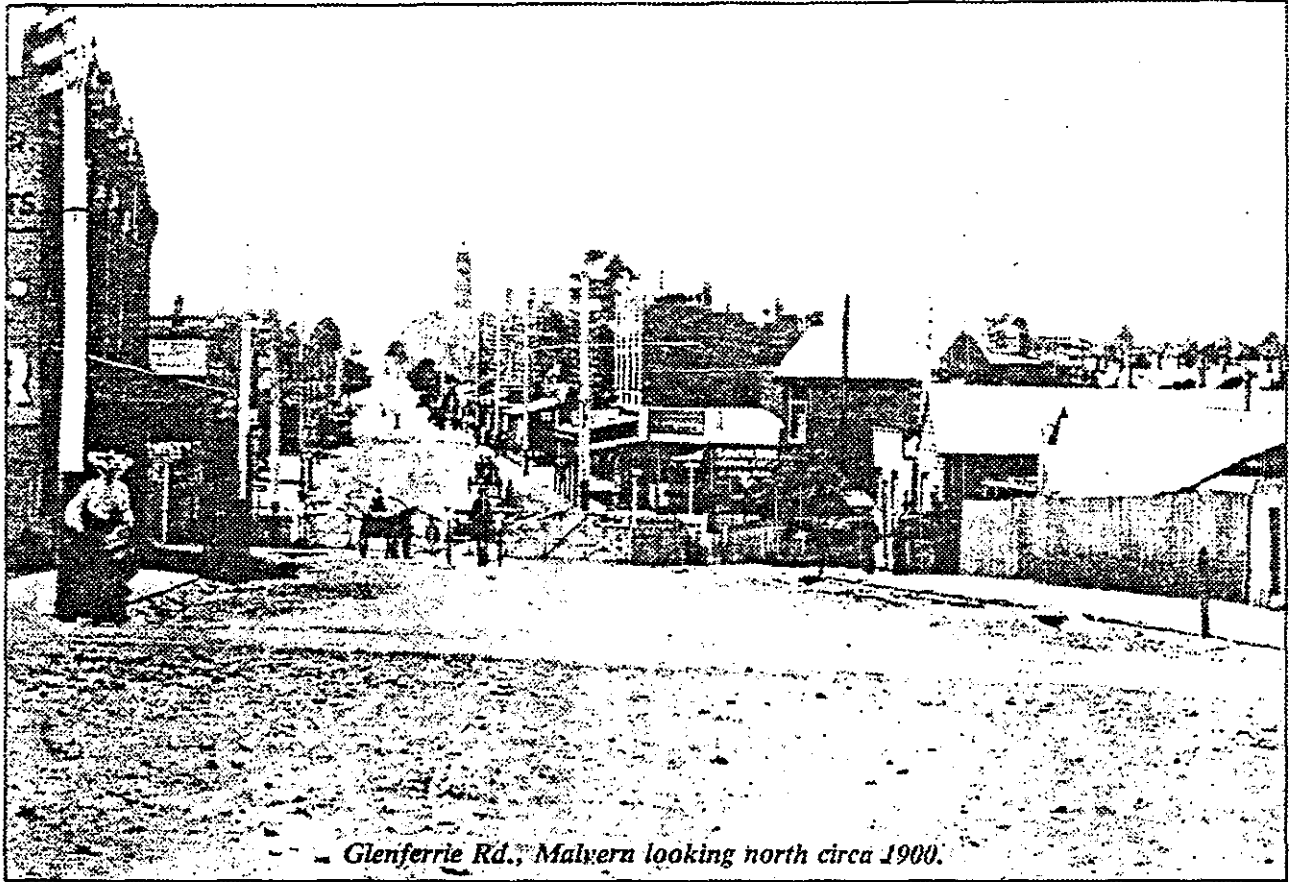
DANDENONG ROAD LOOKING EAST, 1912 WITH PINE TREES.



HIGH STREET LOOKING EAST FROM TOWN HALL TOWER 1912.



HIGH STREET LOOKING WEST FROM TOWN HALL TOWER 1912.



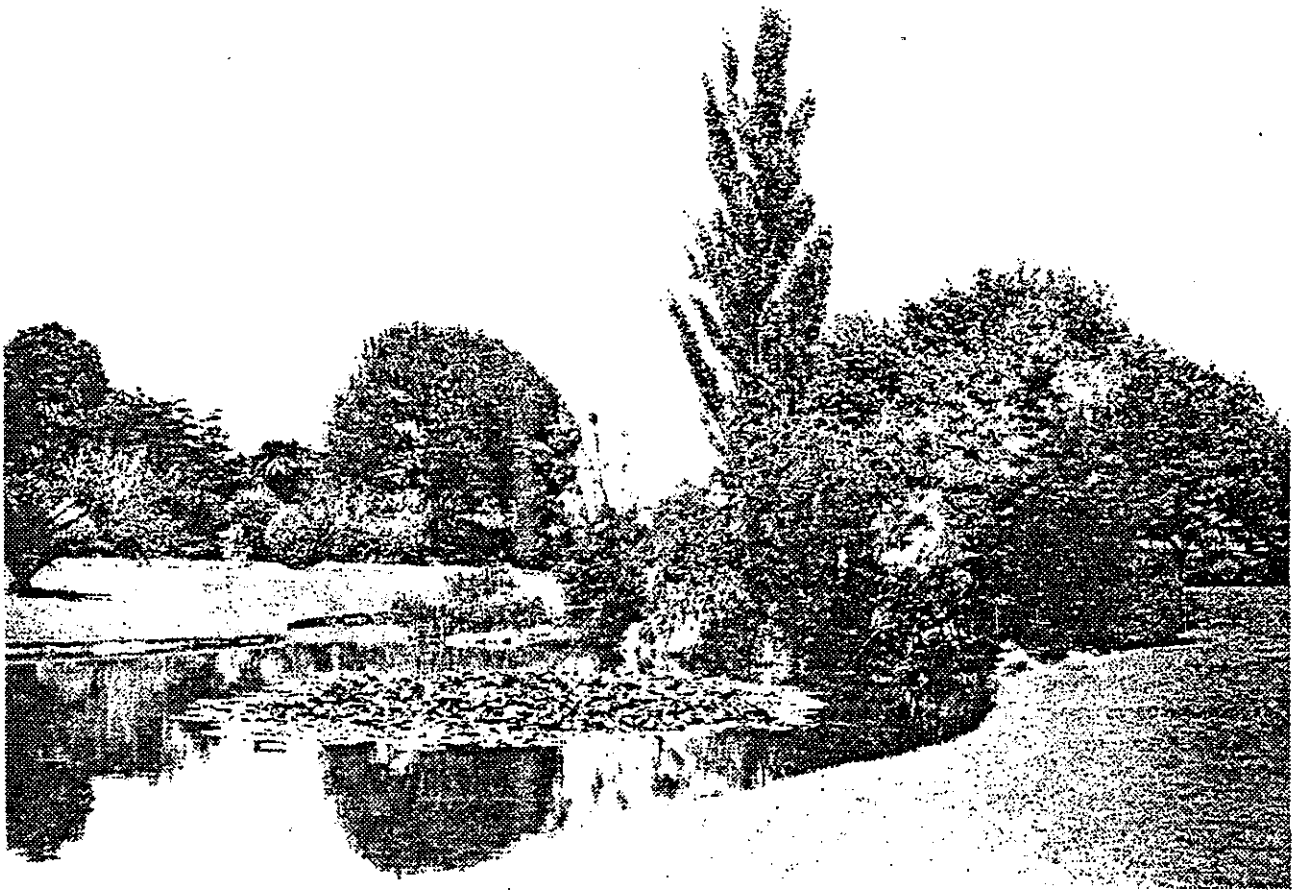
Glenferrie Rd., Malvern looking north circa 1900.

GLENFERRIE ROAD LOOKING NORTH.



Glenferrie Rd., Malvern looking south 1913.

GLENFERRIE ROAD LOOKING SOUTH.



HEDGELEY DENE GARDENS.



DANDENONG ROAD WITH TRAMS & PLANE TREES.

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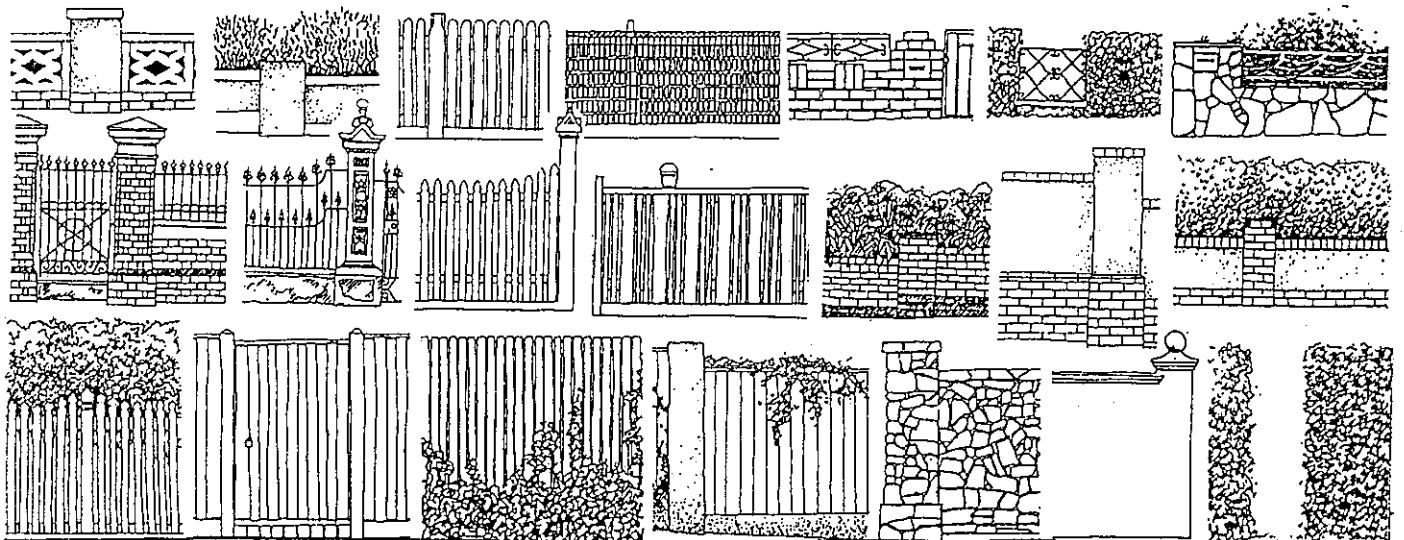
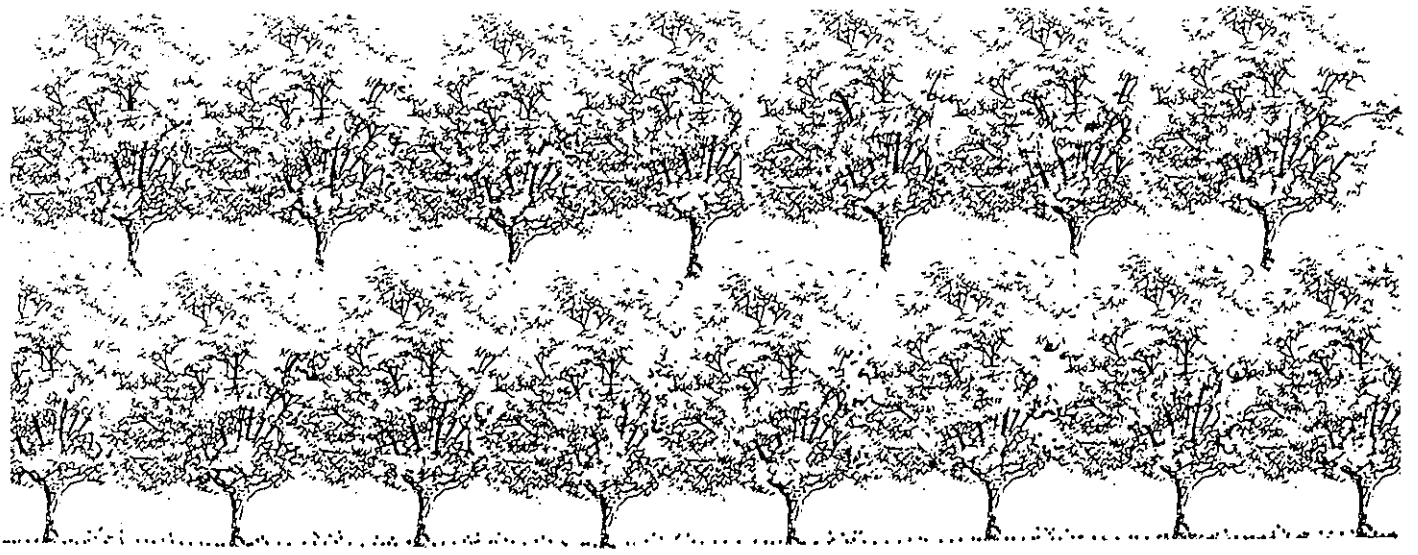
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(Copyright University of Melbourne 1984)

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MALVERN URBAN CHARACTER STUDY

APPENDIX B: PRELIMINARY HERITAGE ASSESSMENT



GRAEME BUTLER • ARCHITECTURAL HISTORIAN
LACEWORKS LANDSCAPE COLLABORATIVE

MALVERN URBAN CHARACTER STUDY

APPENDIX B: PRELIMINARY HERITAGE ASSESSMENT

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PRELIMINARY HERITAGE ASSESSMENT

INTRODUCTION

Only a total of 17 buildings in Malvern are included on the published registers of the National Trust, The National Estate and the Historic Buildings Council.

The Glenferrie Road/High Street Conservation Study of 1984 nominates 196 buildings and 15 groups of buildings as category 'A' or 'B', and recommends their protection under the Town and Country Planning Act.

Existing records therefore give a very localised and incomplete picture of Malvern's architectural heritage.

In order to extend the view, a pilot survey was carried out as part of the urban character study, to obtain a more realistic impression of the City's stock of buildings of architectural interest.

A preliminary list of buildings was prepared from the following sources:

1. Registers of the National Estate, The Historic Buildings Council and the National Trust.
2. A list of 144 buildings prepared by the City Valuer.
3. Past issues of the Malvern News Sheet.

Buildings listed in the Glenferrie Road/High Street Conservation Study were not included in order to avoid duplication.

Each building on the preliminary list was inspected from the street and an edited list of 129 buildings was prepared, with photographs. This list was subsequently reviewed by Graeme Butler, Architectural Historian, who prepared the following citations for 46 buildings.

From this pilot study, it is evident that Malvern has a much more extensive stock of architecturally significant buildings than is officially acknowledged.

In addition, it is obvious from the urban character study that Malvern has significant groups of buildings which, in combination with their streetscapes define areas of significant urban character, such as Brettoneux and Villers Squares, the Central Park Road – Finch Street area and The Rialto.

A more exact study of the City's stock of buildings of architectural significance would therefore be of use in underpinning the findings of the urban character study.

Such a study would cost up to \$30,000 including:

- \$20,000 for preparation of citations for approximately 160 individual buildings or groups of buildings.
- \$10,000 for a review of cultural aspects of the city's physical development, including the histories of estates and important residents.

PRELIMINARY HERITAGE ASSESSMENT

INTRODUCTION TO BUILDING CITATIONS

The following citations deal with sites drawn from a list of buildings, each with an accompanying colour photograph, provided by the prime consultant, Laceworks. The intention of this preliminary assessment was to gauge the need for an urban conservation study for the City.

Initial research on each of the sites provided included consulting the RAI '20th century Architecture in Victoria' report; National Trust of Australia (Vic) files; Melbourne Metropolitan Board of Works house drainage 'cover' files (where they had survived) and Sands & McDougall directories (20th century only): no ratebook research was done. Where National Trust files provided sites outside of the initial Laceworks list, these were added for evaluation.

Major owners and occupier of sites were ascertained from these sources and entered in a data base which was then appraised by historian, Lynne Strahan. Her comments plus further historical data were then incorporated into an assessment of the sites which were each evaluated on an A-E cultural value scale as follows.

Individual Building Value

A	State Importance,	near to original and of importance considered within state-wide examples as being of an uncommon type, historically and/or architecturally and/or exhibiting relative design skill.
B	Regional Importance,	near to original and of importance among similar examples within its region as of an uncommon type and/or exhibiting relative design skill.
C	Regional Interest,	near to original and of interest within its region as of an uncommon type and/or exhibiting relative design skill.
D	Local Importance,	near to original but of a common type or one of the above categories but of limited integrity.
D (SC)	Local Importance	altered, but contributes to a streetscape.
E	Local Importance	altered, of a recognisable period, but not contributive to a streetscape.

A and B value and a selection of other sites were then assessed in more detail for the following citations.

Qualifications of these preliminary site assessments are:

The first owner and creation date for each site were not definitely known unless already established in the National Trust files; a comprehensive biographical check of major occupiers or owners was hence not possible; and as the pilot assessment was limited by a budget of \$3,000 only some site visits were made, the majority of assessments being done from photographs. It is therefore clear that even the existing, site list has not been evaluated properly, but nevertheless some historically and architecturally notable discoveries have occurred ie: 19 Alleyne Avenue a notable Eastern Bungalow example, Oliver Gilpin's long occupation of 50 Finch Street, and the homes of William Appleton (Harbor Trust) and Dr Howard Graham.

It is also clear that the list covers only some of Malvern's architecturally or historically significant sites, with the major omissions lying mainly in the early 20th century period. Highly significant designs by Harold Desbrowe Annear, such as 404 and 372 Glenferrie Road (c1912, c1925 respectively), as a consequence have not been evaluated. It is probable that Malvern municipality has the most numerous significant examples of 20th century domestic architecture in the State. The current citations, for a small selection of these, provide a guide to, but not a basis for, the protection of this heritage using existing planning legislation. The next step requires completion of the investigations, using prevailing heritage criteria, on both the existing site list and a further site and area list obtained from a comprehensive conservation analysis of the municipality.

PRELIMINARY HERITAGE DATA BASE

BUILDINGS WITH CITATIONS - TOTAL 46

Name	Address	Date	Value	1st Owner	Other Owners	
	019 Alleyne Avenue	1915c	A	Coleman, Walmer?	Leith, Mrs Alice	
	031 Avenel Road	1940c	B		Meadows, Henry H Leschen, Herbert	
Brynmawr	172-178 Burke Road	1859-	B		Catholic Church (Sacred Heart)	
Carmyle	007-008 Carmyle Avenue	1879-	B	Fisken, Archibald agent	Simon, Colin pastoralist	Poolman, Belinda
Amaranth	033 Coppin Street	1890c	B		Hendrey, Myra	
Irona, Later Woldon, Aldene	017-019 Dundonald Avenue	1890	B	Waterstrom, George, ironmonger	Borron, William G	Davidson, William bank manager
Harold Holt Memorial Swimming Pool	Edgar Street	1969	B	Malvern City		
Gracedale	050 Elizabeth Street	1890c	D		Jenkins, Nicholas watchmaker	Kitcher, Robert J
Noorie	054-056 Elizabeth Street	1895c	B		Dobbs, Frank farmer 1900s	Richards J 1950s
Toorong House	072 Elizabeth Street	1890c	B		Lowenstein, William 1900s	Phelan, Mrs F 1930s
Mararoa	007 Ethel Street	1890c	C		Aust. Deposit & Mortgage Bank	Nutt, Reg. J
	017 Ethel Street	1895c	B		Urquhart, James and Mary 1900s	
	023 Ethel Street	1890c	C		Jones, Edward G	Sharp, Mrs A E
The Gables	015 Finch Street	1900c	C	Birchnell, Lawrence est. agent		Turner, J E
	050 Finch Street	1880c	C		Gilpin, Oliver draper	
Weraí	092 Finch Street	1910	C-B	Herald, D H		
Flete	002 Flete Avenue	1883	?	Williams, Judge Hartley	Lawrence, Cpt. Charles	Latham, Sir John and Lady
St. Georges Anglican Church	296 Glenferrie Road	1865-9	B	Anglican Church		
Stonnington	336 Glenferrie Road	1890	A	Wagner, John coachline owner	Coldham, G P 1910s	Victorian Govt. 1920s
	016 Glyndboume Ave.	1923	A	Salter, S R warehouseman		McCann, W

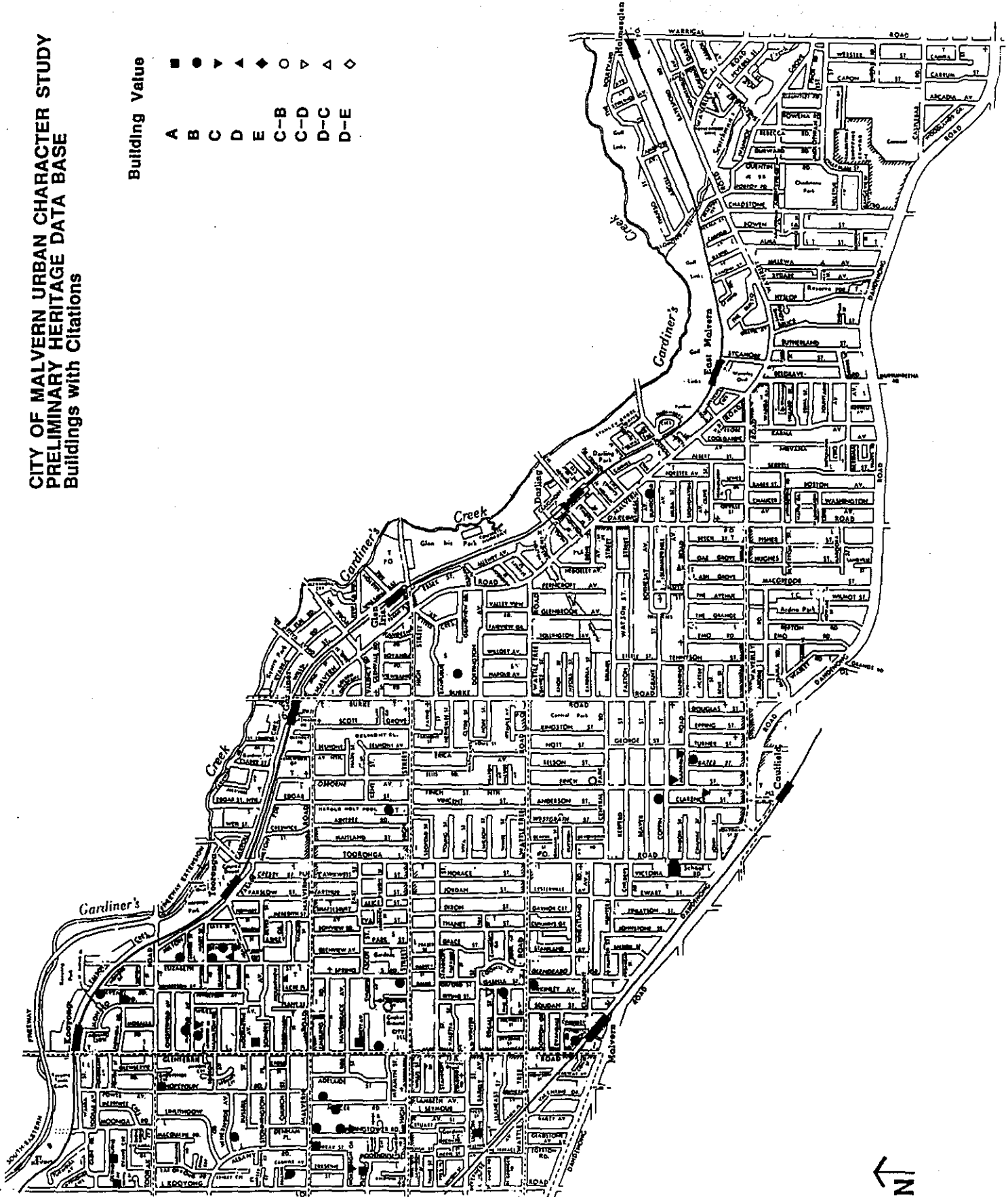
Name	Address	Date	Value	1st Owner	Other Owners
Northbrook House	1257 High Street	1889	C-B	Munro, Donald auctioneer	Daley, Michael J malster Young, Robert
	068 Hopetoun Road	1936	A	Graham, Dr H B	Haskin, Henry
Glenunga Flats	002 Horsburgh Grove	1941	C	Stratman, C	
White Lodge	032-034 Huntingtower Road	1903c	C		Jones, Charlotte Tivey, Gen. Edwn
Lauriston Girls' School	038 Huntingtower Road	1969c	B		
Dunrobin	009 Isabella Street	1890c	C-D		Kerr, Ida E
Glyn	224 Kooyong Road	1908	A	Miller, Sir Edward	
	044 Kyarra Road	1908	A		Loweridge, James Margetis, Vernon
Lauriston Girls' School	1034 Malvern Road	1885c	A		Crawford, William Mildred, Lindsay
Moonambel	1050 Malvern Road	1915c	B	Hogan, John E	
	010 Manning Road	1900c	B		Fail, Alex
Finchlea	017 Manning Road	1910	C-		Tyree, H A Woff, Sister Lena
Chesterfield	006 Mayfield Avenue	1902c	B	Gillespie, J A banker	Syme, Sir George Syme, Dr. G R
	011 Mayfield Avenue	1890c	B		Creswick, A T ? Hamilton, Isabella & Robina
	011A Mayfield Avenue	1870c	C		
Lynton, Montrose now Lauriston Girls' School	033-035 Mercer Road	1890c	B		Appleton, W T dir. Huddart et Appleton, Irene M 1940s-
	034 Mercer Road	1888	B	Dodgshun, James merchant	Stewart, Gordon solicitor Rivett, Sir David
	013a Monaro Road	1908c	A	Wallach, F	Highett, L A Minifie, R P
Glen Avon	019 Pine Grove	1890c	B		Kerr, Kathleen 1900's Lloyd, H R 1950s
	001 Sorrett Avenue	1875c-	A		National Mutual Life Assurance Jennet, C J

Name	Address	Date	Value	1st Owner	Other Owners
	001 Spring Road	1909	B	Ballantyne, John dentist	Johnson, Reg.
	039 Station Street	1910	B	Skinner, Robert M Sawmiller	Hodges, William H est. agent
Malvern State School 2586, now Malvern Girls' School	023 Toorong Road	1886-	B	Victorian Colonial Govt.	Victorian Govt.
	190 Wattletree Road	1895c	B		Jona, Dr J L Cohen, Geoffrey
Belcroft, Later Whernside	002a Whernside Avenue	1876-	B	Lorimer, Sir James merchant	Miller, Albert 1890s- Fraser, Sir Colin 1920s-
Valentines	005-015 Willoby Street	1892c	A	Davies, John M	Fink, H R Malvern CEGS

CITY OF MALVERN URBAN CHARACTER STUDY
PRELIMINARY HERITAGE DATA BASE
Buildings with Citations

Building Value

- A
- B
- ▼ C
- ▲ D
- ◆ E
- C-B
- ▽ C-D
- △ D-C
- ◇ D-E



19 ALLEYNE AVENUE c1950 A

History

Walmer Coleman was probably the first listed occupier of this house, followed by Mrs Alice Leith and Henry H Meadows who resided there for a long period, post World War II.

The exotic Eastern Bungalow styling used is reminiscent of Robert Hoddon's work and it is vaguely possible that the Mrs Alice Leith who resided there soon after it was built may be connected to George B Leith Snr. who often consulted Hadden for design work in the early 20th century. Other architects practising in this oeuvre include Schneider & Jorgenson. Contemporary photographs of Beaver & Purnell's work in Malvern, however, make this firm the most likely.

Description

Californian Bungalow in general form, the house adopts Far Eastern elements for its detailing, in particular the flared bay window hood with its once dark-stained shingling. Lattice roof vents, the tapered fence post heads and slatted brackets, suggest a similar inspiration. The overlapping roof gables are the Bungalow trademarks but their shallow angle and sliced fascia-ends take the initial Japanese influence on the Bungalow's form, to an extreme.

The house is an early and unusual variant of a popular style and in original condition.



31 AVENEL ROAD

c1940 B

History

Built in the late 1930s, it was occupied briefly then by Roderick Barrett. Herbert Leschen, however, was the major occupier, living there into the 1960s [D1940-60].

Description

Superficially taking on the forms and elements of the earlier European Modernist designs, this flat-roofed house suggests in a relatively two-dimensional way, the three-dimensional parts which made up the overseas examples. **Moderne** in style, the design composition hinges on the vertical element at the entry (usually reserved for stairs), sweeps around the north corner and squares-off at the south. Timber-framed windows try in vain to also round the northern corner but are content with a more conservative placement (central to the wall plane) on the east. A cantilever porch roof adds modernity, but the wrought-iron pattern chosen is less adventurous for the period.

External Integrity

Generally original with visually related garage (added?) to the north.

Streetscape

Unrelated detached houses.



172-8 BURKE ROAD

1859 B

History

Michael Keely is said to have been the first owner of the core of this house in 1859.

In 1888 the Sacred Heart Order, a Catholic teaching order established in France during 1800, were invited to set up a convent and school for your ladies in Victoria by the Archbishop of Melbourne. They purchased this house and extensive grounds 'at a very considerable cost' and by 1897 had erected a spacious convent for some £25,000 (c1889, probably designed by Tappin Gilbert & Dennehy). The house was pictured in c1897 and has changed little since. Bates Peebles & Smart were the Order's architects, in 1913, when a plan shows this house connected to a large brick convent on the north.

A further building was added to the north of the Convent in 1972.

Description

A large Italianate cemented villa which is distinguished by its extensive two-level cast-iron verandah (with concave roof), parapeted form and central two-storey entrance porch (all added elements in the late 19th century). The unpainted stucco is as original with some landscape elements also surviving.

The convent probably has experienced various construction periods from its commencement in c1889, all in the red brick and stucco detail idiom with slate gables roofs.



7 CARMYLE AVENUE 1879 B

History

Commencing a prosperous pastoral career, Archibald Fisker managed his uncle's grazing properties at Warrenheip and Lal Lal at the age of 17 (1846). Thirty one years later, now in Melbourne, he was appointed as a Land Tax Commissioner under the Berry Government and managed the Australasian Mortgage Agency Co., a Scottish wool brokering firm. By 1879 he owned a 'house and land' on this site until Colin Simpson, another pastoralist, became the new owner-occupier in 1886. During his ownership, the property is described as a brick house of 20 rooms on 6-1/2 acres. Ernest Poolman (manufacturer and the namer of Carmyle) and Mary Williams were subsequent owners.

The house is thought to have been designed by F M White but which stage is unclear.

Description

A large but ungainly stuccoed house, a state which is attributable to staged construction; the east wing and pillared verandahs being later. What appears to be the first half has the typical L-plan, is parapeted and has tall, corniced chimneys. Italian Renaissance revival detail is typical. The second wing is more austere, uses different mouldings, a differing wall height but most noticeably, it possesses Dutch gabled bays to mark its junction with the old wing and mouldings do not align. Other more subtle changes include window details and absence of dentils and entablatures.

External Integrity

Fence new (iron, part survives?), chimney cornice gone.



33 COPPIN STREET

c1890 B

History

Perhaps known best for its role as the Amaranth Private Hospital, this house was then occupied by Mrs Myra Hendry, in company with a Miss Willoughby. Little is known of its earlier history.

Description

An unusual asymmetrically planned polychrome brick villa, with columns engaged at each corner of the forward room bay, supporting a pointed arch architrave over each of the bay's windows. Although of the typical Italianate style suburban form, modish Venetian Gothic elements, such as the bay 'arcade', have been applied to the elevation. Other unusual additives are the friezes at the verandah and below the entablature moulding. The fence appears of the Edwardian era.



17 DUNDONALD AVENUE 1890 B

History

The first owner of this site, George Waterstrom, fell foul of the economic depression in the early 1890s; the property reverting to the Land Mortgage Bank of Victoria in c1893. William Borrion owned it until c1900 when William Davidson, a bank manager, and his family commenced a long tenure lasting into the 1950s.

Description

Placed upon the typical suburban, hipped roof and verandahed polychrome brick Italianate form, is a jerkin-head gabled 'fantasy' which, with its cast-iron balustrade pattern and casement window bay, has a definite Edwardian character. Despite this, the gable, with its fretted bargeboards and fish-scale shingling, appears part of the original concept and as such provides a unique front elevation. Underneath the verandah are unusual venetian Gothic window forms with cement mouldings and timber tracery which resemble in part, 33 Coppin Street. Early landscape elements survive but the verandah brackets have gone.



EDGAR STREET

1969 B

History

This was designed as the Malvern Harold Holt Memorial Swimming Pool, by architects Daryl Jackson and Kevin Borland. It was built by 1969.

The jury awarding the RAlA (Victoria) Environmental category prize (1969), praised the 'imaginatively laid out exterior pools on a confined site and the "dramatic enclosure" of the two indoor pools ... (with) a final divided glass wall which contrasts with the chunky shapes and forms of its service and circulation structures'. Although high glazed walls had also been used on the Melbourne University Beaurepaire pool 13 years before, industrial glazing through two levels was a different device, repeated in another Jackson pool at Collingwood and elsewhere to shed daylight on the eery underground at Museum Station.

Description

Corbusier's chunky off-form concrete, 'natural' brickwork walls and the skillion partition forms used by Aalto and others were adapted successfully here as a mannered expression of the building's inside on its outside and the exposed trusses furthered the deliberate differentiation and expression of the building's elements.

Significance

An Australian adaptation of International Brutalism, together with the organic influence of Aalto, which successfully countered the prevailing rigid envelope of classicism among public architecture.



50 ELIZABETH STREET c1890 D

History

The first known owner of Gracedale was Nicholas J Jenkin, a watchmaker, who resided there from c1909 into the 1940s with his wife (?) Hettie. One John Jenkin was a successful Malvern Estate Agent and may have some links with Gracedale.

Other occupiers include Harold Britain, and Robert J Kitcher.

Description

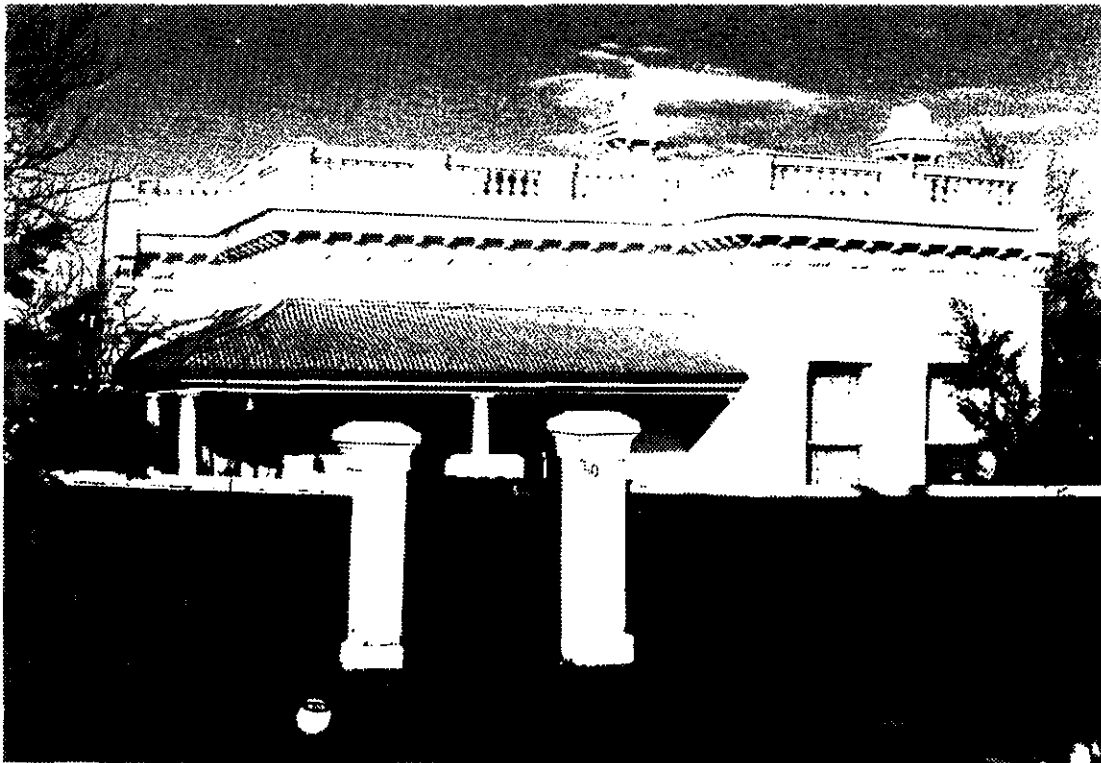
Now partly altered, Gracedale resembles the similarly formed villas which extend to the south and was probably identical with the less altered 48. Most of these houses have the L-plan, a stuccoed front and face-brick rear, a parapeted facade and adaptation of Italian Renaissance detailing for cement ornament. On Gracedale, this includes the swags to the entablature, balustrading to the parapet, shells and cornices at the chimney tops, and the usual vermiculated blocks and supporting brackets. The ogee-profile verandah roof is unusual but the posts and detail appear to have been replaced in the 1920s. The survival (?) of the corrugated iron-clad front fence with its cemented gateposts is also unusual.

External Integrity

Verandah renovated, bricks painted.

Streetscape

Part of a generally late Victorian era villa group.



72 ELIZABETH STREET c1890 B

History

William Lowenstein owned and occupied this house in the early 1920s, to be followed by Edward Rough, Mrs A C Bullock, Angus Campbell and a long period as apartments from the 1950s.

Description

A two-storey, stuccoed Italianate villa with two-level return cast-iron verandah, a two-level bayed window wing on the north-west and slated hipped roof forms. Detail consists of panelled entablatures, paired eaves brackets, architraves to openings and bracketed chimney cornices. A stained-glass stair window is visible at the east. The design is typical of many suburban villas, differing only in its large scale.

External Integrity

Early enclosure to south verandah (ground level), new unrelated fence and garage.

Streetscape

Adjacent to late Victorian era villa group further south (44-56 Elizabeth Street).



7 ETHEL STREET

c1890 C

History

Among the numerous occupiers of this house are: John V Pym (c1915), William P Phillips (c1920), Robert Cumming (c1924), Arthur Piper (c1930), Roy L Cliffe (c1935), Frank E Overall (c1940), and, over a longer tenure than most, Reginald J Nutt.

The first known owner of the house was the Australian Deposit & Mortgage Bank (c1909) which was linked with speculator and politician, Matthew Davies, and collapsed during the early 1890s recession.

Description

A symmetrically arranged austere, stuccoed Italianate villa with return bullnose-profile iron verandah and slated hipped and bayed roof form.

External Integrity

Verandah detail removed and fence replaced, unrelated garage added to south.

Streetscape

Isolated but adjacent to related Elizabeth Street precinct.



17 ETHEL STREET c1895 B**History**

James Urquhart, an accountant, and his wife Mary, owned and occupied this house after its construction, presumably late in the 19th century, until the 1940s. Urquhart & McIntosh was a Melbourne accountancy firm, late last century, also Alex Urquhart was the general manager of the ES & A Bank Ltd. A connection probably exists between these three entities, given a shared professional background.

Description

A grand two-storey polychrome brick villa, composed in a picturesque manner about a central hipped roof entrance tower-bay, in a mature treed setting (Silky Oaks). Combined classical and medieval detailing and form seems to derive from English Queen Anne and French sources, with the unusual open two-level timber verandah providing a contrast. Bayed window forms, diaper-pattern brickwork, conical and hipped roof forms (slate), Tudor and full archways and the apparently gum-leaf and nut cement bas-relief at the entrance provide further rich details and contrasting forms. The verandah detailing is also notable, containing a ric-rac pattern in both frieze and balustrade and carved brackets. John Beswicke may have been the architect.

External Integrity

New brick fence, altered upper-level arched opening (evaporative cooler), rebuilt upper level walling.

Streetscape

Relates to 23 Ethel Street and the adjoining Elizabeth Street late Victorian villa precinct.



23 ETHEL STREET

c1890 C

History

Occupiers of this house appear to have included Edward G Jones (1920s-1940s), Mrs A E Sharp (1940-19960s) and George Hood (c1915).

Description

A typical but ornate, corner-sited and stuccoed Italianate villa which is now repainted and refenced in a period style and surrounded by a related garden. The house and its verandah are bayed in plan, with cast-iron balustrading and an unusual ogee-profile verandah roof following suite.

External Integrity

Appears original with recreated Victorian era fence and colours.

Streetscape

Adjoins the related but grander 17-19 Ethel Street (later) and is near the Elizabeth Street Victorian villa group.



15 FINCH STREET

c1900 C

History

Probably designed by the architect, Sydney Herbert, this house was first owned by an estate agent, one Lawrence Birchnell. The house bears a striking resemblance to Salisbury Lodge (1 Salisbury Street, Balwyn) which was built for an importer, W P Bice Esq. in 1900.

Description

Queen Anne in style and large, the house lacks some of the dynamism of the contemporary Ussher & Kemp house designs owing to its assembly of the picturesque elements (gables, attic dormers, porches) along one elevation only. Typically the main roof is hipped and serves as a backdrop for the variety of gabled forms along the south face. Half timbered gables, stout turned verandah columns and segment-arched verandah friezes are the expected devices employed, combining to provide a successful design of the idiom.



50 FINCH STREET

c1880 C

History

Oliver Gilpin, chainstore proprietor, was the main occupant of this house during the first half of the 20th century. Having opened his first drapery store in Korrumburra, in 1895, Gilpin moved to Fitzroy in 1902 and from there evolved some dozen branches throughout Victoria in the next 5 years. After a brief stay at Northcote, he moved himself and his City store to East Malvern in 1911 and remained at this house until the mid 1930s. His palatial house, Idylwylde in Balwyn (now altered) was built late in that decade and is the house popularly identified with Gilpin.

By 1931, as a limited liability company, he operated over 90 branches nationally and ran Australia's largest privately owned diesel truck fleet. Only a few years after he built Idylwylde, Gilpin was dead (1942) and two years later, Foy & Gibson had a controlling interest in his business. Of all of the known houses owned by Gilpin, this was by far the longest tenure and during his most dramatic business expansion period.

Description

The shallow hip roof pitch and concave verandah roof profile suggest that this two-storey stuccoed house was built prior to the Boom era, although the cast iron verandah construction suggests otherwise.



92 FINCH STREET

1910 C-B

History

An early owner-occupier was David Herald, solicitor of the Collins Street firm, Herald & Roberts. David R Herald, also a solicitor residing at Werai, may have been his son.

A Mrs A M Seeley of Brighton owned it in the 1920s, adding a garage at the rear to the design of William Plaisted.

Description

Possessing an overall American Queen Anne revival form, the house has added elements which distinguish it from others of the style. These include a castellated window bay and entrance porch and combined half timbering with an ornate fretted gable truss (usually one or the other). The chimneys, set diagonally, are also of note while the red brick and stucco trim is architypical for the period and style. The fence has been replaced.



2 FLETE AVENUE 1883 ? (unseen)

History

'Flete' in Flete Avenue Armadale was erected in 1882/3 to the design of Thomas Watts for Supreme Court Judge Sir Hartley Williams on a site which originally fronted Kooyong Road. The Victorian Italianate style brick and stucco mansion with wide encircling verandah is allegedly based upon a Maltese Villa prototype and is symmetrically planned around wide internal passage axes which intersect to form a large central entrance hall, elaborately decorated.

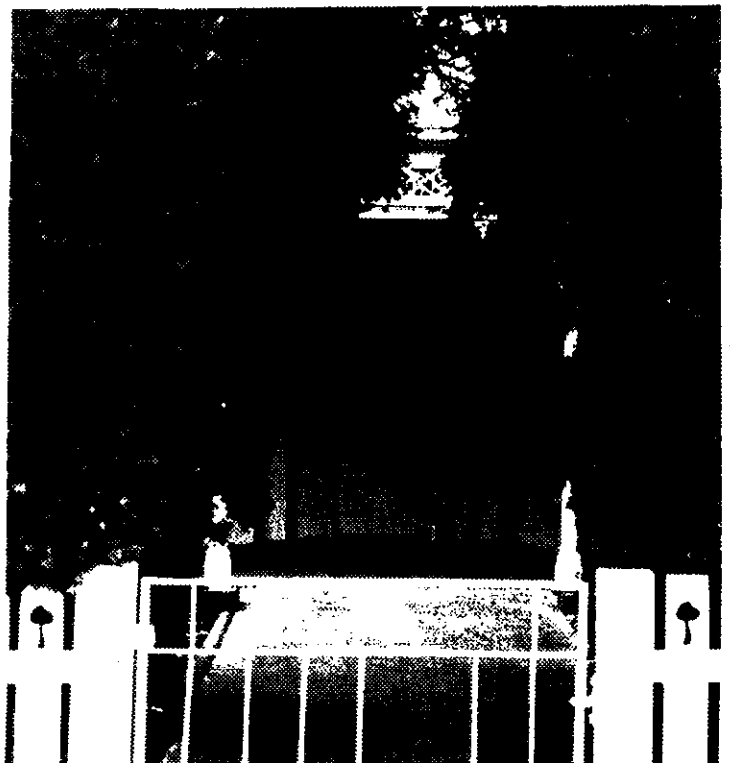
'Flete' at Armadale is a mansion of considerable historical importance being firstly the residence of eminent Judge Sir Hartley Williams, thought to have been later leased by the internationally acclaimed opera singer Dame Nellie Melba and subsequently occupied by Judge Sir John Latham. 'Flete' is a distinctively planned Italianate mansion most notable for the consistent elevational treatment, wide encircling verandah and high quality interior details. The mansion has few comparable counterparts in suburban Melbourne.

'Flete' has been occupied since 1946 as a womens' hostel for the Melbourne Bible Institute. Recently (1978) the mansion was acquired by the Yooralla Society of Victoria and will be restored and integrated into a proposed residential complex for handicapped persons.

Of state significance.

Principal Sources of Information

1. National Trust of Australia (Victoria) File no. 3357.
2. Cooper, J B History of Malvern specialty Press Melbourne 1935 p.136.
3. The Age Melbourne, 2 February 1973.
4. City of Malvern, Rate Books 1876-1974.
5. 'Chronological History of Flete' derived from City of Malvern Records by S E Greenall, Rate Collector 1974.
6. Serle, Percival. Dictionary of Australian Biography Sydney 1947 Vol.1 pp.20-23.
7. Miller, Robert 'Sir Hartley Williams (1843-1929) in Nairn, Bede (ed) Australian Dictionary of Biography MUO Carlton 1976 Vol.6 pp.403-404.



ST GEORGES, 296 GLENFERRIE ROAD 1865 B**History**

Architect Samuel Merritt designed the first stage of this church, built 1865-9. Elements include the Oamaru stone on the main elevation (during an 1888 extension) also the locally made Cawkwell & Co. encaustic tiles and notable stained glass in the north and south transepts, by Clayton & Bell, in the form of lancet lights.

The complex is shown in a 1903 plan, consisting of a vicarage, set behind the church, and a brick Sunday School, beside it, with a linked timber annexe on the east. Later work included a brick wing added to the rear of the Sunday School and annexe by 1925 (designed by Hugh Peck).

Description

A basalt coursed rubble Early English Gothic revival church, apparently on a cruciform plan with a fleche at the crossing.



35-37 GLENFERRIE ROAD c1885 C**History**

E Herbert King & Co., undertakers, appear to have left their mark on this building in the form of the ecclesiastical pointed arch windows at ground floor level, albeit now used as an estate agents offices. King also operated a business in Burwood Road, Hawthorn (329) where his Gothic predilections (including pointed windows) were more pronounced.

An early tenant was T W Thomson, architect, who shared (37) with H G Thomson's real estate business so setting the basis for the current use. The redoubtable, John Jenkin, was an earlier agent at this site (late 1950s, refer 50 Elizabeth Street).

Description

Seemingly ruthless in its facadism, this building turns only bare brickwork (now painted white) to the railway line and confines its ornamentation only to the selling frontage in Glenferrie Road. Instead of a simple corner splay, there are two; one of which contains number 35's entrance, the other being too small for a door or window. The distinctive ecclesiastical arcade then continues north, possibly as later work in place of show windows but nevertheless expressing succinctly, and in an early form, the mortuary use as compared to other commercial activities.



336 GLENFERRIE ROAD 1890 A

History

Stonnington is a spacious two storey brick and stucco mansion erected in 1890 for Cobb & Co coachline proprietor and businessman, John Wagner, to a 'boom style classicism' design by noted Melbourne architect Charles D'Ebro. For 30 years (1901-31) the lavishly decorated mansion was used as the Government House in Victoria and later as a girl's school, hospital and teachers college.

Stonnington is of architectural importance as an outstanding work of C A D'Ebro and an excellent example of late 'boom style' classicism in Melbourne. The mansion and site, including the gatehouse, fences and once magnificent garden is of historical significance being used as the residence of the Victorian Governor for thirty years after federation. The finely detailed and crafted interiors are notable, and especially the great hall, staircase and glazed lantern.

Stonnington has been adapted to a variety of uses, the essential 'boom style' effect is preserved. The mansion interiors, although considerably reduced from the original state are recognisably intact. The exterior loggias have unfortunately been enclosed.

Of national significance.

Principal Sources of Information

1. Boyd, M & Nash, F. 'Stonnington and Other Works of Charles A D'Ebro' History of Australian Architecture, University of Melbourne, Fourth Year Thesis 1968 (unpublished).
2. Cooper, J B The History of Malvern Specialty Press Melbourne 1935.
3. Australasian Builder and Contractors News Sydney 11 Jan 1890, p.666.
4. National Trust of Australia (Victoria) File No. 569.



16 GLYNDEBOURNE AVENUE 1923 A**History**

Designed by Walter Burley Griffin and built in 1923-4 for warehouseman, Stanley R Salter, this is an early use of the Knitlock concrete masonry construction system. The house is also thought to be a prototype for later important domestic designs with its central courtyard, low gabled profile and deep overhanging eaves, although it is more likely to have been a result of the same all-prevailing American influence on domestic architecture in Australia, after World War I. Nevertheless, among Griffin's Knitlock designs, this is the most articulated and successful.

Description

Vaguely cruciform in plan, the house roof line extends as Griffin's distinctive as shallow flared gables along each axis from the minute central courtyard. Knitlock walling, pivoted casements with chevron pattern glazing bars and stuccoed eaves linings are all Griffin trademarks.



1257 HIGH STREET 1889 C-B

History

Built in 1888-9, for the Malvern Shire Councillor and auctioneer partner of W L Baillieu, Donald Munro, the house was first leased to Robert Sellar of the wool merchant and agency firm of McCulloch, Sellars & Co. Munro's father, politician and temperance leader James Munro, had established the Federal Bank and Building Society in the 1880s. The failure of the former meant the eventual sale of this house and 3 acres to maltster, Michael J Daley in the mid 1890s. Robert Young's ownership in the late 1920s, meant subdivision of the grounds and the sale of the house to tea merchants, T Lewellyn, Robert and Florence Edwards. By 1945 it was owned by Malvern Municipality who constructed the present library between it and High Street in the following decade. During Daley's tenure, it is thought that the detached ballroom (160 square metres) was added to the north of an apparently imposing set of rooms with some surviving original finishes.

Description

The original Italianate styled exterior was dominated by a concave roof iron verandah extending either side of the parapeted porch around three sides of the building. Other detailing included ridge cresting, pedimented chimney cornices and rich cement ornament to the wall surfaces. A notable element is the surviving entrance hall interior.

External Integrity

The verandah and parapet urns are gone; also window sashes and other details have been replaced or removed.



68 HOPETOUN ROAD 1936 A

History

Howard Boyd Graham, distinguished Collins Street medico and Lieut. Colonel in the Australian Army Medical Corp., commissioned this house late in 1935. It was completed the following year to the design of A Mortimer McMillan. Dr Graham was deputy chairman of the Victorian Medical Coordination Committee and Advisory Committee on Nursing to Manpower, during World War II, and chairman of the Kindergarten Extension Board immediately after.

Description

With all the sophistication of the 1920s European Modern designs, like the De Stijl group, Luckhardts' Berlin houses or the Bauhaus Masters' houses by Gropius, this house is angled both to the intersection and the neighbouring houses, as a conscious geometrical interaction both within and without the site. Within the allotment, angled wall slabs counter the more static wall block whilst horizontal concrete slabs tie window groups and the diverse three-dimensional elements together.

As a successful cubist composition it is pure geometry with little reliance on ornament in contrast to the Moderne.

Significance

Externally, among the closest to the European Modern movement in Melbourne house design, as separate from local adaptations of Modern architecture by designers like Mewton and Grounds.



2 HORSBURGH GROVE 1941 C**History**

This flat block was built in 1941 for one C Stratman of Talbot Crescent, Malvern, to the design of architects Romberg & Shaw. The firm's principal, Frederick Romberg, is recognised as bringing European Modernist architecture to Victoria, in particular its application to flat construction which was very topical in periodicals published during the war period.

Description

Contemporary with Romberg's Kearn Street house, Glenunga also departs from the International Modern towards the romantic strain of German Expressionism based on, in part, rustic village housing. Exposed eaves rafters, a rough stone chimney and simple skillion roof belied the modern smartness of the earlier Stanhill and Newburn flat designs. Instead of their sculptural but monolithic forms and flat roofs, Glenunga was clearly an assembly of elements some thought more than necessary '.....Frederich Romberg's Glenunga Flats had more smart features ... in considerably less space ... (since construction) a friendly garden has grown up and has cushioned the conflict of, the somewhat uncooperative elements'. Planted onto the west wall, fire glass window prisms annoyed Robin Boyd, albeit 'stretching around to look north, so did the six decorative port holes which added to the 'featurism' so disliked by Boyd. Nevertheless the concept of assembled, sometimes two-dimensional elements, was to become the difference between pre and post-war interpretations of Modern in Victoria.

Significance

Marks a new trend in Melbourne's Modernist flat architecture by its foremost European Modern exponent.



32-34 HUNTINGTOWER ROAD c1903 C**History**

Probably built (or renovated) around 1904 in the name of Charlotte Jones, it was occupied in the following years by James Christie Jones, a warehouseman and possible Melbourne cycle agent. A later occupier was General Edwin Tivey who had earned his rank in both the South African and European Campaigns (1900-2, 1915-19), commanding the 8th Infantry Brigade, in Egypt, France and Belgium, and the 5th Australian Division, in France and Belgium. Tivey and family resided in Kooyong Road, Toorak by the end of the 1920s.

Horace Charles Crickmer, Chief Inspector for the Bank of Australasia, was the next major owner-occupier, from the 1940s into the 1960s. Crickmer was a director on the boards of London Stores Ltd., Port Phillip Mills Pty Ltd., Alfred Lawrence & Co and CIBA Pty Ltd. He called the house Moray Field, then numbered 16 Huntingtower Road.

Description

A symmetrically elevated hipped-roof house which has a perceptible Victorian form (ie: hipped roof, two bay windows either side of the entry), but a definitely Edwardian character (achieved as-built or as a renovation). These attributes include the Marseilles pattern roof tiles, the rough-cast stuccoed walls, rounded brick verandah piers and twin gables set into the main roof.



38 HUNTINGTOWER ROAD c1969 B**History**

Built in c1969 as Lauriston Girls' School this building was designed by Daryl Jackson and Evan Walker Pty Ltd.

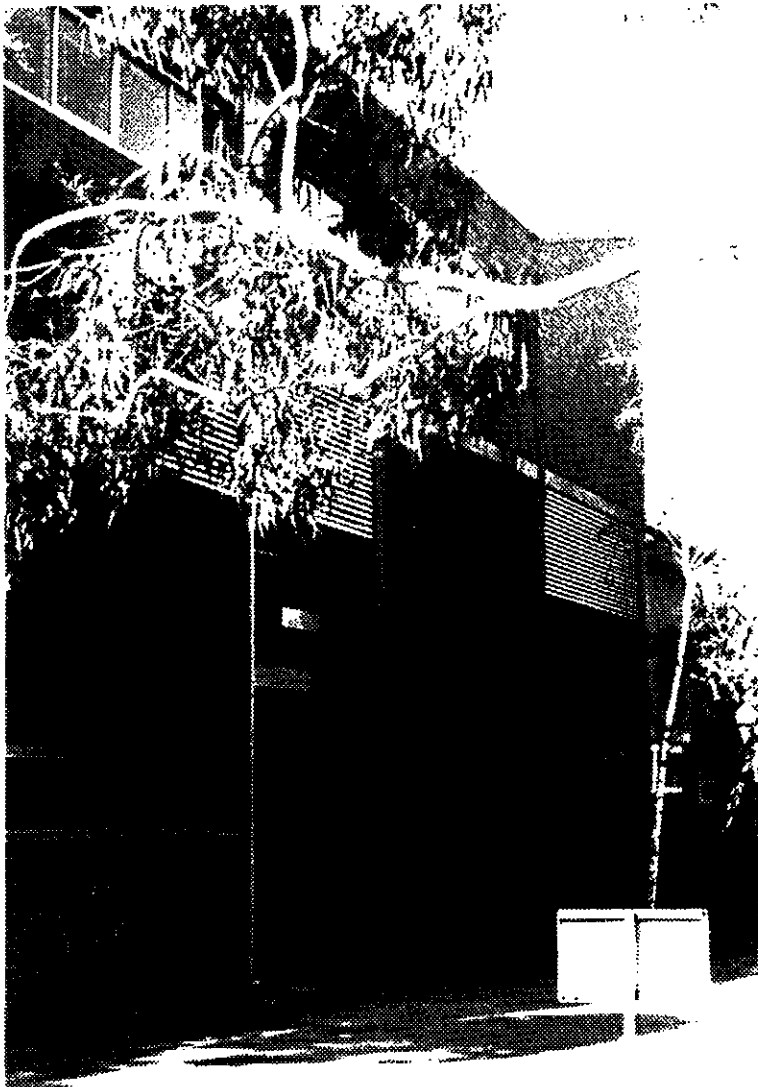
Description

Alvar Aalto used long brick rectangular bases for single rearing roof skillions in the 1950-60s (Lyngby funeral chapel proposal, Seinajoki and Saynatsalo town halls). So did Kenzo Tange in Kurashiki City Hall (1960). Lauriston's elevations also slide in horizontal layers towards a skillion roof, lighting art studios at one end. Implied brick columns or piers reach over two levels to support the top which, by its horizontal window slots advances the eye towards the skillion.

In Corbusier-like patterns, masses and voids alternate within the column bays, leaving massive forms hanging high and dry under the cantilevering top floor. What Tange and Corbusier achieved in off-form concrete was done here in red brick to match existing buildings. The same firm achieved similarly inspired form, in its natural concrete, seven years later in Canberra's School of Music (see also MLC Resource Centre, 1973).

Significance

A successful adaption of international Brutalist movement, particularly the late work of LeCorbusier and Kenzo Tange, also winner of the RAIA (Vic) Bronze Medal 1970.



9 ISABELLA STREET

c1890 C-D

History

Owned by Ida and Andrew Kerr around 1909, the house was the property of J J Meagher within seven years. Andrew Kerr may have been of the Melbourne timber merchants, Kerr & Co. While in the same period one Isabella Kerr is listed as residing in McKinley Avenue, Malvern.

From the mid 1920s, as Dunrobin flats, the house appears to have been linked with Robert and Emily Maitland.

Description

As an asymmetrically planned, polychrome brick Italianate styled two-storey villa with return cast-iron verandah, it is a typical large house of the late Victorian era with little architectural pretensions. Elongated brick keystones over the window bay lights and what appears to be a band of encaustic tiling at the bay's first floor level, are the only unusual aspects.

External Integrity

New tiles to roof and verandah fascia.



224 KOOYONG ROAD 1908 A

History

Built for Sir Everard Studley Miller in 1908 to the design of Klingender & Alsop, the house is thought to embody the philosophies of the Arts and Crafts movement and its owner's tastes. It also expresses the preoccupation held by Rodney Alsop for the aims of the Arts and Crafts Society, of which he was a founding member in 1908. Alsop is thought to have designed all of the internal elements, many being highly expressive of Arts and Crafts values: these include repoussé and wrought metal work, leadlight windows and carved woodwork.

Although not altering in plan since its construction, the house's grounds have been considerably reduced.

Overseas precedents may have included Baillie Scott's White Lodge (1899), Lutyens' Papillon Court (1903), or Homewood (1899) and Lethaby's Avon Tyrell (1893). All possess the picturesque gabled forms, display of natural materials and the inspiration of European Medieval domestic designs. Chimneys and walls of pebble-dash textured stucco (painted over), once underscored the 'natural' materials used elsewhere, such as the terra-cotta roof shingles. Distinctive elements include the Art Nouveau pattern wrought iron gate pairs, extended eaves brackets, oriel windows, tapered chimneys and the overall picturesque assembly of conical, bayed and gabled roofs.

External Integrity

New fence and added wings both carried out in a similar manner to the original building.

Streetscape

In an area of substantial detached houses of different eras, but visually related to the later (adjoining) 226 Kooyong Road.



44 KYARRA ROAD 1908 A

History

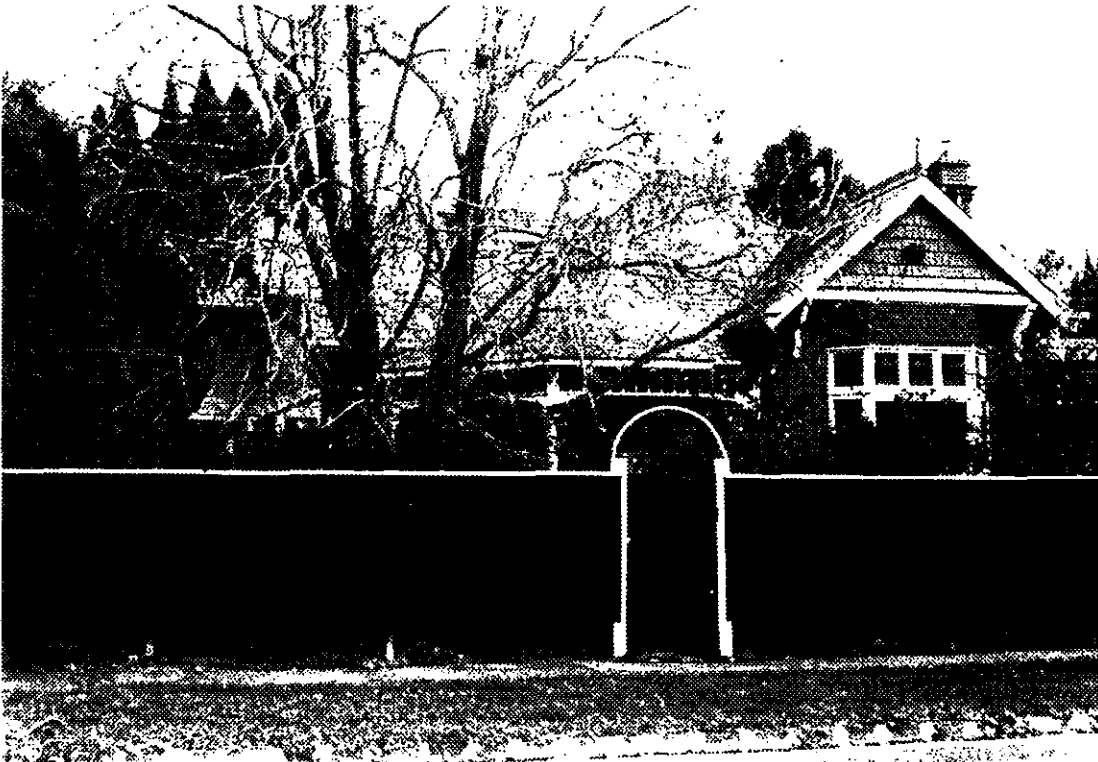
Occupied over a long period by Vernon Margetis, the house's first occupier was James E (and probably Bertha) Loveridge, an agent. There was a Loveridge estate agency in Swanston Street Melbourne around 1900.

Description

Possessing the basic domestic Queen Anne attributes, such as gable/hipped roof line, red brick walls, turned posts and leadlight window casements, the house also has gable shingling (instead of the usual half-timbering), scalloped terra-cotta shingling over the bay and a deeply curved and shingled window hood, almost in an Far Eastern form, facing the side garden. Given this Eastern influence it was possibly designed by architect, Beever & Purnell.

External Integrity

The fence has been replaced.



1034 MALVERN ROAD 1885 A

History

Little is known of the house except for its long occupation by Lindsay Mildred (1930s-60s) and William Crawford, a solicitor, until the 1920s.

Description

Possessing all of the attributes of a suburban Boom-era Italianate style villa (room and verandah bays, cast-iron and verandah gable at the entrance), it also has the impressive central tower with its balustrade parapet, intact urns and observation room. An earlier and, hence, more restrained example of the type is the Armytage family's Hoime Park, near Berwick. More pretentious towered houses include Bontharambo homestead Wangaratta, and Noorilim, south of Murchison.



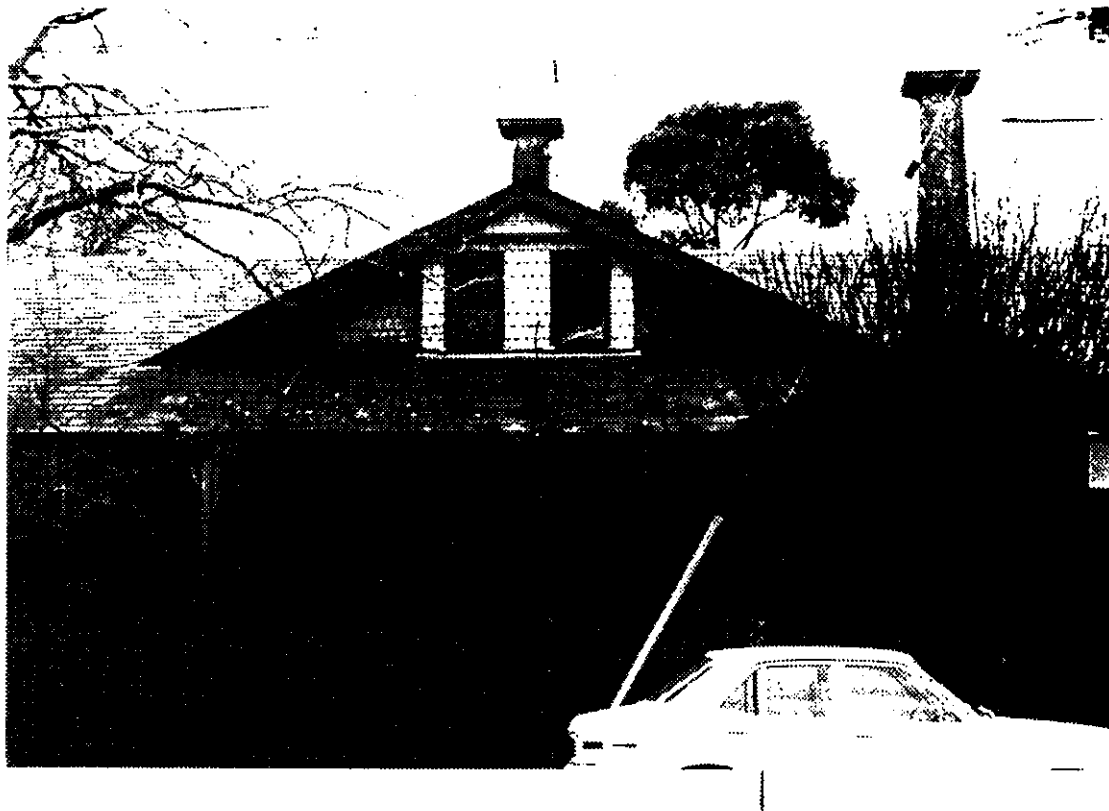
1050 MALVERN ROAD c1915 B

History

John E Morgan occupied and presumably owned this house, from its construction well into the 1960s. (A John Morgan, painter, was resident in Malvern c1908).

Description (part photographed)

Possessing a Bungalow form (see Stephen's House, Cremorne, NSW 1919) with its low broad roof gables and gable shingling, the house design retains idiosyncratic Edwardian elements (chimney cornices) which may be attributed to Robert Hadden but is more likely the work of Beaver & Purnell (see 19 Alleyne Avenue). The fence may be original.



10 MANNING ROAD

c1900 B

History

Used for a private hotel (Harleston), private hospital (Kent), apartments and flats, the private occupation of this house, up until the 1960s, is dominated by that of Alex Faill (c1920s-1930s). Captain Arthur A Smith appears to have been an early owner.

Description

Queen Anne in general style, the two-storey form is atypical and, as a consequence, so is the large two-level 'verandah' attached to one corner. More usual and appearing two-dimensional, is the trussed gable applied to the adjoining wall face as a symbolic roof gable over the three-light casement window below. The segment and fully arched verandah friezes, shingled fascias and Arts and Crafts pattern cast-iron balustrade panels are added enrichments applied in a novel manner to what is an unusual but successfully designed house.



17 MANNING ROAD

c1910 C-

History

Apparently a private hospital (Finchlea) for some 20 years under a Sister Lena Woff, the private residents of the house included Constantine Gabriel and a Mrs H A Tyree, early this century.

Description

Lesser in scale than some of the other Queen Anne examples dealt with in the study, this house makes up with its unusual detailing. This is applied, in cement, as a basket-arched window beside the entrance porch and, in timber, at the verandah brackets, frieze (Chinese) and fence gate (new?). Otherwise the red brick, half-timbered gables and bayed plan are vintage Queen Anne villa.



6 MAYFIELD AVENUE c1902 B

History

Initially occupied and owned by National Bank Manager John A Gillespie and his wife Agnes, it became the property of Sir George Syme, physician, during the 1920s.

The son of George Syme Snr of The Age, George Jnr. commenced an eminent medical career as Resident Medical Officer at the Melbourne Hospital. After London training he was appointed Demonstrator and Examiner at Melbourne University (1887). In the same period he was Pathologist to the Women's Hospital, editor of the Australian Medical Journal and an honorary surgeon at the Melbourne Hospital. Numerous official posts followed, including as president of the Australasian Medical Congress 1924-7 and the first president and director-general of the Australasia College of Surgeons from 1927: both of these during his tenure of Chesterfield.

His son, George Robin Syme, resided at Chesterfield for most of his life, serving as surgeon to in-patients at the Royal Melbourne Hospital. The property once faced Chesterfield Avenue such that today's Mayfield Avenue view is of the house's rear.

Description

A two-storey Queen Anne style house, designed after the manner of the architects, Ussher & Kemp, with typical steeply-pitched Marseilles tiled roofs, outrigger half-timbered gable ends, red brick walls, and turned timber verandah posts. Atypical elements include the west elevation's stepped label-cum-string mould and centred multi-pane six-light casement window. Now closed-in, virtually on all sides, by later (related) additions and (unrelated) new development hard on the east (once main elevation), the house's architectural qualities are hard to perceive. Mature trees survive from the garden, including a Hoop pine and Monterey Cypress.

External Integrity

Altered in detail and added to in a clumsy, albeit visually similar form. Fence replaced with some posts surviving.

Streetscape

Shares the ridge with the earlier 11-27 Mayfield complex opposite.



11A, 11 MAYFIELD AVENUE c1870 C and c1890 B

History

The early history of this complex is as yet unknown but its 20th century occupiers include the Rev. A Davidson, a Presbyterian minister, and family, followed for a brief period, by the Wesley College Junior School and eventually in the 1950s, the Melbourne School of Nursing.

A plan of 1909 indicates a link between this group and Malvern House (facing Hamilton Road), then owned by A T Creswick who left the Hawthorns to reside there. Twelve years later, Malvern House had been extended and became Yarrien, then owned and occupied by Misses Isabel and Robina Hamilton (proprietors of St Margaret's School?). Not surprisingly the complex was taken over by the Department of the Interior during World War II to aid in the war effort.

Description

Two-storey Italianate style, asymmetrically-planned parapeted villa with two-level cast-iron verandah, intricate cement detail (impost frieze and rosettes to label-mould bosses) and unusual incised panels at the entry and first level walls. Other more prosaic detail includes the panelled parapet and plinth; pronounced cornice and string moulds, also the shell motifs attached to the chimney cornices.

A coursed bluestone rubble and gabled building of unknown origin lies to the east which is distinguished by the ornamental gable bargeboard (to the east). Commensurate with the building's presumed age are the slim window and door openings, with their associated small-scale joinery.

External Integrity

Added to this century on the west, and the fence has been removed. Fence? Door?

Streetscape

Related to both the earlier adjoining stone wing and the opposite, later 6 Mayfield Street, (both in period expression).



33-5 MERCER ROAD

c1890 B

History

An early owner was William Thomas Appleton, chairman and managing director of the shipping line Huddart, Parker & Co. Irene May Appleton was the listed owner by the mid 1940s.

Appleton was also Chairman of the Melbourne Harbour Trust (Appleton Dock), president (on 17 occasions) of the Australasian Steamship Owner's Federation (founder, president of both the Melbourne and Geelong Chambers of Commerce, also of the Associated Chambers of Commerce (Commonwealth) – most of these posts taken up during his occupancy of this house (then Montrose).

Description

Now bereft of its ornamental verandah, the house nevertheless possesses ample cement, iron and timber enrichments. An unusual recessed architrave margin, keystones and timber blind hoods distinguish the forward room bay's ground level fenestration, which graduates to a basket arch on the upper level. Vermiculated quoin-stones, garlands to upper level sub-sill panels and the unusual sill treatment itself are further embellishments to an otherwise typical suburban Italianate villa form.



34 MERCER ROAD

1888 B

History

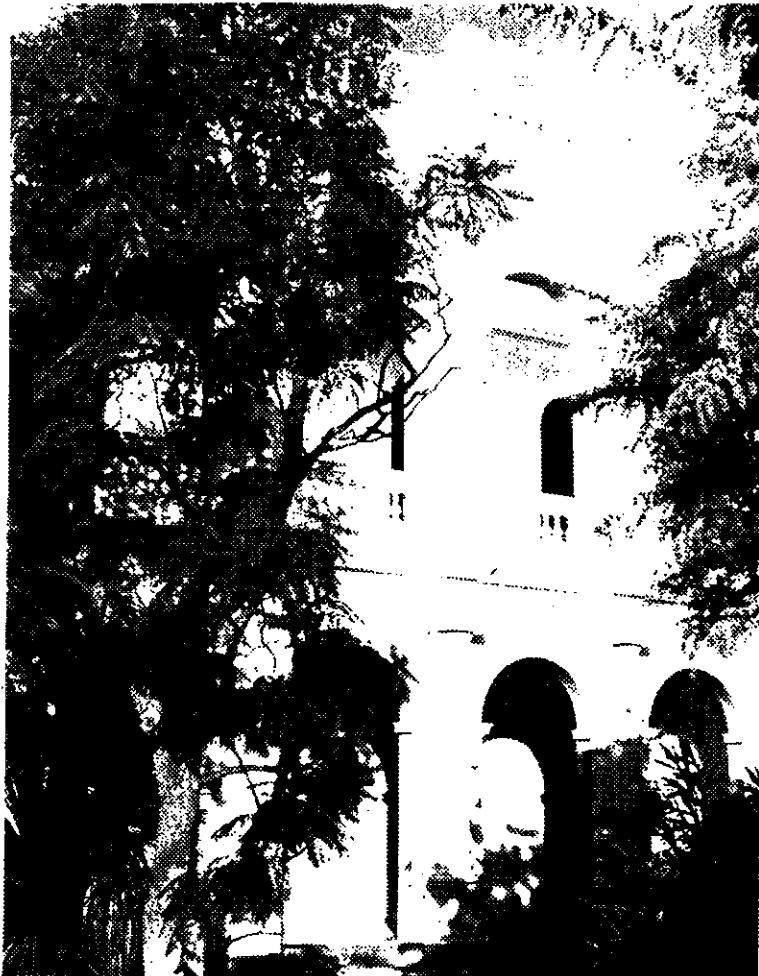
Construction of the boom style classicism house at 34 Mercer Road Malvern was commenced in 1888 as a private speculation of civil servant W J Stoddart. James Dodgshun, warehouseman completed, then occupied the 9 room brick house in 1889. Sir David Rivett occupied this house during the 1930s-1940s. Knighted in 1935, Rivett had been deputy chairman and chief executive officer at the Council for Scientific and Industrial Research forerunner of the CSIRO since 1927 and held numerous other official and academic positions in the science realm. Rivett married Stella Deakin (daughter of Alfred) in 1911. The two storey residence with unusual arcuated four bay facade and side entry, is embellished with a heavily balustraded parapet and severely executed, almost incomplete mouldings in stucco.

This residence at 34 Mercer Road is a notable 'boom style' classicism house clearly erected as a speculative venture in the late 19th century Melbourne building boom. The facade is of most interest as an unusual and comparatively rare arcuated four bay, two tier composition, divided by engaged columns in superimposed orders and enhanced with severely executed classical mouldings in stucco.

The exterior of 34 Mercer Road is intact and in relatively good repair. An addition of a brick room was made in the 1930's to the rear of the original building.

Principal Sources of Information

1. National Trust of Australia (Victoria) File No. 573.
2. City of Malvern Rate Books, 1888-1950.



13A MONARO ROAD

c1908 A

History

Built in 1908 for F. Wallach of 113 William Street, Melbourne (St James Buildings), Thanet was designed by architects, Butler and Bradshaw. Presumably, F. Wallach was connected with Wallach's Melbourne furniture emporium but his tenure soon gave way for Frederick Kernot, a dentist and, later, Frederick Stokes the die-caster. Leonard Righetti was there in the 1930s followed, for a long period, by the flour miller, Richard Minifie. Sharing an Alphington background with one of the previous occupiers (Stokes), Minifie distinguished himself in the air service during World War One and subsequently, with his brother James, expanded his father's flour milling business. Minifie was elected President of the Victorian Flour Millers Association in 1948, and in 1949, President of the Federal Council of Mill Owners for a 17 year period until his retirement.

The house remained unchanged until 1929 when the owner-occupier, L A Highett, added a garage at the rear south east corner.

Description

Elizabethan gables trim room bays on all sides of this house. At the rear parapeted bays also thrust out from the building, in a baronial manner like Norman Shaw's Netherall Gardens house or Redcourt by William Lethaby. But at the Monaro Road face, a giant arch, after the manner of C Harrison Townsend, contains a wreath of gum leaves and nuts which sets the place as Australia. Inside, large interconnecting rooms are disposed towards downhill views, backing to a corridor wisely glazed to the site's rear. Original and rich timber finishes concur with the integrity of the outside's unpainted vine-covered stucco. It has been the residence for Wallach of furniture fame and Minifie of flour fame.

Significance

Near original internally and externally and a large and picturesque example of the Arts and Crafts Free Style, as inspired by the Elizabethan period.



NOORIE, 56 ELIZABETH STREET c1895 B

History

The earliest known owner-occupier is Francis Joseph Dobbs who is described as a farmer in 1908. After a succession of short-term occupiers (John Brame, William Allen and Arthur Wilde), John Richards took up residence there for over 30 years.

Description

Enhanced by the green colour-contrast of the mature trees back and front of the house (Norfolk Island Pine, Elms), Noorie takes up the red brick vernacular promoted by the Queen Anne revival in later Melbourne villas. Although still set on the L-shape Italianate villa plan, this house supplements the former era's hip-roofs with trussed gables and suggests the Italian Gothic by the use of polychrome brick, particularly under the cement label moulds over the upper window. Elsewhere openings have ornamental timber blind-hoods, some with Tudor detailing, while further detail is provided by the iron cresting over the main window bay. The two-level timber and iron-ornamented verandah is conservative both in form and detail (replaced?). The fence appears to be part of the original.

External Integrity

Spoutings and verandah details replaced. Turned and carved posts at the side porch suggest verandah post replacement.

Streetscape

Adjoins visually related house (54) and corresponds to the similarly sized and sited Italianate villa at 72 Elizabeth. Part of a late Victorian era villa group, commencing with 44.



19 PINE GROVE

c1890 B

History

The Affleck family (Miss D Affleck, Mrs N S Affleck and Mrs Rebecca L Affleck) was the major occupier of Glenavon. This century a surgeon, Dr David M. Paton (and family) was another.

Description

Of a typical large verandahed Italianate villa form, this house is distinguished by its unpainted cement cladding and general high external integrity (despite a new iron fence). The adjacent mature Norfolk Island pine supports the house's period expression.



1 SORRET AVENUE

c1875 A

History

The Malvern Chemist, Arthur R Bailey, and family lived here for some 30 years at the start of this century.

One George M Hall lived there earlier and was possibly the secretary to the Riverina Frozen Meat Company Ltd, with offices in Collins Street. National Mutual Life Association Ltd were the owners in this period and Hyndman and Bates their architects for this site. Given the probably staged construction of the house, more research is required to establish early owners and architects.

Description

Rubble basalt walling is combined here with cemented detail (hood moulds) and an added(?) porch and room bay, all carried out in a Tudoresque manner. The porch and bay, despite their castellations, have stylistic characteristics, the grouped arched lights contrasting with the rectangular openings more aligned with Tudor domestic. Above the bay, a pointed archway affords access to an open terrace, providing another idiosyncratic element to what appears to be a deliberately picturesque composition, unlike the typically ecclesiastical or country lodge type Tudor seen in Victoria, generally in the 1860s – 1870s. The fence is presumably new.



1 SPRING ROAD

1909 B

History

John Alex Ballantyne, a dentist, commissioned this house c. 1909 from builder, George Frederick Ballantyne. They both resided, then, at Myamyn Glenferrie Road, Malvern, with James Ballantyne (a contractor), Robert Ballantyne (carpenter), and William (an iron monger) completing this household of building trade specialists.

An additional family skill it appears was also provided by Frederick Ballantyne who, with his brother Keith (?), was articled to Walter Burley Griffin in the 1920s. He is reputed to have been the son of Architect Cedric H Ballantyne and designed George Frederick Ballantyne's house at 9 Haverback Avenue, Malvern in 1924, when Frederick was himself only 24. If all family connections hold true, it was probably Cedric who designed this house. There was also a James Frederick Wilson Ballantyne who practiced architecture in Melbourne during the 1930-40s and lived in Wilks Avenue, Malvern.

Reginald Johnson resided here from the 1940s.

Description

Taking up the form of the Oriental/Indian or Eastern Colonial Bungalow, the house's deep verandah, low and wide gabled roof, stained gable shingling complement more direct Eastern attributes such as the brick balustrade and verandah columns.

Unusual elements include the corbelled window bay on the east. The renowned Harry Martin Bungalow, designed by Oakden and Ballantyne in 1908 has similarities to this design, although built in timber.



39 STATION STREET

History

Robert M Skinner, a saw miller who resided in Wheatland Road, Malvern probably commissioned these offices and residence in c. 1910. His ownership was not evident in its occupation however, with only the Loch Valley Timber Co Pty Ltd briefly indicating the timber trade in the 1920s. Instead it was Robert H Hodges (later William H), estate agent, who dominated the building for most of its life, leaving his sign on the side wall. Hodges had been in business for 55 years by 1915 and offered '..... absentee, house, land, financial and estate' agency skills. The site, near opposite Malvern Station, was crucial in times when the train delivered most of his custom.

Description

More distinctive than its neighbours, this building rises, with a crow-stepped parapet, to a comparatively lofty height. Both the roof form and a deep parapet, complete with arched openings and rampant griffins, add emphasis to the already pronounced gabled window by which overhangs the street. The impressive lead-light and brass framed shop fronts are original, although the canopy has been refaced (cf. Brinsmead's Pharmacy, 73 Glen Eira Road, Ripponlea).



MALVERN STATE SCHOOL 2586, 23 TOORONGA ROAD 1886- B

History

This school commenced in leased premises opposite Caulfield railway station in 1884. It reopened two years later on this site in a one classroom brick school and under head teacher, Horatio Renfrey.

Extensions included a bell tower, classroom and offices (1888) and another three classrooms as part of further expansion. An infant school annexe and hall were opened in 1908 (27 Toorong Road) while extensive renovations followed in 1939 and the Malvern Girls School occupied part of the complex soon after World War Two.

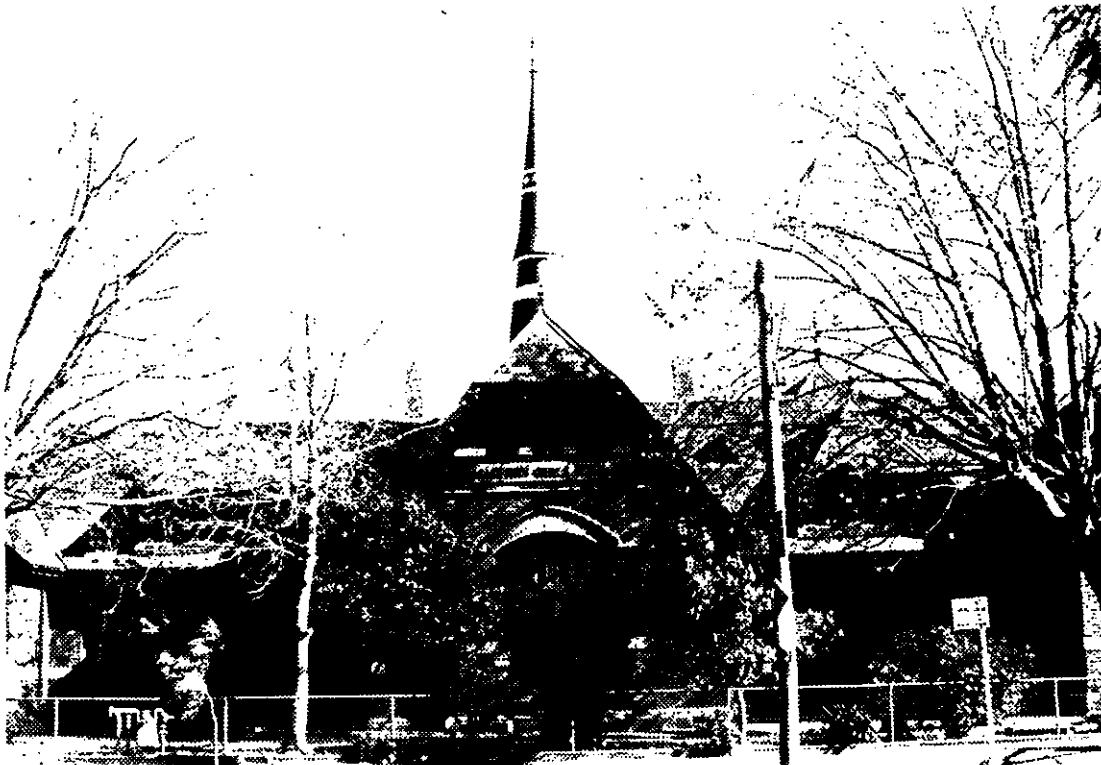
School historian, Lawrence Burchell has termed Malvern (by 1888) as a 'Horsham type' elevation, after Horsham SS 298 (1876). Some 23 other examples are listed, not counting Stawell SS 502 (1879) which was also designed by H R Bastow, prior to the Public Works Department assuming responsibility for school designs in 1883.

Description

Unlike Horsham and its clones, Malvern no longer possesses a verandah (first use for schools). Given the original lack of internal corridors, verandahs provided for the necessarily external circulation between classrooms. Built as an extension to the main roof the verandah once extended three sides, at Malvern, and was echoed by the jerkin head roof forms above it. 'Gable' vents were used under each of these roof bays; interspersed with deep timber eaves brackets which in turn, were echoed in the verandah brackets. Malvern also possesses the polychrome brickwork and bell tower.

Extensions appear to have filled-in the north courtyard and attached a wing onto the east verandah. Chimneys also appear altered or rebuilt.

The adjacent infant school (1908) exhibits well the contemporary Queen Anne revival with unusual scrolled lintols at openings (stone?) and the picturesque terra cotta clad roof line. Both have lost their timber picket fences.



190 WATTLE TREE ROAD c1895 B

History

Dr JL Jona was the owner of this house in 1920, apparently leasing it to Harold E Cohen in the period c. 1915-25. Subsequent occupiers included Frederick Cust and unnamed multitudes when it was used as apartments in the 1950s-60s.

Geoffrey Cohen, solicitor and company director, was Harold Cohen's son and presumably resided in this house when around the age of 7 to 17 years old. Cohen became among other things, the Chairman of Directors at Carlton and United Breweries Ltd also the Foster, Carlton, Swan and Shamrock Breweries. He eventually resided in Clenden Road, Toorak.

Description

(Obscured in photograph).

A distinctively styled polychrome brick house with a jerkin head roof line, rough cast gable stucco and a two level timber verandah set, between brick end walls, as if for a row house. Fretted timber friezes to the ground verandah level are unusual and presumably once existed on the upper level. The fence has been replaced.



2A WHERNSIDE AVENUE 1876 B**History**

This house was built as Belcroft, for Sir James Lorimer, ardent free trader, Member of the Legislative Council for Central Province in 1878 and 1884. He also founded Lorimer, Mackie & Co., agents for the White Star line of ships. The house was occupied by other prominent businessmen, including Colin Fraser, Managing Director of BHP, Associated Smelters Pty Ltd and Anthony Lucas, Collins Street cafe proprietor, (The Australia) who was one of the founders and president of the Greek Church in Melbourne in 1887 and president of the Ulysses Philanthropic Society.

The rate description over this period varies little from that in 1889 of a brick house of 20 rooms; initially on about 8 acres.

Description

A large two-storey, stuccoed Italian Renaissance villa revival set in extensive (but now no longer adequate) grounds with some remaining mature landscape (Cedars?). Composed as a near two-dimensionally decorated box, the house achieves some solidity, with Palladian or Serlian verandah openings at the upper level set over a segment-arched entrance porch at ground. Symmetrically-placed openings on the main facade are offset by a two-level window bay at one end, albeit of too small a scale to create the L-shape massing of the typical 19th century suburban villa. Ornament consists of an acanthus impost frieze, deep eaves brackets with rosettes between, label moulds over openings terminated on acanthus brackets or impost moulds, and the unusual metopes placed under the string mould, giving the appearance of a cornice rather than a string mould.

External Integrity

New fence and garage wings, all executed in cemented masonry in a similar manner to the house, also a large glazed wall at the upper loggia.

Streetscape

Isolated among a group of recent Neo-Georgian houses to the east.



5-15 WILLOBY STREET c1892 A

History

Initially Valentines and popularly known as 'Davies Folly' it was designed by Thomas Watts & Sons and thought to have been built by Joseph Holan, in 1891-2, for John Mark Davies, brother of speculator and politician Matthew Davies. John Mark was Legislative Councillor for South Yarra Province from 1889-95. He was Minister for Justice, acting Chief Secretary and Minister for Health (briefly) in the ministry of James Munro. He was largely responsible for the Voluntary Liquidation Act, which enabled many of his friends and associates to muffle the personal effects of their notorious speculative activities during the land boom. After a few years of political retirement, he became Legislative Councillor for Melbourne (1899-1919), holding the positions of Solicitor-General, Attorney-General, Minister for Public Instruction and president of the Legislative Council (from 1910).

H R Fink (of the Lion Rolling Mills, South Melbourne), was the owner immediately prior to its sale to the Malvern Church of England Grammar School in the early 1920s. Architects who have done work on the complex since, include Cowper Murphy & Appleford (1920s) and R M & M H King (1940s).

Description

A grand Italian High Renaissance Revival mansion, it is distinguished by loggias at ground and first level, with applied Corinthian pilastrations either side of a segment arched portico (in-antis) with a matching gable-pedimented bay above. In design approach, it resembles Palladio's Palazzo Chiericati Vicenza (1550) and, in local terms, 9 Brunswick Street Fitzroy, 11 Paterson Street Hawthorn, 34 Mercer Street Malvern, Mandeville Hall, Toorak (part) and Coonac, Clendon Road Toorak.



PRELIMINARY HERITAGE DATA BASE

BUILDINGS WITHOUT CITATIONS - TOTAL 88

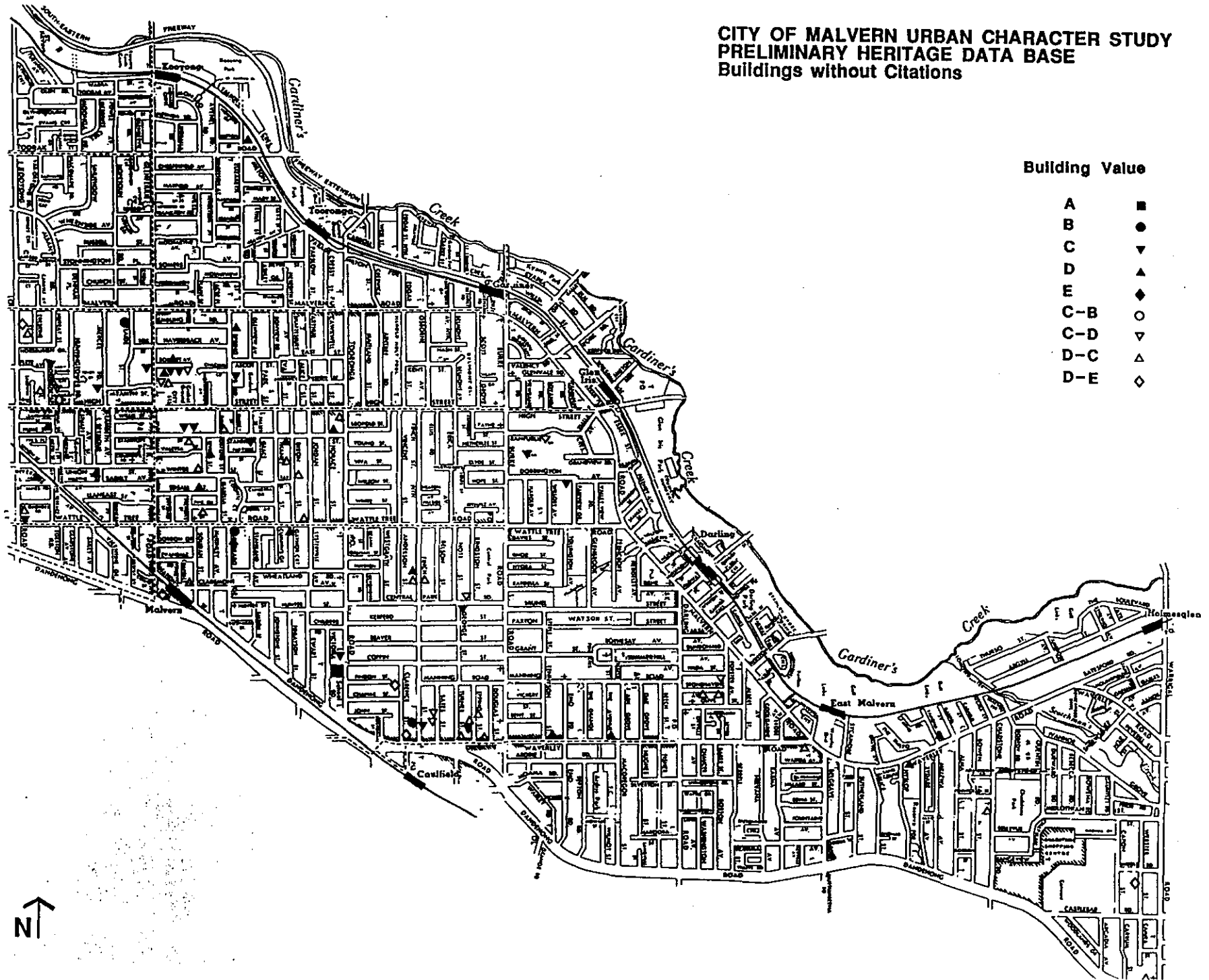
Name	Address	Date	Value	1st Owner	Other Owners
	051 Adelaide Street	1890c	B		
Leven	009 Bates Street	1890c	C-D		
East View	011 Bates Street	1890c	C-D		
Sacre Couer	172-178 Burke Road	1889c	C	Catholic Church	
	056 Central Park Road	1930c	C		
	043 Chadstone Road	1910c	D-C		
	025 Claremont Avenue	1900c	D-C		
	039 Clarence Street	1890c	D-E		
Holy Trinity Church Hall	- Dandenong Road cnr Warrigal	1905c	D-C		
Belgrave	1219-25 Dandenong Road	1873	D-?	Benson, Robert G	
	653-659 Dandenong Road	1880c	D-E		
	861-871 Dandenong Road	1910c	D-E		
	034 Dixon Street	1885c	D-C		
	041 Dixon Street	1890c	D-C		
	008 Dorrington Avenue	1925c	C??		
	035-041 Edsall Street	1890c	D		
	090 Elizabeth Street	1882-	D		
College of the Bible	007 Elm Road	1895c	C		
Peace Memorial Methodist Church, former St. Catherine's Methodist Church Hall	005 Epping Street	1922	C	Methodist Church	
	005 ? Epping Street	1905c	D-C		
	010 Epping Street	1910c	D-C		
	004 Erskine Street	1965	D-C		

Name	Address	Date	Value	1st Owner	Other Owners
Macaguna	004 Finch Street	1915c	C		
St. John's Anglican Church	005 Finch Street	1875c	B		
	085 Finch Street	1955c	D-C		
	089-093 Finch Street	1910c	D		
	094-096 Finch Street	1890c	D-C		
	009 Forster Avenue	1890c	D-C		
Ilfracome	015 Forster Avenue	1900c	C-D		
	005 Glendearg Grove	1905c	D?		
St. Georges Church Hall	296 Glenferrie Road	1895c	C-D		
	296 Glenferrie Road	1880c	D-C		
Malvern Clinic	321 Glenferrie Road	1887-8	C	Umpheby, Charles	Bowes Kelly Hill, E Maude
	372 Glenferrie Road	1932c		Ince, W A	
	404 Glenferrie Road	1912	A	Engholm, Charles	Foster, Dr. Bryan
	420-426 Glenferrie Road	1937	B	Perry, Anna	
	014 Glyndbourne Avenue	1970c	C	Lempriere, M D	
	1065 High Street	1890c	D-E		
	005-009 Inverness Avenue		D		
	008 Irving Street	1890c	D		
Kelmscott	002 Kelmscott Road	1890c	C-D		
	001 Kingston Street	1930c	C-D		
	024 Kooyong Road	1890c	D-C		
	128 Kooyong Road	1890	D-E	Harrison, Henry builder	Caton, Rev. J
Coronal	009-011 Lewes Drive	1921	C-D		Lewes, H M
		ren			(renov.)

Name	Address	Date	Value	1st Owner	Other Owners	
	003-005	Mercer Road	1903	C	Schuhkraft, S	Round, A S Hunter, M J
	011	Moorhouse Street	1985c	-		
	012	Moorhouse Street	1890c	D-C		
	015	Moorhouse Street	1890c	D-C		
	023	Moorhouse Street	1925	C	Dixon, Mrs R	
Chinese Presbyterian Church, former Sunday School ?	010	Pine Grove	1910c	D-C		
Korowa C.E.G.G.S.	010	Ranfurie Crescent	1920c	C-D	Anglican Church	
	005	Sorrett Avenue	1890c	D-C		
	006	Sorrett Avenue	1890c-	D		
	010	Sorrett Avenue	1890c	C		Dreverman, Arthur E
	012	Sorrett Avenue	1890c	C		
	014	Sorrett Avenue	1890c	C-D		Jenkins, Cpt. J E Braund, H G
Malvern State School	-	Spring Road	1885c	C		
Uniting Church Hall	012-014	Spring Road	1880c ?	D ?		
St. Joseph's Catholic Church	047	Stanhope Street	1908	C	Catholic Church	Vincentian Fathers 1910s-
St Joseph's Presbytery	047	Stanhope Street	1895	C	Catholic Church	Vincentian Fathers
	056	Stanhope Street	1890c	D-C		
Allengate	065	Stanhope Street	1880c	D-C		
	092	Stanphope Street	1890c	C-D		London Bank of Aust. Ltd. Harvie, Ms M J ?
Midlothian	106	Stanhope Street	1885c	D		
	121	Stanhope Street	1895c	D		
	014-016	Stonehaven Avenue	1910c	D-C		
	688	Toorak Road	1925		Finney, Annie	

Name	Address	Date	Value	1st Owner	Other Owners	
Malvern Primary School	027	Toorong Road	1908c	C		
	173	Toorong Road	1890c	D-C		
	044	Union Street	1900c	D		
	009	Viewbank Road	1885c	D-E		
	027-029	Wattletree Road	1890c	C	Brown, Austin G (27)	Gray, Miss V (29)
Wattletree Hotel	196	Wattletree Road	1855c ?	B	Griffiths, Thomas ?	Robinson, G 1930s
	227-233	Wattletree Road	1890c -	D-C		
Pall Mall	234	Wattletree Road	1895c	D		
	045	Waverley Road	1905c	D-C		
Balmoral	075	Waverley Road	1905c	D-C		
	185-187	Waverley Road	1890c	D		
	235	Waverley Road	1905c	D?		
Nirvana	408	Waverley Road	1910c	C	Chalmers, J	Hayman, C G
Centerary Hall	434	Waverley Road	1934	D-C		
	509	Waverley Road	1955c	D		
	558	Waverley Road	1890c	D		
	015-017	Webster Street	1915c	D-E		
			re			
Demolished	012	Whernside Avenue	1934	-		
	018	William Street	1900c	D		
	029	Winter Street	1890c	D-C		

**CITY OF MALVERN URBAN CHARACTER STUDY
PRELIMINARY HERITAGE DATA BASE
Buildings without Citations**



GLENFERRIE ROAD – HIGH STREET CONSERVATION STUDY**LIST OF 'A' and 'B' BUILDINGS – TOTAL 196**

- | | |
|--------|--|
| No. 1 | Shop 1 Claremont Avenue |
| No. 5 | Shops 11-13 Claremont Avenue |
| No. 7 | Shop 17 Claremont Avenue |
| No. 8 | Shop 25 Claremont Avenue |
| No. 11 | Malvern Tramways Depot, Coldblo Road |
| No. 14 | 1-11 Glenferrie Road, cnr Dandenong Road (Hoyts Theatre) |
| No. 15 | Pepperells Buildings, 13-27 Glenferrie Road |
| No. 17 | Former E.S. & A. Bank, 47 Glenferrie Road |
| No. 18 | Shop 55-55A Glenferrie Road |
| No. 19 | Shop 57 Glenferrie Road |
| No. 21 | Shops 61-63 Glenferrie Road |
| No. 22 | Shops 65-67 Glenferrie Road |
| No. 23 | Shops 69-83 Glenferrie Road |
| No. 24 | Shops 85-91 Glenferrie Road |
| No. 25 | Shops 93-95 Glenferrie Road |
| No. 27 | Shops 99-103 Glenferrie Road |
| No. 28 | ANZ Bank 105 Glenferrie Road |
| No. 29 | Shop 109 Glenferrie Road |
| No. 30 | Jenners Building, Shops 111-113 Glenferrie Road |
| No. 31 | Shop 115 Glenferrie Road |
| No. 32 | Former Post Office 117 Glenferrie Road |
| No. 35 | Dimboola Building, Shop 129 Glenferrie Road |
| No. 36 | Shops 131-133 Glenferrie Road/1A-D Llaneast Street |
| No. 37 | C.B.A. Bank, 135 Glenferrie Road, cnr Llaneast Street |
| No. 38 | Shops 143-149 Glenferrie Road |

No. 87	Shop 98 Glenferrie Road
No. 88	Shops 104-106 Glenferrie Road
No. 89	Shops 108 Glenferrie Road
No. 94	Shop 132 Glenferrie Road
No. 97	Commonwealth Bank, 146-148 Glenferrie Road
No. 98	Shops 150-154 Glenferrie Road
No. 100	Shops 180-188 Glenferrie Road
No. 101	Shop 190 Glenferrie Road
No. 102	Shop 198 Glenferrie Road
No. 104	Shop 204 Glenferrie Road
No. 108	Shops 224-226 Glenferrie Road
No. 111	Shops 238-240 Glenferrie Road
No. 115	Shops 260-264 Glenferrie Road
No. 116	ANZ Bank, 266 Glenferrie Road
No. 117	Town Hall, cnr Glenferrie Road and High Street
No. 118	Police Station and Court House, Glenferrie Road
No. 119	Former Bank and Shops, 1001-1007 High Street
No. 124	Shop 1023 High Street
No. 125	Shop 1025 High Street
No. 127	Shop 1037 High Street
No. 128	Shops 1039-1043 High Street
No. 130	Shop 1065 High Street
No. 130	Shop 1067 High Street
No. 132	Shops 1069-1073 High Street
No. 138	Harris's Buildings, Shop 1199 High Street
No. 140	Shops 1205-1207 High Street

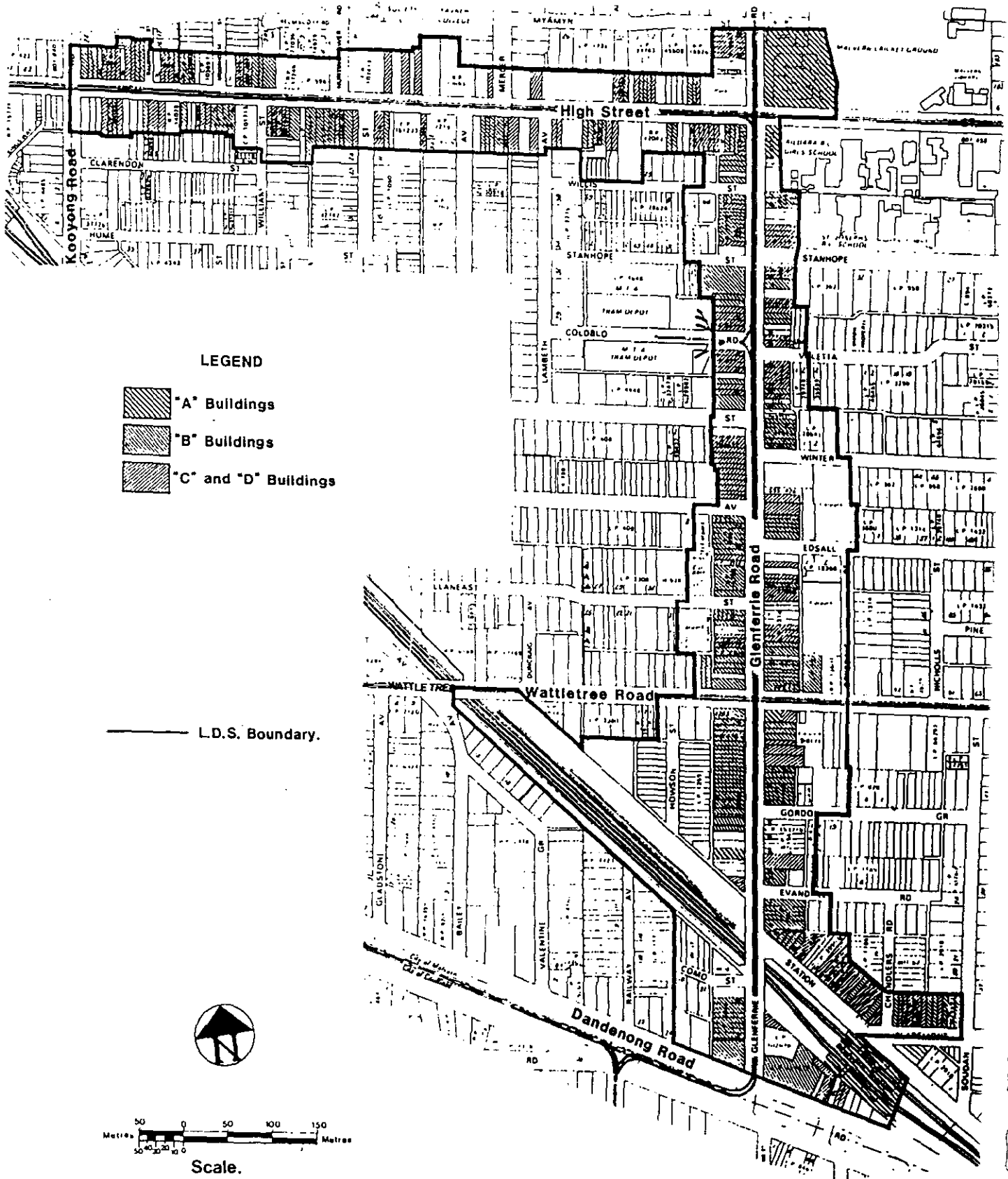
- No. 142 Shop 1223 High Street
- No. 143 Shop 1225 High Street
- No. 145 Shops 1014-1016 High Street
- No. 147 Shop 1030 High Street
- No. 150 Shop 1044 High Street
- No. 152 Albany, Shop 1056 High Street
Cooringa, Shop 1058 High Street
Boya, Shop 1062 High Street
Duri, Shop 1064 High Street
- No. 155 Victoria House, Shops 1088-1090 High Street
- No. 156 Shop 1094 High Street
- No. 157 Shops 1098-1102 High Street
- No. 159 Shops 1108-1110 High Street
- No. 162 Shops 1118 High Street
- No. 164 Shops 1156-1160 High Street
- No. 165 Shops 1162-1166 High Street
- No. 169 Shops 1202-1204 High Street
- No. 170 Lindleys Buildings, 1206-1210 High Street
- No. 173 Shops 1246-1248 High Street
- No. 178 Shops 1268-1270 High Street
- No. 187 Shop 39 Station Street
- No. 191 Shop 49 Station Street
- No. 193a Laundrette, 57 Station Street
- No. 194 Malvern Railway Station
- No. 195 Former Dairy, 105-109 Wattletree Road
- No. 196 The Victory former picture theatre, 127-133 Wattletree Road

GLENFERRIE ROAD – HIGH STREET CONSERVATIONS STUDY**LIST OF 'A' and 'B' BUILDING GROUPS – TOTAL 15**




- A1 Town Hall/Police Station building group
- A2 55-103 Glenferrie Road
- A3 12-28 Glenferrie Road/1-11 Station Street
- A4 Malvern Tramway building group
- B1 251-267 Glenferrie Road
- B2 210-216 and 213-223 Glenferrie Road
- B3 169-191 Glenferrie Road
- B4 155-167 Glenferrie Road
- B5 129-133 Glenferrie Road
- B6 105-123 Glenferrie Road
- B7 86-106 Glenferrie Road/127-133 Wattletree Road
- B8 50-64 Glenferrie Road
- B9 Malvern Railway Station building group
- B10 1202-1212 High Street
- B11 4-18 Claremont Avenue

LOCAL DEVELOPMENT SCHEME No1
 GLENFERRIE ROAD / HIGH STREET SHOPPING CENTRES.

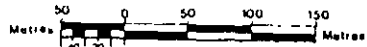
MAP 3 - CONSERVATION MAP OF IDENTIFIED BUILDINGS



LEGEND

-  "A" Buildings
-  "B" Buildings
-  "C" and "D" Buildings

— L.D.S. Boundary.



Scale.

September 1984

Note: This map is for information purposes only. The statutory map comprised in this L.D.S. may be viewed at offices of the City of Malvern and M.M.B.W. during normal office hours. Copy may be purchased from the City of Malvern.

SIGNIFICANT TREES

Discussion

- The National Trust and the Royal Botanic Gardens have established a Register of Significant Trees of Victoria.
- The following ten categories of significance apply:
 1. Any tree of outstanding aesthetic significance
 2. Any tree outstanding for its large height, trunk circumference or canopy spread
 3. Any tree that is particularly old or venerable
 4. Any tree commemorating or having associations with an important historical event
 5. Any tree significantly associated with a well known public figure or ethnic group, including plantings by Royalty and other prominent people and trees associated with Aboriginal activities.
 6. Any tree which occurs in a unique location or context and so provides a contribution to the landscape, including remnant native vegetation, important landmarks and trees which form part of an historic garden, park or town.
 7. Any tree of a species or variety that is rare or of very localised distribution.
 8. Any tree which is of horticultural or genetic value and could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure.
 9. Any tree which exhibits a curious growth form or physical feature such as abnormal outgrowths, natural fusion of branches, severe lightning damage and unusually pruned forms.
 10. Any stand or avenue of trees conforming to one of the above criteria.
- Registered trees may be either classified or recorded.
- 'Classified' means those trees, avenues or stands which are essential to the heritage of Australia and which must be preserved.
- 'Recorded' means those trees, avenues or stands which contribute to the heritage of Australia, the preservation of which is encouraged.
- Within Malvern, two trees are 'Classified' and eight are registered.

These are:

Classified

Podocarpus falcatus – 'Yellow-wood'
Malvern Gardens

Podocarpus totaro – 'Totaro'
Malvern Gardens

Registered

Balohia lucida – 'Scrub Bloodwood'
Malvern Gardens

Dracaena draco – 'Dragon Tree'
Malvern Gardens

Ulmus parvifolia – 'Chinese Elm'
Malvern Gardens

Cedrus deodara – 'Deodar Cedar'
"Lauriston" Huntingtower Road Armadale

Ficus macrophylla – 'Moreton Bay Fig'
"Lauriston"

Cinnamomum camphora – 'Camphor Tree'
"Lauriston"

Ulmus procera – 'English Elm'
Cnr Sorret Avenue and Glenferrie Road Malvern

Quercus macrolepus – 'Valonia Oak'
Stanley Street Malvern East

- Council has also established a category of 'Trees known to be very rare', and two specimens are recorded:

Quercus cerris "Austriaca" 'Austrian Turkey Oak'
Stanley Street, Malvern East

Quercus ceris "Aciniata" 'Cut Leaf Turkey Oak'
Hedgeley Dene Gardens, Malvern East

- Therefore, there are currently twelve trees in Malvern which are officially recognised as being significant, because of their contribution to national heritage, or their rarity.
- In order to protect trees of local significance, The Ministry for Planning and Environment has drafted model provisions for the protection of 'Notable' trees, for inclusion local planning schemes. Nominations for inclusion in a Register of Notable Trees may be made by individuals, local societies, local government and State government departments.

Issues

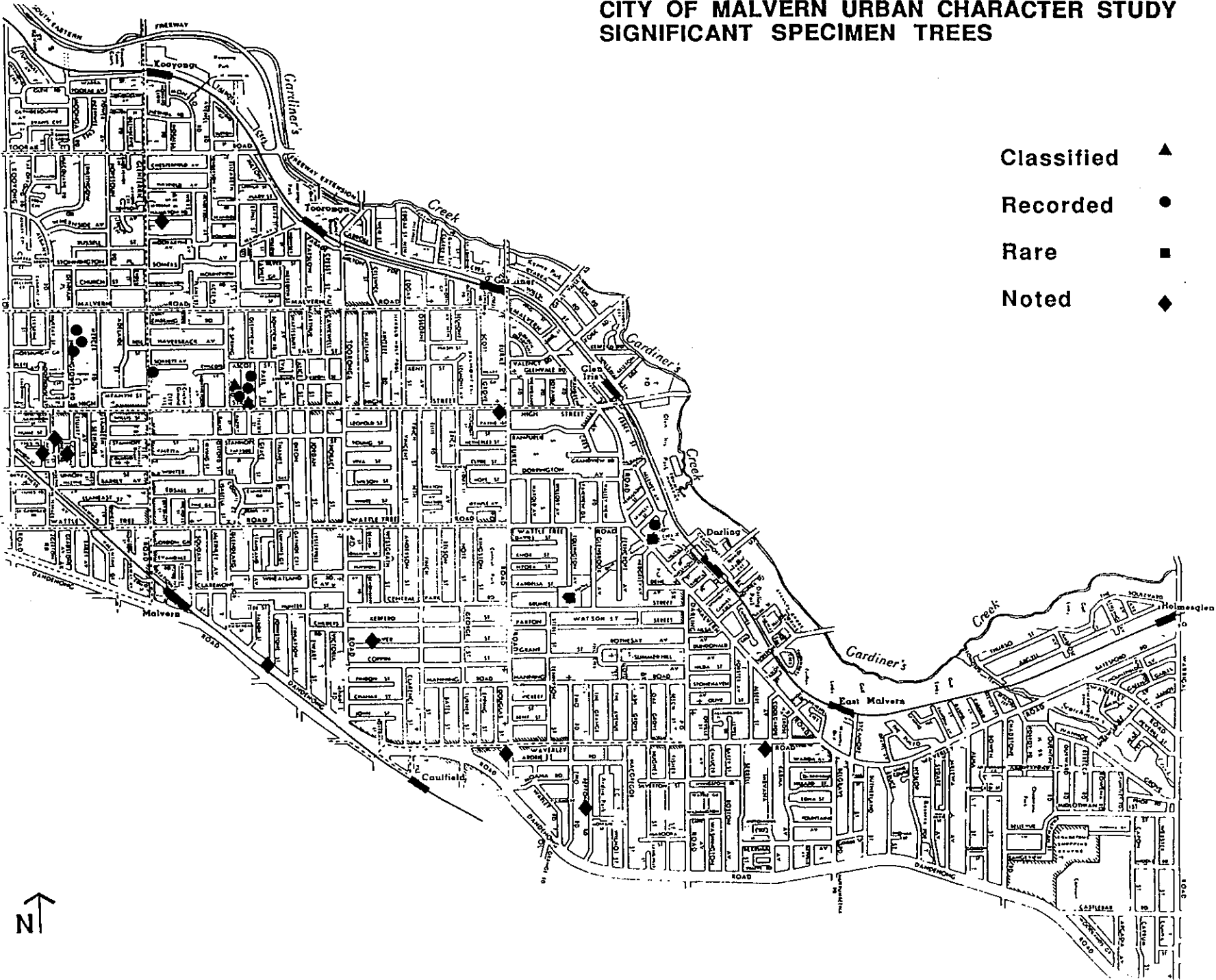
1. Trees contribute to the Urban Character of Malvern in one of three ways:
 - as part of the general, mixed woodland canopy given by trees in private and public gardens, and in streets
 - as formal avenues in streets
 - as landmark specimens
2. Individually, many trees might be totally insignificant by the National Trust's criteria. Collectively, they provide a main determinant of urban character and context.
3. It was impossible to carry out a detailed survey of significant or notable trees as part of this study. However, the following specimens were noted:

- *Livistona australis* – 'Cabbage Palm'
'Nirvana' 408 Waverley Road
 - *Eucalyptus citriodora* – 'Lemon Scented Gum'
 1. corner Burke Road and High Street
 2. Milton Gray Reserve
 - *Cinnamomum camphora* – 'Camphor Laurel'
5a Beaver Street
 - *Phoenix canariensis* – 'Canary Island Palm'
25 Repton Road
 - *Platanus orientalis* – 'Oriental Plane'
Orchard Street Gardens, free standing specimen
 - *Populus alba* – 'White Poplar'
Cnr Hume and William Streets
 - *Quercus canariensis* – 'Algerian Oak'
Outside 4 Hamilton Road
 - *Schinus molle* – 'Peppercorn'
9 Meryl Street, two in garden
 - *Ulmus procera* - English Elm
Planting in Alway Reserve, Dandenong Road
4. The mature plantings in Malvern Gardens, Central Park and Hedgeley Dene are an important part of the city's arboricultural heritage.
 5. Street tree plantings are part of the everyday scene, which we take more or less for granted, but which are an essential part of urban character.
These may be defined as significant under criterion 10 of the National Trust's list. The survey of street trees has resulted in the identification and mapping of 104 streets with significant plantings.

Actions

1. Establish a register of notable trees for inclusion in the local planning scheme.
2. Carry out surveys of public parks and gardens to identify notable trees.
3. Include on the register, street tree plantings already identified as significant.
4. Request nominations from residents, and local societies, of trees in private gardens, public parks and streets.

CITY OF MALVERN URBAN CHARACTER STUDY SIGNIFICANT SPECIMEN TREES



- Classified ▲
- Recorded ●
- Rare ■
- Noted ◆

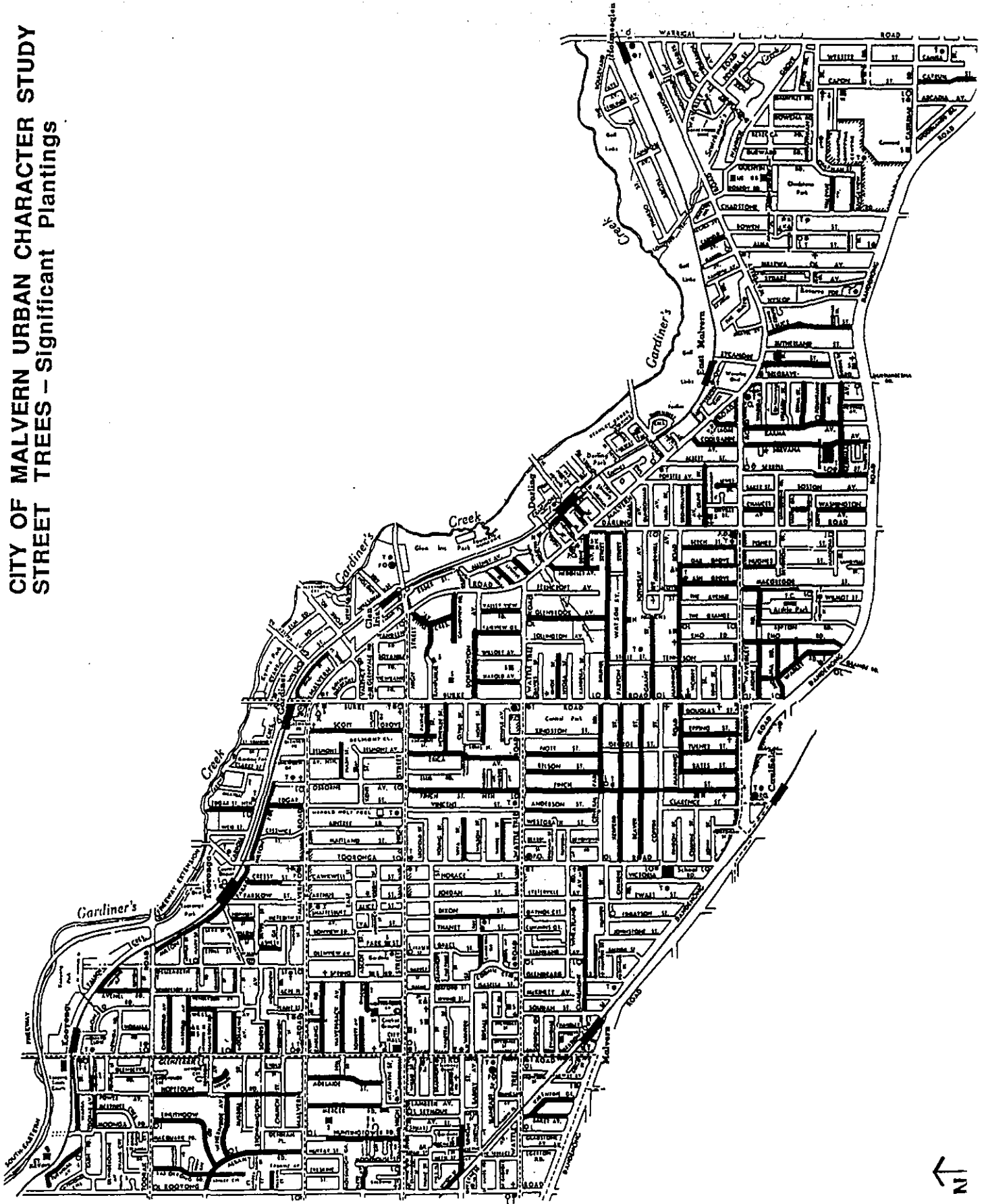
**CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Significant Plantings**

LOCATION	SPECIES
Albany Road	Large English Oaks
Anderson Street	Oaks
Anthony Street	Plane trees
Ardrie Road	Plane trees
Ash Grove	Plane trees
Ashley Grove	Plane trees northern end (Alders and Cherries southern end)
Avenel Road	Pin Oaks
Bailey Avenue	Large Plane trees on one side
Bates Street	Plane trees
Beaver Street	Large Eucalypts (E.botryoides and E.leucoxydon)
Beech Street	Liquidamber
Bellaire Court	Liquidamber
Bellvue Avenue	Liquidamber
Belson Street	Large Plane trees, some have been removed
Brettoneaux Square	Grevillea robusta (central median) and Liquidamber
Bruce Street	Pin Oaks
Brunel Street	Plane trees
Canberra Grove	Large Plane trees
Carmelo Avenue	Melaleuca
Carrum Street	Ash
Central Park Road	Large Plane trees, east end
Chaucer Avenue	Plane trees
Chesterfield Avenue	Liquidamber
Chilcote Avenue	Large Plane trees
Claremont Avenue	Tristania and Melia
Clyndon Avenue	Large Elms along the railway line. (Melaleuca and Tristania along the south side)
Coolgardie Avenue	Liquidamber
Coppin Street	Pin Oaks
Cressy Street	Plane trees, northern end
Dene Avenue	Plane trees
Dixon Street	Ash, large between Stanhope Street and Ray Street
Dorrington Avenue	Large Eucalypts (E.leucoxydon and E.botryoides) and Grevillea robusta
Edgar Street	Plane trees
Edna Street	Liquidamber
Embling Road	Large Plane trees
Emo Road	Plane trees
Epping Street	Plane trees
Erica Avenue	Plane trees
Fairview Grove	Large Plane trees
Ferguson Street	Ash
Finch Street	Large Plane trees and large English Oaks between Kerferd Road and Manning Street
Fountane Avenue	Liquidamber
Glenbrook Avenue	Large Eucalypts (E.botryoides)
Glenvale Road	Plane trees

Grandview Road	Plane trees
Grant Street	Eucalypts (E.leucoxyton)
Harold Avenue	Large Eucalypts (E.leucoxyton & E. botryoides) and Grevillea robusta
Hamilton Road	Liquidamber, south and Pin Oaks north
Haverbrack Avenue	Ash
Hedgeley Avenue	Plane trees
Hope Street	Large Plane trees (3 have been removed – new office)
Hopetoun Road	
Horsby Street	Plane trees (3 replaced with a Eucalypt and Horse Chestnuts)
Hughes Street	Plane trees, northern end
Hunter Street	Large Peppercorns, western end, north side
Hurstmon Street	Plane trees, northern end (gradually being removed from section of street closest to Malvern Road shops)
Illowa Street	Plane trees, northern end (gradually being removed from section of street closest to Malvern Road shops)
Karma Avenue	Ash, southern end and Plane trees, northern end
Kerferd Street	Large Plane trees
Kialla Avenue	Plane trees
King Street	Large Gums along the railway line
Knox Street	Large English Oaks along the south side
Ledbury Court	Large Pin Oaks
Linlithgow Road	Plane trees
Macgregor Street	Large Planes along the north-west, the rest of the street has been planted with Pin Oaks
Manning Road	Plane trees (some have been removed and replaced with Jacaranda)
Mayfield Avenue	Ash
Melrose Avenue	Liquidamber
Milton Parade	Large Plane trees, south side and large Gums, north along the railway line
Moama Road	Large Plane trees on one side
Moorakynne Avenue	Liquidamber & Kurrajong
Monomeath Avenue	Liquidamber
Nash Street	Large Gums, E.leucoxyton
Netherlee Street	Large Plane trees
Nirvana Avenue	Large Plane trees with interplanting of Tristania
Norford Grove	Large Plane trees
Nott Street	Large Plane trees
Oak Grove	Oaks
Paul Street	Norfolk Island Hibiscus
Paxton Street	Pin Oaks
Payne Street	Large Plane trees
Ranfurlie Crescent	Plane and Ash trees - east (Pin Oak, Tristania and Ash in the western end)
Rangeview Avenue	Liquidamber
Scott Grove	Large Plane trees
Serrell Street	Plane trees, southern end
Somers Avenue	(only the west end) large Plane trees, large Elms, north and south
Sorrett Avenue	Large Plane trees and one very large Elm
Stanley Street	English Oaks and Pin Oaks
Sycamore Street	Plane trees
Toorak Avenue	English Oaks and Pin Oaks
Turnbull Avenue	Liquidamber
Turner Street	Plane trees
Union Street	Large Plane trees on the north side
Valentine Grove	Large Plane trees
Valleyview Road	Large Plane trees

Viva Street	Plane trees (interplanted with Prunus)
Warley Road	Large Plane trees (and a small section of new Koelreutaria)
Warra Street	Large Plane trees along south side and large Gums along railway line
Washington Avenue	Plane trees
Whernside Avenue	Large Lombardy Poplars, north side of street
White Street	Large Plane trees
Wilks Avenue	Large Plane trees along the north east section of the street
Willow Street	Plane trees
Yar Orrong Road	Oaks

CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES - Significant Plantings



PRIVATE GARDENS

Discussion

- No private gardens in Malvern are included on any official registers of significance.
- Private gardens contribute to urban character in one of three ways:
 - as sites for trees and shrubs which contribute to the general, mixed woodland canopy
 - as part of individual streetscapes
 - as sites for landmark specimen trees
- A survey of private gardens was not included in this study.
The garden at 'Nirvana' 408 Waverley Road was noted for its original layout and planting.

Issues

1. We have no idea of the horticultural and heritage value of private gardens in Malvern.
2. Private gardens make a major contribution to the urban character of the city and provide sites for specimen trees which also contribute to a collective woodland canopy.
3. Changes to existing gardens, particularly as sites are redeveloped may lead unwittingly to:
 - loss of gardens of horticultural and heritage value
 - loss of mature vegetation which is a significant contributor to local urban character

Actions

1. Establish a register of notable private gardens and invite nominations from residents and local societies.
2. Carry out a survey to identify gardens of horticultural and heritage value.