

Moorakyne/Stonington Precinct, Malvern – Statement of Significance, June 2021

Heritage place: Moorakyne/Stonington Precinct, Malvern

PS ref no.: HO182



Figure 1. Moorakyne Avenue, Malvern (March 2021)

What is significant?

The Moorakyne/Stonington Precinct, Malvern, a mid-1920s to mid-1930s subdivision of 1880s mansion estates, containing a large collection of substantial Interwar houses. The streetscapes date largely from the 1930s with a small number of buildings dating from the 1940s and early 1950s contributing to the precinct.

The precinct includes:

Glenferrie Road (nos. 356-378)

Hamilton Road (nos. 2-16)

Henderson Avenue (nos. 1-25 & 2, 12-14)

Moorakyne Avenue (nos. 1-17 & 2-14)

Robinson Street (nos. 5-7 & 16-26)

Somers Avenue (nos. 23-33 & 18-24)

Wilks Avenue (nos. 1-15 & 2A/B/C/D -12).

Elements that contribute to the significance of the place include (but are not limited to):

- Large Interwar houses, predominantly Old English and Georgian Revival in style
- Predominantly two-storey residences

- Predominantly gable roof forms with some hipped roof forms
- Steep roof pitches with prominent front gables
- Terracotta tile-clad or shingle-clad roofs
- Timber-lined eaves, some battened for ventilation
- Eaveless gable ends
- Prominent tall clinker brick or rendered chimneys which often project beyond the face of the wall
- Clinker brick or rendered brick walls
- A variety of detailing including brick patterning to facades with contrasting Roman and coloured bricks and half timbering to gable ends
- Multi-paned double-hung windows
- Window shutters
- Consistent front setbacks within streetscapes
- Early or original low brick front fences with some low stone walls
- Mature gardens with established trees
- Early or original brick garages often incorporated into the house design
- Predominantly concrete-paved roads
- Mature street trees including plantings of Spanish Oak (*Quercus palustris*) on Glenferrie Road and Wilks Avenue; Dutch Elm (*Ulmus x hollandica*) on Glenferrie Road; Liquid Amber (*Liquidamber styraciflua*) on Hamilton Road and Moorakynne Avenue; Crabapple (*Malus ioensis*) on Henderson Avenue; Ash (*Fraxinus angustifolia*) on Mayfield Avenue and Wilks Avenue; and London Plane (*Platanus x acerifolia*) on Somers Avenue and Wilks Avenue.

Later alterations and additions to the Interwar houses are not significant. Houses constructed from the 1960s onwards and those that are heavily altered are not significant.

How is it significant?

The Moorakynne/Stonington Precinct, Malvern is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

The Moorakynne/Stonington Precinct has clear associations with the twentieth century interwar subdivision of large estates which were established by wealthy Melburnians during the land boom of the 1880s. The precinct retains a substantial collection of highly intact Interwar houses, the majority dating from the 1930s, which clearly illustrate this important phase of development in the City of Stonnington. Stonington Mansion, retained on a substantial estate to the south of the precinct (VHR1608, HO40), provides a tangible link to the original boom-era mansion estates (Criterion A).

The Moorakynne/Stonington Precinct is a fine and highly intact example of a cohesive upper middle-class Interwar residential precinct. Set in predominantly concrete-paved, tree-lined streets, the majority of the houses in the precinct display typical features of the Old English and Georgian Revival styles popular in the interwar years in Malvern and across Melbourne more broadly. These include large two-storey building forms, clinker brick and rendered brick walls, terracotta tile and shingle-clad roofs, gable and hipped roof

forms, prominent front gable ends, tall feature chimneys which project beyond the buildings, brick patterning to walls and half-timbered gable ends, multi-paned double-hung windows, generous front gardens and low brick or stone front fences (Criterion D).

The Moorakyne/Stonington Precinct is a highly intact Interwar precinct which contains many carefully designed and well-resolved Old English and Georgian Revival style Interwar houses by Melbourne’s leading architects.

Those by more prominent architects include:

- Maisonettes, 1-3 Moorakyne Avenue: Arthur W Plaisted (c1941)
- House, 11 Moorakyne Avenue: Arnaud E Wright (1934)
- Elvada Flats, 358 Glenferrie Road (corner Moorakyne Avenue): Leslie Reed (1933)
- Duplex, 2C & 2D Wilks Avenue – A C Leith & Bartlett, 1940
- House, 6 Wilks Avenue – P A Jenkin, c1932
- House, 8 Wilks Avenue – Arthur & Hugh Peck (1933)
- Houses, 10 & 11 Wilks Avenue – J F W Ballantyne (c1931)
- House, 12 Wilks Avenue - Charles Hollinshed (c1932)
- House, 13 Wilks Avenue – Charles Hollinshed (c1949:16)
- House, 3 Henderson Avenue – Cowper, Murphy & Appleford (c1933)
- 9 Henderson Avenue – Robert B Hamilton (1930)
- 15 Henderson Avenue – Ballantyne & Wilson (1935)
- 23 Henderson Avenue – Barney & Kemp (1936)
- 4 Hamilton Road – Oakley & Parkes (1928)
- 6-8 Hamilton Road – Godfrey & Spowers (1928).

Set behind mature gardens along tree-lined streets, these houses display picturesque qualities such as complex rooflines, prominent chimneys, decorative brickwork, half-timbered gable ends and multi-paned windows which make an important aesthetic contribution to the overall character of the precinct (Criterion E).

Primary source:

Malvern Heritage Review, GJM Heritage (June 2021)

B Raworth, *HO182 Moorakyne & Stonington Precinct Citation*, 2000.

Gradings:

Address	Place name / alt / additional address	Grading	Early fence / contributory trees
356 Glenferrie Road, MALVERN	Grendon	Significant	
358 Glenferrie Road, MALVERN	Elvada	Significant	Fence
362 Glenferrie Road, MALVERN		Significant	

364 Glenferrie Road, MALVERN	1-4/364 Glenferrie Road	Contributory	Tree (Liquid amber)
368 Glenferrie Road, MALVERN		Contributory	
370 Glenferrie Road, MALVERN		Contributory	Fence
374 Glenferrie Road, MALVERN		Contributory	Trees (Algerian Oak & Plane)
376 Glenferrie Road, MALVERN		Significant	Fence Trees (Plane and Gleditsia)
378 Glenferrie Road, MALVERN		Contributory	Trees (Algerian Oak, 2 x Pencil pines)
2 Hamilton Road, MALVERN		Contributory	
4 Hamilton Road, MALVERN	Allawah	Significant	
6 Hamilton Road, MALVERN		Significant	Tree (Spruce)
10 Hamilton Road, MALVERN	Turoa	Significant	
12-14 Hamilton Road, MALVERN		Contributory	Fence
16 Hamilton Road, MALVERN		Contributory	Gate and gate posts
1 Henderson Avenue, MALVERN		Significant	Stone garden wall
2 Henderson Avenue, MALVERN		Contributory	
3 Henderson Avenue, MALVERN		Significant	Tree (eucalypt)
7 Henderson Avenue, MALVERN		Contributory	
9 Henderson Avenue, MALVERN		Contributory	
11 Henderson Avenue, MALVERN		Contributory	
12 Henderson Avenue, MALVERN		Contributory	
14 Henderson Avenue, MALVERN		Contributory	
15 Henderson Avenue, MALVERN		Contributory	
17 Henderson Avenue, MALVERN		Contributory	
19 Henderson Avenue, MALVERN		Contributory	Stone fence
21 Henderson Avenue, MALVERN		Contributory	Stone fence
23 Henderson Avenue, MALVERN		Contributory	Stone fence
25 Henderson Avenue, MALVERN		Non-contributory	
1 Moorakyne Avenue, MALVERN		Significant	
2 Moorakyne Avenue, MALVERN		Significant	
3 Moorakyne Avenue, MALVERN		Significant	
4 Moorakyne Avenue, MALVERN		Non-contributory	
5 Moorakyne Avenue, MALVERN		Contributory	
6 Moorakyne Avenue, MALVERN		Contributory	
7-9 Moorakyne Avenue, MALVERN		Non-contributory	
10 Moorakyne Avenue, MALVERN		Significant	Fence
11 Moorakyne Avenue, MALVERN		Significant	Tree (cypress pine)
12-14 Moorakyne Avenue, MALVERN		Contributory	Tree (tulip poplar)
13 Moorakyne Avenue, MALVERN		Contributory	
15 Moorakyne Avenue, MALVERN		Contributory	
17 Moorakyne Avenue, MALVERN		Contributory	Fence
5 Robinson Street, MALVERN		Contributory	
7 Robinson Street, MALVERN		Contributory	
16 Robinson Street, MALVERN		Significant	
18 Robinson Street, MALVERN		Contributory	
20-22 Robinson Street, MALVERN		Contributory	
24 Robinson Street, MALVERN		Contributory	Fence
26 Robinson Street, MALVERN		Contributory	Fence
18 Somers Avenue, MALVERN		Contributory	Fence
20 Somers Avenue, MALVERN		Contributory	
22 Somers Avenue, MALVERN		Contributory	
23 Somers Avenue, MALVERN		Contributory	

24 Somers Avenue, MALVERN		Contributory	
25 Somers Avenue, MALVERN	Loch Sloy	Contributory	
27-29 Somers Avenue, MALVERN		Contributory	
33 Somers Avenue, MALVERN		Contributory	
1 Wilks Avenue, MALVERN		Contributory	
2 Wilks Avenue, MALVERN		Significant	
2A Wilks Avenue, MALVERN		Contributory	
2B Wilks Avenue, MALVERN		Contributory	
2C Wilks Avenue, MALVERN		Contributory	
2D Wilks Avenue, MALVERN		Contributory	
3-5 Wilks Avenue, MALVERN		Contributory	Fence
4 Wilks Avenue, MALVERN		Significant	Tree (cypress pine)
6 Wilks Avenue, MALVERN		Significant	Fence
7 Wilks Avenue, MALVERN		Contributory	Fence
8 Wilks Avenue, MALVERN		Significant	
9 Wilks Avenue, MALVERN		Contributory	Fence
10 Wilks Avenue, MALVERN		Significant	Fence Tree (Pin Oak)
11 Wilks Avenue, MALVERN		Significant	Trees (2 eucalypts – lemon scented; camphor laurel)
12 Wilks Avenue, MALVERN		Contributory	
13 Wilks Avenue, MALVERN		Contributory	Fence
15 Wilks Avenue, MALVERN		Contributory	

