

# Glenavon, 19 Pine Grove, Malvern – Statement of Significance, June 2021

Heritage place: Glenavon, 19 Pine Grove, Malvern

PS ref no.: HO278



Figure 1. 19 Pine Grove, Malvern (GJM Heritage, July 2020)

## ***What is significant?***

Glenavon, 19 Pine Grove, Malvern built in 1889-90.

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

- The original external form, materials and detailing of the house
- The house's high level of integrity to its original design
- Large two-storey Italianate style house
- Rendered brick walls
- Slate-clad hipped roofs with exposed eaves and timber eaves brackets
- Return verandah and balcony with cast iron frieze, brackets, columns and balustrade
- North and west wings with polygonal bays to street elevations
- Rendered detailing including corner quoining, impost moulding ribbed window sills and chimneys with corniced capping and simple relief panels
- Band of patterned tiles at first floor level
- Six-panel entrance door with glazed side and highlights

- Tessellated tiled verandah floor
- Norfolk Island Pine (*Araucaria heterophylla*) within the southern setback.

Later alterations and additions are not significant. This includes the addition with basement car park to the west elevation and the front fence.

#### ***How is it significant?***

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Glenavon, 19 Pine Grove, Malvern is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

#### ***Why is it significant?***

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Glenavon has strong associations with the subdivision of large established estates in the municipality in the late 1880s by speculative investors. Constructed on an allotment in the Pine Hill Estate subdivision, this house clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

Glenavon is a fine and representative example of a Victorian Italianate house. It displays typical features of the Italianate style popular in the 1880s and 1890s in Malvern and across Melbourne more broadly, including simple massing with slate-clad hipped roof, return verandah and balcony with cast iron decoration, cement render and tile façade detailing such as quoining and string courses, polygonal bays, and prominent chimneys (Criterion D).

Glenavon is a well-considered and carefully detailed example of an Italianate house. Situated on a corner allotment, the simple two-storey design, with exposed hipped roof, rendered walls and return verandah, together with the use of distinctive architectural elements and detailing, including polygonal bays, quoining, rendered and patterned tile string courses and cast iron decoration, as well as the large Norfolk Island Pine (*Araucaria heterophylla*) at the south boundary, presents a picturesque composition of this architectural style (Criterion E).

#### **Primary source:**

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Malvern Heritage Review, GJM Heritage (June 2021)

G Butler & Associates, *Heritage Overlay Review*, 2002