

Nullagai, 429 Glenferrie Road, Malvern – Statement of Significance, June 2021

Heritage place: Nullagai, 429 Glenferrie Road, Malvern

PS ref no.: HO313



Figure 1. 429 Glenferrie Road, Malvern (GJM Heritage, July 2020)

What is significant?

Nullagai at 429 Glenferrie Road, Malvern built in 1927 to designs by architect Eric Beedham.

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
- Old English style house
- Large two storey form
- Rendered brick walls with feature sections of face brickwork
- Prominent gabled and hipped roof forms, clad with terracotta shingles, which curve slightly at the eaves
- Sweeping roof form to front porte cochere with projecting hipped dormer above

- Simple tapered chimneys, with feature bricks, decorative 'S' motif and multiple terracotta chimney pots
- Half-timbering to single upper level window bay with face brickwork below
- Pointed arch-headed openings
- Projecting bay windows
- Diamond-pattern leaded glazing to main windows
- The siting of the rear tennis court.

Later alterations and additions are not significant. This includes the front fence.

How is it significant?

Nullagai is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

Nullagai has strong associations with the early twentieth century subdivision of large estates which were established by wealthy Melbournians during the land boom of the 1880s. The place clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

Nullagai is a fine and highly intact representative example of a substantial Interwar Old English style house. It displays typical features of this style popular in the 1920s and 1930s in Malvern and across Melbourne more broadly, including asymmetrical massing with prominent roof forms, half-timbering, tall chimneys with terracotta pots, projecting bay windows and diamond pattern leadlight glazing. The original tennis court, typical of large residential estates of the period, remains at the rear of the property (Criterion D).

Nullagai is a well-considered and carefully detailed example of an Interwar Old English style house. The design by architect Eric Beedham, with main transverse gable, hipped secondary roofs and sweeping front gable, together with the use of distinctive architectural elements, including half-timbering, simple tapered chimneys and diamond-pattern leaded glazing, presents a picturesque composition of this architectural style. The retained rear tennis court contributes to the setting of the house (Criterion E).

Primary source:

Malvern Heritage Review, GJM Heritage (June 2021)

N Lewis & Associates, *City of Malvern Heritage Study*, 1992