

HERITAGE CITATION:

Winter Street Precinct, Malvern



Figure 1. Winter Street, Malvern (GJM Heritage, November 2020).

DATE: June 2021

WINTER STREET PRECINCT, 8-30 & 11-29 WINTER STREET, MALVERN

Place type: Residential Precinct	Architect: Various
Construction Date: 1886-1895	Builder: Various
Recommendation: Remove 25 Winter Street (HO549) and 29 Winter Street (HO550) from individual Heritage Overlays and include 8-30 & 11-29 Winter Street within a precinct-based Heritage Overlay.	Extent of Overlay: See Figure 5

Locality History

The City of Stonnington stands on the Traditional Lands of the Woi wurrung and Boon Wurrung Peoples of the East Kulin Nations. Archaeologists believe that Aboriginal People have been in Victoria for more than 30,000 years. Throughout this long history their relationship with the landscape (where and how they live) has changed according to factors such as climate change, resource availability, and cultural change (Context 2006:10).

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and is the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality, until 1910.

The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh Railway Line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Victorian Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).



The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling, however, expected residential development in their vicinity stalled during the 1890s following the economic collapse (Context 2006:66). The 1893 *Australian Handbook* (as cited in Victorian Places) described Malvern as ‘an elevated residential suburb’, served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated ‘dwellings of a superior class’. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were ‘steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments’ (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared a Borough and then a Town in 1901. In 1911 the municipality was declared a City, with a residential population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opening along High Street in 1910-14, Glenferrie Road in 1910-13, to the south along Wattletree Road in 1910-12, and Malvern Road in 1915. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; Victorian Places).

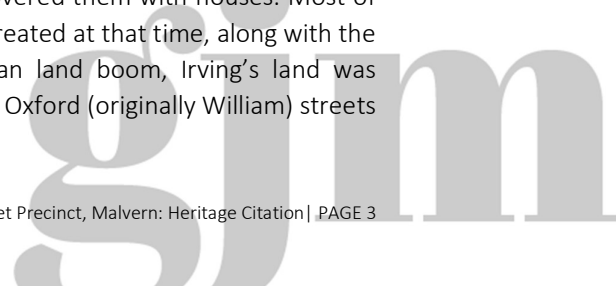
Residential development during the early twentieth century generally occurred on newly subdivided estates or on nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted ‘a progress unprecedented by any other suburb’ (Context 2009:128). In the decade between 1911 and 1921 the population in the City of Malvern doubled, from 16,000 to 32,000 residents, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the ‘leading residential suburbs of the Metropolis’. It comprised the substantial homes of many of Melbourne’s leading citizens, in what was termed ‘The Garden City’ due to the number of parks and public gardens. Development in the City of Malvern steadied from the 1930s, with the population averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington.

Precinct History

Located between Glenferrie Road to the west and Irving Street to the east in what is now known as the suburb of Malvern, the Winter Street Precinct is situated on land first sold in 1854 to speculative buyer, Matthew Bergin, as Crown Portion 44 in the Township of Gardiner, Parish of Prahran (Figure 2). The land, consisting of 15 acres 1 rood 24 perches, was sold to solicitor, Edward Charsley three years later in 1857. Charsley also purchased Portions 45 and 46 and part of Portion 35. Around 1874, Charsley appears to have sold the northern section of his land to William Winter Irving.

In the 1880s, Malvern experienced a burst of suburban development as land developers busily subdivided and auctioned choice building sites on housing estates, and builders rapidly covered them with houses. Most of the residential streets running into Glenferrie Road and High Street were created at that time, along with the main high-street commercial development. In 1881, during the Victorian land boom, Irving’s land was subdivided as ‘Winter’s Estate’, creating the present-day Winter, Irving and Oxford (originally William) streets



(SHC MH13828). The subdivision comprised 22 lots on the north and south side of Winter Street. A further 25 lots were created facing Stanhope, Irving and William streets (Figure 2). Land sales commenced soon after and by 1889 schoolmaster, Thomas Collingwood, and brothers, William and Phillip Brokensha, owned a substantial number of the allotments in Winter Street (Malvern Rate Books). The largest allotment in 'Winter's Estate', lot 11, with a frontage of 203 feet to Winter Street, was located on the west corner of Irving Street.

Development of the precinct commenced in 1886 and was complete by 1895 (Malvern Rate Books). By 1890 rows of brick and weatherboard houses were under construction on both sides of Winter Street. Winter Street first appears in the *Sands & McDougall Directory* in the same year; at this time the directory did not include numbering. By 1895 houses had been built on all allotments within the street (S&M). The Brokensha brothers, who were contractors and plasterers, appear to have been responsible for the construction of a large number of the houses in Winter Street (Malvern Rate Books; *Age*, 8 March 1892:7; *Age*, 24 May 1892:3). The extent of development in the street can be seen in the 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (Figure 3), which show houses fully occupying both sides of the street between Glenferrie Road and Irving Street at the turn of the century. Houses ranged in size from seven to 10 rooms and were variously occupied by owner-occupiers or let to tenants (Malvern Valuation Field Cards).

A 1945 aerial photograph of the area shows the layout and footprints of the houses in Winter Street between Glenferrie Road and Irving Street (Figure 4). Lining both the north and south sides of the street, the block is fully developed with rows of brick and weatherboard houses. A number of the houses (likely those built by the Brokensha Brothers) adopt a near identical hipped roof form and building footprint, and all houses are set back from the street at a similar distance. The largest houses are located on the north side of Winter Street, close to Irving Street.

With the exception of nos. 16, 20 and 22 on the south side, which have been demolished, the remaining houses from the 1880s and 1890s development of Winter Street are extant. The majority have later extensions built to the rear.

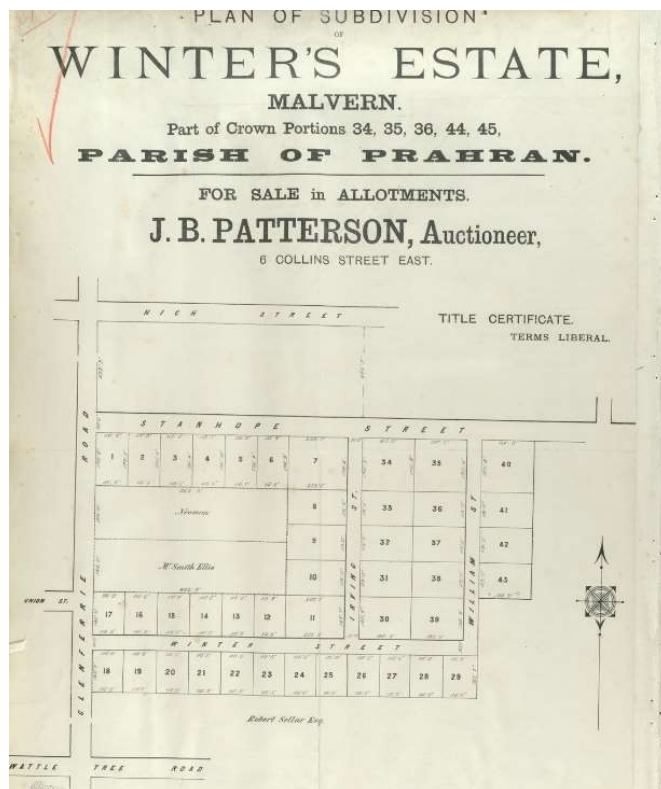


Figure 2. Notice for the subdivision of Winter's Estate, c1881 (SLV)



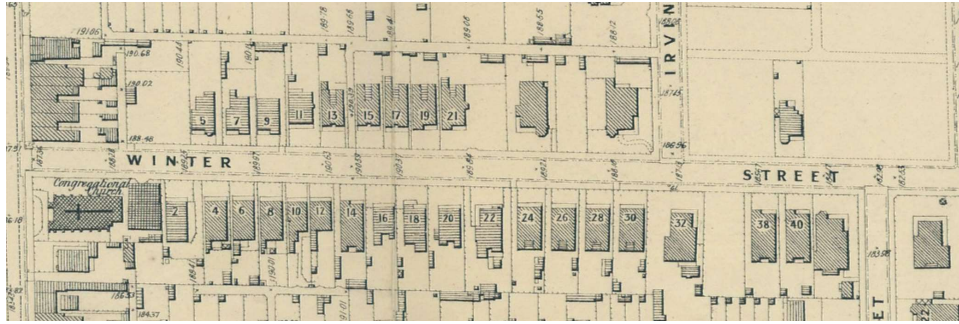


Figure 3. MMBW Plan No 61 showing development on the north and south sides of Winter Street between Glenferrie Road and Irving Street, 1902 (SLV)



Figure 4. Detail of 1945 aerial showing houses on the north and south sides of Winter Street between Glenferrie Road and Irving Street (Landata Victoria)

Description

The Winter Street Precinct, Malvern is situated to the east of Glenferrie Road between High Street and Wattletree Road. It is a precinct comprising a single residential street and includes houses on both sides of Winter Street between Glenferrie Road to the west and Irving Street to the east. The majority of houses in the precinct were constructed on similar sized allotments within a 10-year period from the mid-1880s to the mid-1890s and display typical characteristics of the Victorian period. Houses are of similar scale and form, display similar detailing and have consistent setbacks from the street, resulting in a highly consistent streetscape. Three houses on the south side of Winter Street have been demolished and the sites are presently vacant.

The precinct contains a large number of intact single storey brick Italianate houses with slate-clad roofs and corrugated metal-clad front verandahs. These houses typically present symmetrical double-fronted elevations to Winter Street with a smaller number of houses presenting asymmetrically arranged front elevations with projecting side bays. Walls are predominantly of polychromatic or rendered brickwork and roofs are of U-shaped hipped form with front transverse hip and bracketed eaves. Houses typically display prominent pairs of rendered chimneys, with heavy cornices and triple semicircular decorative fins. Front verandahs are typically supported by cast iron columns and decorated with cast iron friezes and brackets. Windows are double hung and include pairs with narrow sidelights which are placed either side of a central entrance in a symmetrical arrangement.

A pair of more elaborate houses are located on the north side of Winter Street at the east end (25 and 29 Winter Street). These demonstrate similar characteristics to other properties in the precinct, but also incorporate projecting side polygonal bays and return verandahs. Occupying a corner allotment, the rendered brick house at 29 Winter Street is particularly elaborate with prominent quoining at external corners and a decorative frieze of garlands and rosettes at eaves level. The house at 25 Winter Street is less elaborate and is constructed of polychromatic brickwork.

Later timber picket fences have been constructed at a number of front boundaries, while a number of later high brick fences obscure some front elevations. Additions have been constructed to the rear of most properties.

The footpaths in Winter Street are narrow with grassed verges. Bluestone gutters line the street, however kerbs have been replaced with concrete.

Later houses have been constructed at 23 and 27 Winter Street and these do not contribute to the precinct.

Key Features:

- Strong Victorian character
- Consistent single-storey scale
- Modest-sized allotments with consistent front setbacks within the streetscape
- Detached houses
- Predominantly smooth rendered or polychromatic brick walls
- Predominantly slate roofs
- Hipped roof forms
- Predominantly symmetrical front elevations, with a small number of asymmetrical front elevations
- Front hipped roof verandahs
- Decorative cast ironwork to verandahs
- Prominent chimneys with large cornice and triple semicircular decorative fins
- Double hung windows
- Bluestone gutters.

Intactness/Integrity

The residences within the Winter Street Precinct retain a high degree of integrity to the Victorian period in fabric, form and detail. While the residences have undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct dating to the late-nineteenth century.

Comparative Analysis

The Winter Street Precinct is of note as a representative and highly intact group of late-1880s and early 1890s houses, typical of suburban development that occurred in suburbs such as Malvern, Malvern East, and Armadale in the late nineteenth century. This section of Winter Street developed over a short period of time, after the subdivision and sale of land in the Winter's Estate in 1881. This precinct of single-storey houses displays a consistency of scale, and distinctive architectural character which draws on the Italianate style popular during the Victorian period.

A number of comparable precincts are included in the Heritage Overlay of the Stonnington Planning Scheme including the Bowen Street Precinct, Prahran (HO124), Edsall Street Precinct, Malvern (HO374), Tyrone Street Precinct, South Yarra (HO151), The Avenue Precinct, Windsor (HO148), Portland Place Precinct, South Yarra (HO131) and the Moore and Hardy Streets Precinct, South Yarra (HO144). These precincts contain comparable streets of highly intact houses dating to the Victorian period that contribute to their heritage significance.

Bowen Street Precinct, Prahran (HO124)

Bowen Street Precinct comprises a consistent streetscape of single-storey timber cottages constructed in the late nineteenth century for the working class. The high level of intactness and stylistic consistency of the cottages contributes to the significance of the place as a 'cohesive and characteristic nineteenth century working class street'.

Edsall Street Precinct, Malvern (HO374)

Edsall Street developed during the late nineteenth and early twentieth century. The precinct, with the earliest dwellings in the precinct dating to the 1880s land boom and later dwellings date from the 1910s, comprises a substantially intact streetscape of Victorian timber cottages and villas and Federation-era red brick semi-detached pairs. The place is significant for its clear association with two major phases of suburban development in Malvern and for the high level of intactness and consistency in architectural character, form, scale and setbacks.

Tyrone Street Precinct, South Yarra (HO151)

Tyrone Street formed part of one of the earliest subdivisions in the area, though development within the street did not commence until the late-1880s. The street comprises a row of single-storey working class residences and are typical examples of small Victorian cottages within the City of Stonnington. The precinct is primarily significant as a reminder of the types of housing and street patterns that were once common throughout the suburb of Prahran.

The Avenue Precinct, Windsor (HO148)

The Avenue Precinct is a small residential area of freestanding villas that were constructed during the Victorian land boom in the 1880s and 1890s. The precinct is significant for its largely intact collection of late Victorian buildings, which are of high individual architectural distinction.

Portland Place Precinct, South Yarra (HO131)

Portland Place Precinct is located in South Yarra alongside the Sandringham railway line cutting. Developed during the 1880s land boom, the precinct comprises a varied collection of late-nineteenth century houses that are typical of the Victorian period in which they were constructed. The unusual street layout and diversity of housing stock contributes to the significance of the place.

Moore and Hardy Streets Precinct, South Yarra (HO144)

The Moore and Hardy Streets Precinct is a residential area that developed from the 1850s through to the 1890s. It retains a collection of relatively intact single-storey, single-fronted cottages that were once common throughout the municipality. The consistency in form, scale and setback of the houses within the precinct contributes to the significance of the place.

Conclusion

The above comparative examples all contain streets of generally highly intact houses dating to the Victorian period, which illustrate significant suburban development in the City of Stonnington in the late nineteenth century. The streetscapes in these precincts display a high degree of integrity and are generally consistent in both scale and architectural character.

The Winter Street Precinct is comparable in quality to these precincts. The Winter Street Precinct contains intact houses which were built in the late-1880s and early 1890s and these houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.



Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

The Winter Street Precinct is illustrative of the suburban development of Malvern during the boom period of the 1880s and early 1890s. In this period, extensive tracts of land in Malvern – and throughout Stonnington more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of working and middle-class housing. Constructed as part of the Winter’s Estate subdivision, the Winter Street Precinct clearly illustrates this important phase of development in the City of Stonnington.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

The Winter Street Precinct forms a fine and highly intact representative group of residences built in the late 1880s and early 1890s. Together these houses display typical features of the Italianate architectural style popular in Malvern and across Victoria more broadly in the Victorian period, including a consistent use of materials and elements, such as red or polychromatic brick or smooth-rendered walls, hipped roofs clad in slate, post-supported hipped roof verandahs, decorative cast iron friezes, eaves brackets and prominent brick or rendered chimneys.

Criterion E: Importance in exhibiting particular aesthetic characteristics

The Winter Street Precinct forms a unified group of residences dating to the Victorian period. Comprising rows of single-storey brick cottages, the consistent application of high-quality materials and detailing – such as hipped roof forms predominantly clad in slate, post-supported verandahs with decorative cast-iron friezes and brackets, prominent chimneys, and decorative eaves brackets – in conjunction with their garden settings and consistent setbacks, presents a highly picturesque streetscape.

Grading and Recommendations

It is recommended that 25 Winter Street (HO549) and 29 Winter Street (HO550) be removed from their individual Heritage Overlays and that 8-30 & 11-29 Winter Street be included within a precinct-based Heritage Overlay in the Stonnington Planning Scheme. The gradings of properties within the precinct are as follows:

Address	Grading
8 Winter Street	Contributory
10 Winter Street	Contributory
12 Winter Street	Contributory
14 Winter Street	Contributory
16 Winter Street	Not contributory
18 Winter Street	Contributory
22 Winter Street	Non-contributory
24 Winter Street	Contributory
26 Winter Street	Contributory
28 Winter Street	Contributory
30 Winter Street	Contributory

11 Winter Street	Contributory
13 Winter Street	Contributory
15 Winter Street	Contributory
17 Winter Street	Contributory
19 Winter Street	Contributory
21 Winter Street	Contributory
23 Winter Street	Non-contributory
25 Winter Street	Significant
27 Winter Street	Non-contributory
29 Winter Street	Significant

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundaries, as shown in Figure 5 below.



Figure 5. Recommended Extent of Heritage Overlay and proposed gradings

References

Context Pty Ltd, Stonnington Thematic Environmental History, 2006 & 2009 addendum.

J B Cooper, *The History of Malvern, From its First Settlement to a City*, Melbourne, 1935.

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Malvern Valuation Field Cards.

Melbourne and Metropolitan Board of Works Detail Plan Nos 1742 & 1743, Malvern, 1902.

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

Stonnington History Centre (SHC).

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Victorian Places, 'Malvern' & 'Malvern East', <http://www.victorianplaces.com.au>.

Winter's Estate Plan of Subdivision, c1881.