

Maisonettes, 79 Stanhope Street, Malvern – Statement of Significance, June 2021

Heritage place: Maisonettes, 79 Stanhope Street, Malvern (Units 1-4/79 Stanhope Street)

PS ref no.: HO694



Figure 1. 79 Stanhope Street (eastern elevation), Malvern (December 2020)

What is significant?

The Maisonettes at 79 Stanhope Street, Malvern, built in 1936.

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

- The original external form, materials and detailing of the building
- The building's high level of integrity to its original design
- Symmetrical principal (Fraser Street) elevation
- Restrained detailing providing horizontal emphasis
- Central bay featuring flat roof with parapet and curvilinear details to corners
- Cantilevered balconies and canopies with curved corners
- Low-pitched tiled hipped roof
- Rendered masonry walls
- Simple rendered brick chimneys with slim cappings
- Timber-framed double-hung windows

- Garden setting with private entry arrangements.

Later alterations and additions, including the tall brick privacy fence, are not significant.

How is it significant?

The Maisonettes at 79 Stanhope Street, Malvern are of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

The Maisonettes at 79 Stanhope Street are illustrative of the suburban development of Malvern in the interwar period when a number of residential flats/maisonettes were constructed across the suburb. This type of development was largely a result of increased labour and materials costs following World War I. The impetus for the efficient use of labour and materials led to an increased interest in flat/maisonette development, where shared services and land were considered an attractive prospect for investors. The maisonette development at 79 Stanhope Street clearly illustrates this important phase of development of Malvern and the City of Stonnington more broadly (Criterion A).

The Maisonettes at 79 Stanhope Street are a fine and highly intact representative example of an interwar residential maisonette development in the City of Stonnington. The development displays typical features of this building type from this period in Malvern and across Stonnington more broadly, including a substantial two-storey form set on a large site, setbacks to the street frontage to provide open space for residents, tile-clad hipped roofs, and a garden setting. It is notable as a well-resolved example of a residential maisonette development designed to appear as a single residence, which was a particularly desirable characteristic of this building type in the interwar period (Criterion D).

The Maisonettes at 79 Stanhope Street are a well-executed and distinctive example of a Moderne-style residential maisonette development built in Malvern in the interwar period. Designed by noted architect I G Anderson, the building – with its strong horizontal massing and emphasis, geometric forms, curved bays, and siting within a garden setting – presents a picturesque composition of this architectural style (Criterion E).

Primary sources:

Malvern Heritage Review, GJM Heritage (June 2021)