

# Coimboon, 48 Stanhope Street, Malvern – Statement of Significance, June 2021

**Heritage place:** Coimboon, 48 Stanhope Street,  
Malvern

**PS ref no.:** HO279



*Figure 1. 48 Stanhope Street, Malvern (GJM Heritage, July 2020)*

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

Coimboon at 48 Stanhope Street, Malvern, a Victorian Italianate house built in 1889 by builder John Wright.

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 high level of integrity to its original design
- Victorian Italianate style house
- Polychromatic brick walls (overpainted)
- Concealed slate-clad double hipped roof
- Asymmetrical plan with projecting polygonal side bay and adjoining ogee-profile verandah with cast iron columns and frieze

- Highly decorative cement rendered balustraded parapet with name plate, prominent semicircular pediment containing shell and mask motifs and acroteria, and cornice with frieze of consoles and patera
- Simple unframed segmental arch-headed window openings to projecting bay
- Cement rendered chimneys with corniced capping.

Later alterations and additions are not significant. This includes additions to the side and rear and the timber front fence.

***How is it significant?***

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

***Why is it significant?***

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Coimboon has clear associations with the boom period in suburban Melbourne in the late 1880s and early 1890s. In this period, extensive tracts of land in Malvern were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This house is one of a group of ten similarly detailed houses built on neighbouring allotments in Stanhope Street to illustrate this boom period of development (Criterion A).

Coimboon is a fine and highly intact representative example of a Victorian middle-class house from the late 1880s. The house strongly reflects the boom period Italianate style popular in the 1880s and 1890s in Malvern and across Melbourne more broadly. The asymmetrical front elevation, with highly decorative balustraded parapet, elaborate central pediment and cornice frieze, is typical of the style (Criterion D).

Coimboon is a carefully designed and well-resolved example of a Victorian Italianate house. The asymmetrical front elevation with projecting polygonal bay, and the profusion of decorative classical architectural elements, including balustrading, shell and mask motifs, acroteria, consoles and patera, presents a picturesque composition of this architectural style. (Criterion E).

**Primary sources:**

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Malvern Heritage Review, GJM Heritage (June 2021)

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