

Abbeyleix, 1 Sorrett Avenue, Malvern – Statement of Significance, June 2021

Heritage place: Abbeyleix, 1 Sorrett Avenue, Malvern

PS ref no.: HO335



Figure 1. 1 Sorrett Avenue, Malvern (GJM Heritage, July 2020)

What is significant?

Abbeyleix at 1 Sorrett Avenue, Malvern, a bluestone house constructed in 1890.

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
- Victorian Tudor style house
- Asymmetrical elevations with projecting front gable
- Coursed rubble bluestone walls
- Steep, slate-clad gable roof forms
- Cement render detailing including quoining, window frames and chimneys
- Dominant front gable with rendered projecting bay with pointed arch-headed windows
- Decorative timber fretwork to gable ends
- Castellated parapets to window bay and entrance porch of front elevation

- Trefoil motif over entrance containing date 'AD 1890'
- Tall rendered chimney with corbelled capping at south-west corner.

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

How is it significant?

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

Why is it significant?

Abbeyleix 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 Malvern Grange Estate subdivision, this house clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

Abbeyleix is a fine and highly intact representative example of a Victorian Tudor style house. It displays features of a late nineteenth century house in Malvern and across Melbourne more broadly, including asymmetrical elevations with steep slate-clad gable roofs, projecting bay with pointed arch-headed windows, trefoil motifs, castellations and tall chimneys (Criterion D).

Abbeyleix is a well-considered and carefully detailed house from the late nineteenth century. The bluestone house, with asymmetrical elevations, cement render detail, steep slate-clad gable roofs, tall chimneys, decorative timber fretwork, quoining, castellated parapets and trefoil motif, presents a highly picturesque composition from the Victoria period (Criterion E).

Primary source:

Malvern Heritage Review, GJM Heritage (June 2021)

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