HERITAGE CITATION

Grahamstadt, 5 Harvey Street, Malvern

Figure 1. 5 Harvey Street, Malvern (GJM Heritage, December 2020).

DATE: June 2021

GRAHAMSTADT, 5 HARVEY STREET, MALVERN

Place type: Residential	**Architect:** James George Jowett
Construction Date: 1890-91	**Builder:** Not known
Recommendation: Include in the Heritage Overlay	**Extent of Overlay:** To the extent of the property boundary

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.

Place History

The land on which 5 Harvey Street is located formed part of the Stanhope Estate, which comprised a portion of the block bounded by High Street to the north, Glenferrie Road to the west, Wattletree Road to the south and Tooronga Road to the east. The Stanhope Estate was subdivided in 1885 and advertised for sale as being 'close to three railway stations, magnificent situations, splendid views, about six hundred sites to choose from and unequalled terms' (*Lorgnette*, 12 February 1885:2) (Figure 2). The subject property formed Lot 13 of Block C, comprising vacant land measuring 60 x 120 ft with a NAV of £14 (Malvern Rate Books). In October 1889, the lot was purchased by James George Jowett of 113 Barry Street, who erected a brick house with seven rooms and a workshop on the site in 1890-91 (Malvern Rate Books; LV:V2081/F128). Jowett was an architect; it is likely that he designed the house, which he subsequently named 'Grahamstadt' (S&M).

Melbourne and Metropolitan Board of Works (MMBW) plans dating to 1901 (Figure 3) and 1902 (Figure 4) show the footprint of the house and the layout of the property at the turn of the century. A trellis was located to the south of the residence, with verandahs located to the north and rear (east). A free-standing glass house was located at the southern boundary and a large timber building (the workshop) was located to the rear of the site.

In 1901, Jowett moved to Horsham while his wife remained at Grahamstadt. The house was subsequently put up for auction, at which time it was described as a:

> Well and faithfully built brick 2-storey house, containing 7 good rooms, with bathroom, pantry, scullery, verandahs, and balcony…The house overlooks the public gardens, and commands superb views (Argus, 11 October 1901:2).

It also comprised a large timber building (the original workshop), which was considered suitable for a 'stable, coach house and loft', as well as a 'flower and fruit garden' (*Argus,* 11 October 1901:2). The house failed to sell and Jowett's wife continued to occupy Grahamstadt until 1909, when Arthur Wright purchased the property (S&M; LV:V2081/F128). Wright sold the property to Percy Stephen Morton just two years later, who advertised rooms for let in 1914 and 1916 before he sold the property in 1917 (*Argus*, 27 February 1914:15; *Argus,* 16 November 1916:12; LV:V3528/F479).

The property had a number of owners in the ensuing years before it was purchased by siblings Harry Alfred, Edith Louisa, Florence Emelien and Linda Victoria Burt in 1939 (LV:V3573/F482). Harry Alfred Burt was an architect who designed the Queen Alexandra Bandstand in Ballarat and the Victorian Heritage Registered residence, Banool, in Kilmore. His sisters Florence and Edith worked as clerks while Linda was a typist (Victorian Electoral Rolls, various dates). The Burt family continued to own the property until 1967 when it was sold to George and Margaret Burrows. It remained in the Burrows family until 2011.

Alterations and additions were undertaken in 2012-13. These works involved the construction of a substantial addition to the rear of the residence and the erection of a carport to the south.
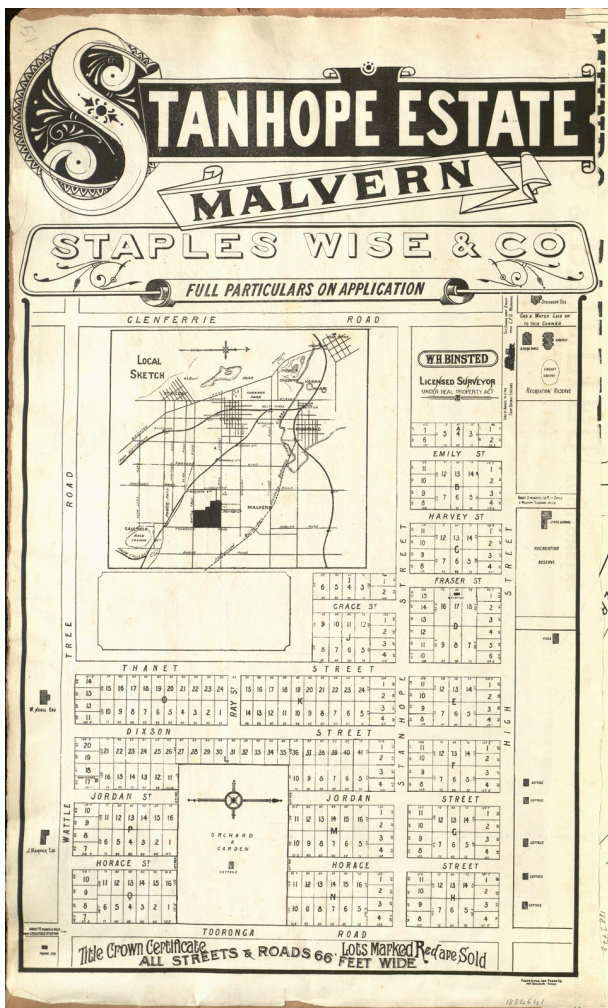

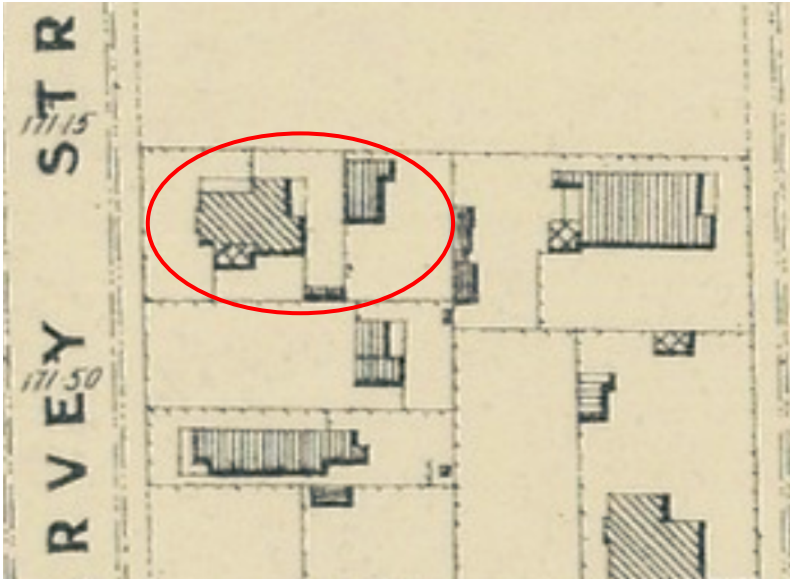*Figure 2. Subdivision plan for Stanhope Estate, Malvern, c. 1888*

Figure 3. MMBW Plan No. 61 showing the residence and outbuildings at 5 Harvey Street, Malvern (circled in red), 1901 (SLV)
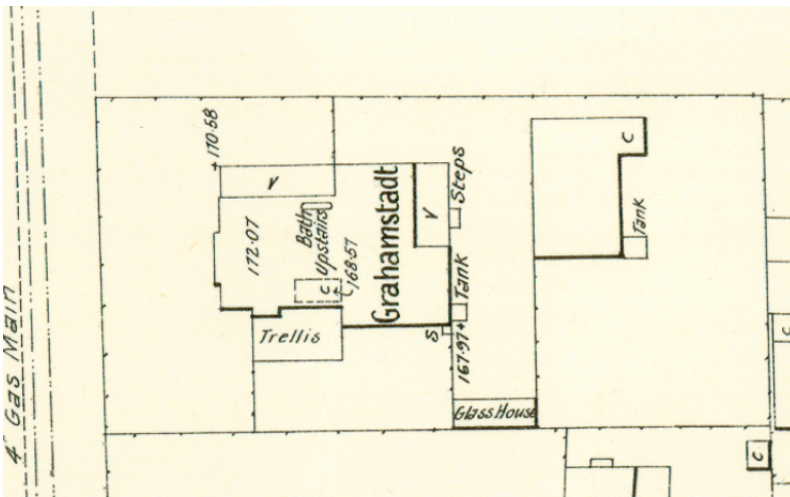

Figure 4. MMBW Detail Plan No. 1744 showing the residence and additional buildings at 5 Harvey Street, Malvern, 1902 (SLV)

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

6 Building towns, cities and the garden state

- 6.3 Shaping the suburbs

- 6.7 Making homes for Victorians

Description

Grahamstadt is situated on the east side of Harvey Street, south of High Street and in close proximity to the Malvern Public Gardens. It comprises a two-storey building of masonry construction that is T-shaped in plan, with substantial additions to the rear (east). The principal (west) elevation is set behind a (later) brick and iron palisade fence and formal garden setting. New vehicular access and carport is provided at the southwest of the site.

The building is of face brick construction, with a gable-roofed rear transverse section and a hipped-roof wing extending to the front (west). The principal elevation features a centrally located bay that sits proud of the main plane of the elevation. It is gable-roofed and finished with a timber bargeboard. All roofs are clad in slate, and have projecting eaves with a recessed timber fascia. Two tall chimneys penetrate the roof and are

decorated simply with vertical rendered mouldings and rendered corbels; the westernmost chimney also features a chimney breast at the south elevation. Windows are timber-framed and double hung. All timberwork and rendered elements, including string courses, mouldings, and segmented arch windowheads, have recently been painted a dark colour. Entry is at the side (north) elevation via a verandah which appears to be a later addition.

Key Features:

- Substantial two-storey form
- Symmetrical massing across the principal (west) elevation
- Hipped and gabled roof forms with slate cladding
- Prominent decorative chimneys
- Face brick walls with rendered decorative elements (overpainted)
- Timber-framed double hung windows.

Intactness/Integrity

Grahamstadt retains a high degree of integrity to the Victorian period in fabric, form and detail. While the building has undergone some alterations, including an addition to the rear and a carport to the south, these do not diminish the ability to understand and appreciate the place as an example of a substantial Victorian house.

Comparative Analysis

Grahamstadt is of note as a distinctive example of a Victorian house constructed in the City of Stonnington. During the 1880s Melbourne experienced a period of unprecedented prosperity, growth and development. Within Stonnington, Malvern in particular experienced a burst of suburban development as land developers subdivided and auctioned choice building sites on housing estates, and builders rapidly covered them with houses (Context 2009:41). A substantial number of Victorian houses, including a number of large, two- storey houses built at the end of the boom period, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Stonnington Planning Scheme on an individual basis. Those located within Malvern that are comparable to Grahamstadt include:

- 19 Pine Grove, Malvern 1889-90 (HO278)
- 72 Elizabeth Street, Malvern, c1890 (HO309)
- Wairua, 149 Wattletree Road, Malvern 1890 (HO548)
- Noorie, 56 Elizabeth Street, Malvern 1891 (HO591)

In a similar manner, Grahamstadt retains a high degree of integrity to clearly demonstrate the characteristics of a late nineteenth-century Victorian house in the City of Stonnington. Designed by architect, James George Jowett, it is of note as a substantial house dating to the Victorian period.

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

Grahamstadt 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 – and throughout Stonnington more broadly – were

subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. Constructed on an allotment in the Stanhope Estate subdivision, this house 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

Grahamstadt is a distinctive, well-resolved and intact representative example of a Victorian residence in the City of Stonnington. Likely designed by architect James Jowett, the building displays important characteristics of late nineteenth century middle-class housing in Malvern and across Melbourne more broadly, including an imposing form, symmetrical composition, hipped and gabled roof forms, prominent chimneys and the use of materials such as slate and red brick.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

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 boundary, as shown in Figure 5 below.

PROPOSED HO EXTENT

Figure 5. Recommended Extent of Heritage Overlay

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.

Land Victoria Title Certificates.

Malvern Rate Books.

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

Sands and McDougall Directories (S&M).

Stonnington History Centre (SHC).

The *Argus.*

The *Lorgnette.*

Victorian Electoral Rolls, accessed via ancestry.com.

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