

## Heritage Citation – Individual Place

**Heritage Place:** Residence

**Address:** 1088-1090 Malvern Road, Armadale

**HO Reference:** HO323

**Citation status:** Final

**Date Updated:** 22 March 2022

**Designer:** Klingender & Alsop

**Year of Construction:** 1916

**Builder:** Unknown



Photograph of 1088-1090 Malvern Road (source: Extent Heritage, 2021).



Location map and extent of HO323.

**Heritage Group:** Residential buildings

**Heritage Type:** Residence

**Key Theme:** Building suburbs

**Key Sub-theme:** Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion

**Significance Level:** Local

**Recommendation:** Retain as an individually significant place on the HO.

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

## Statement of Significance

### *What is significant?*

The property at 1088-1090 Malvern Road, Armadale, is significant. Specifically, the form, scale and detailing of Arts and Crafts residence is of local heritage significance. The outbuildings, landscaping and front boundary fence are not significant.

### *How is it significant?*

The house at 1088-1090 Malvern Road is of local aesthetic significance to the City of Stonnington, and is associated with both the prominent Arts and Crafts architects, Klingender and Alsop.

### *Why is it significant?*

The house at 1088-1090 Malvern Road, Armadale, is aesthetically significant as a simple, lightly ornamented dwelling with characteristics linking it to the Arts and Crafts era. These characteristics include the projecting balcony with timber shingling, the arcaded loggia with timber pillars and tuck pointed brickwork. (Criterion E)

The house at 1088-1090 Malvern Road is associated with prominent Arts and Crafts architects Klingender and Alsop, who designed the building. (Criterion H)

## HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	This place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The house at 1088-1090 Malvern Road, Armadale, is aesthetically significant as a simple, lightly ornamented dwelling with characteristics linking it to the Arts and Crafts era. These characteristics include the projecting balcony with timber shingling, the arcaded loggia with timber pillars and tuck pointed brickwork.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.

G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The house at 1088-1090 Malvern Road is associated with prominent Arts and Crafts architects Klingender and Alsop, who designed the building.

## Description

### • Physical Analysis

1088-1090 Malvern Road is a two-storey brick residence setback from the street with an extensive front lawn. The structure has a restrained design with a simple massing in the Federation Arts and Crafts style. The face red bricks are laid in a running bond and tuck pointed. The windows are a double hung sash window with timber frame. Each window has a bullnosed brick sill, concrete lintel and fixed timber louvred shutters. The windows are of a simple Georgian Revival character owing to the window shutters and the unpainted concrete lintels provide some contrast with the predominant use of tuck pointed brick. The structure has a hipped roof form with two projecting symmetrical pitches overlooking the front façade. The roof is clad in a terracotta tile and has terracotta hip tiles and ridging but its otherwise simple in form and unadorned.

The front façade has a central loggia with paired timber columns rising from a brick balustrade and foundation wall. The loggia is capped with steeply angled brackets of a mediaeval character. There is a projecting shingled and belled balcony on the east and west façade. There are four face red brick chimneys with a simple form projecting from the main structure.

The structure is located on a deep block with an extensive front yard. There are mature trees and plantings located on the property, particularly along the street front fence and backyard which obscures the building from street view. The street front boundary is demarcated by a low crimped wire fence with timber posts and rails. Aerial imagery shows some additional structures and built up areas in the rear yard. These include a garden shed with a single pitch terracotta tiled roof. Extending from the garden shed appears to be three bays of garden trellises with brick posts. There is a raised garden bed lined with brick. There is also a concrete laid driveway leading from the street front running along the east boundary fence that terminates in a corrugated iron car port located in the backyard.

1088-1090 Malvern Road is located close to commercial shops on Malvern Road and Lauriston Girls School. It remains in use as a residential property and is considered to be in good condition. The property appears to be fairly intact, except for the Georgian Revival style windows, and would be considered to be of moderate integrity.

- Alterations and Additions

- New downpipes.
- Addition of roof antenna.
- Concrete driveway.
- Addition of corrugated iron carport.
- New timber window frames and fixed louvred shutters.
- Recent tuck pointing.

## History

- Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).

- Place History

1088-1090 Malvern Road was constructed in 1916 to designs laid out by Klingender & Aslop. Klingender & Aslop was a partnership formed in 1922 between Frederick Louis and Rodney Howard Alsop, with Alsop as the designer and Klingender as the practical partner (Tibbits 1979). Alsop was a practitioner working in the Arts and Crafts movement, and the duo's most prominent designs include the residences Glyn at 224 Kooyong Road, Toorak (1908) and Edrington at 6 Melville Park Drive, Berwick (1908).

The Arts and Craft influenced dwelling at 1088-1090 Malvern Road was initially built for Flor. A. Finlay. By 1920, physician Dr Edward Henry Fyffe is also listed as an occupant alongside Finlay (Sands & McDougall 1920). It is unknown precisely how long Finlay occupied the house, however by the 1930s Senator Alexander John McLachlan is listed in archival material as the official owner and occupier (The Herald 1939, 8). A businessman and lawyer by training, McLachlan transitioned into politics in 1896 when he unsuccessfully ran as an independent for a House of Assembly Seat in Victoria (Loughlin 1986).

He unsuccessfully contested five more times in various parliamentary elections across Victoria and South Australia, before eventually being elected to the Senate in 1925 (Loughlin 1986). An anti-socialist, McLachlan worked for the Liberal cause, and was involved in the formation of the Liberal Federation in 1923.

McLachlan's occupancy at 1088-1090 Malvern Road ended in 1939 when the property was sold to Sir Harry Lawson (The Herald 1939, 8). The Premier of Victoria from 1918 to 1924, Lawson later entered into federal politics, serving as a Senator for Victoria between 1929-1935 for the Nationalist Party (Garden 1986). 1088-1090 Malvern Road was purchased following his retirement, and he occupied the residence with his wife Penelope Bell (née Hawkins). During this period, he was a trustee of the Melbourne Cricket Ground and the Shrine of Remembrance and belonged to the Australian Club (Garden 1986). Following Lawson's death in 1951, ownership of the property was transferred to his son Dr. Donald Forsyth Lawson (Sands & McDougall 1955). Donald Lawson occupied the house for a few decades and is listed as the owner until at least 1974 (Sands & McDougall 1974). Due to the lack of archival material, it is unknown who resided in the house in the period following the decades long Lawson occupancy.

### Comparative Analysis

As a residence designed by Klingender and Alsop, 1088-1090 Malvern Road can be compared to two other works produced in this partnership. The house represents stylistic qualities that both architects have observed in their private practices and therefore the design is a clean fusion of two architects works. However, there are limited examples that reflect the pared-back styling of this house, with the vast majority of other examples using high levels of embellishment particular to the Arts and Crafts movement.

Comparable examples include:

- **Flats (327-328 Beaconsfield Parade, St Kilda West) (HO444).** The flats at 327-328 Beaconsfield Parade, St Kilda West, are directly comparable to the house at 1088-1090 Malvern Road as an example of the partnership Klingender and Alsop. Alsop's work is historically characterised by the Arts and Crafts style, with emphasis placed on the use of timber and terracotta shingling, as well as arcaded loggias with timber or cement pillaring. The house at 1088-1090 Malvern Road observes these elements linking it to Alsop, but it also observes the roof pitch and form generally associated with Klingender. The Flats on Beaconsfield Parade observe the same features; balconies with timber pillars, a similar pitch of roof, terracotta tiling and rectilinear form with recessed arched porches mimicking the use of a loggia. Both sites are therefore directly comparable to each other as clear representations of the firm Klingender and Alsop.
- **Residence (30 Albany Road, Toorak) (HO487).** The house at 30 Albany Road, Toorak, was constructed in the 1870s as stables to the Yar Orrong mansion but was then converted in 1921 to the design of Rodney Alsop into his own private residence. Klingender would then work on the property in 1937, providing a sympathetic extension. With this, the house has seen three instances of construction: initial 1870s construction, conversion in 1921 by Alsop, and then extension in 1937 by Klingender. The house observes the stylistic qualities associated with Alsop's work more than Klingender, but is still comparable as an example of a property both architects worked on. It also abides by the Arts and Crafts characteristics that are emblematic of Alsop's style. One key characteristic includes the use of decorative timber paneling on the

projecting gable ends which achieves the same visual effect as the shingling used at 1088-1090 Malvern Road. Clear differences between both buildings include the form, scale, roof material and form.

Only two examples have been addressed based on a clear distinction between 1088-1090 Malvern Road and most other examples of Klingender and Alsop's work, with 1088-1090 Malvern Road being more elaborate in style. The Flats at 327-328 Beaconsfield Parade can be recognised as the best comparable example to the residence at 1088-1090 Malvern Road, Armadale.

Another example was provided in the 1992 heritage citation, specifically the Wertheim Residence on Whernside Avenue, Toorak. However, no address was provided for this property and it is not currently included on the Heritage Overlay.

## References

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## Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

## Further Images



View looking towards the front façade from the entrance and driveway (source: Extent Heritage Pty Ltd, 2021).



Obscured view of the front façade (source: Extent Heritage Pty Ltd, 2021).



Timber and wire fence along the street front boundary (source: Extent Heritage Pty Ltd, 2021).



Entrance along the street front boundary (source: Extent Heritage Pty Ltd, 2021).

## Authors

**Former citation prepared by:** Nigel Lewis and Richard Aitken Pty Ltd, 1992.

**Updated citation prepared by:** Extent Heritage Pty Ltd, 2022.