

## Stanley Gardens Precinct



Winton Vale Crescent



Stanley Gardens



Interwar villas on Allenby Avenue



Winton Vale Crescent looking east from Malvern Road



Spanish mission style villa at 25 Allenby Avenue



Interwar villas on Winton Vale Crescent



Interwar bungalow on Allenby Avenue



Stanley Gardens Precinct maps

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## Location

MALVERN EAST, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO388

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

### *What is significant?*

The Stanley Gardens Precinct is an interwar residential area in Malvern East. The northern half of the precinct was created as part of the Oaks Estate subdivision of 1920. The southern half of the precinct was laid out slightly later in 1926 with a picturesque arrangement of streets radiating from a central intersection. The strip of parkland running through the centre of the precinct originally formed a natural watercourse. This land was purchased by Malvern City Council as a drainage easement and later became the Stanley Gardens.

The precinct retains a substantial proportion of its early building stock, mainly comprising single-storey interwar villas in garden settings as well as some duplex housing of the period. All the interwar dwellings are of masonry construction, reflecting Council regulations of the era which prohibited timber dwellings in most parts of Malvern.

Elements which contribute to the significance of the precinct include:

- high degree of intactness to its c1920-c1935 period of development;
- unusual planning and infrastructure including the radial arrangement of curving concrete roads;
- variety in architectural character and expression within a consistent suburban villa form;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative detailing;
- natural features such as the Gardens, the topography and elevated sites;
- the open landscaped character of the area brought about through broad streets and nature strips, undeveloped front setbacks with low fences and landscape elements both within individual properties and the public realm;
- vehicle accommodation in discrete side setback locations with single driveway crossover access;
- the consistent single-storey scale of the area's interwar housing stock (the double-storey interwar villas at 3 & 5 Stanley Street being valued exceptions);
- face brick or render materiality and roofscapes with chimneys and pitched roofs in terracotta or concrete tiles; and,
- the allotment pattern resulting from original subdivisions.

### *How is it significant?*

The Stanley Gardens Precinct is of local historical and aesthetic significance.

### *Why is it significant?*

The Stanley Gardens Precinct is of historical significance as an example of the suburban middle class housing development which swept across the eastern parts of the former City of Malvern during the 1920s and 1930s (*Historic theme: 8.2.3 'The City of Real Homes' - development of Malvern after World War 1*). The area's polite villa housing and verdant landscape setting are highly evocative the suburban ideal of the period. The Stanley Gardens precinct also illustrates how Council building regulations of the time sought to reinforce Malvern's status as a respectable middle-class enclave by prohibiting timber construction in many streets.

In addition, the Stanley Gardens illustrate how efforts by the Malvern City Council to provide adequate parkland were often linked to broader concerns about public health and flooding (*Historic theme: 8.7.2 Public health and municipal pride*)

The Stanley Gardens precinct is of aesthetic significance for its unusual planning and substantially intact and cohesive group of interwar dwellings. The consistent form and character of the precinct's early housing, combined with the curving concrete paved roads, parkland and street trees gives this area a strong and distinctive interwar character.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	118029
Property Number	

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## Physical Description 1

The Stanley Gardens precinct comprises a collection of single and two-storey dwellings unified by their villa form, the high quality of their brick construction and their landscaped setting.

The informal character of the area is underscored by: landscaped setbacks; picturesque street planning; undulating topography, which allows for some elevated sites overlooking the gardens and; the Stanley Gardens themselves, which retain a collection of mature trees, some of which appear to date from the original, interwar, period of development.

Built form in the area typically draws from the range of builders' models popular during the interwar period, incorporating pitched roofs rendered or face brick facades and frequently incorporating sweeping arches or bold quoining to verandahs. Dwellings are not typically of high individual significance and the value of the area rests on the character of the group and its intactness and integrity to its early 1930s state. This notwithstanding, a number of buildings such as the two-storey villas in Stanley Street and the unusual dwelling at 25 Allenby Avenue, realised in a Spanish Mission mode, are of some individual distinction.

A lamp standard at the traffic island at the intersection of Allenby and Wilton Vale Crescent is an early element. However, it is unclear whether this dates from the original development or was relocated to its current location at a later date.

## Historical Australian Themes

The following themes are drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

8.2.3 'The City of Real Homes' - development of Malvern after World War 1

8.7.2 Public Health and municipal pride

## Local Historical Themes

8.2.3 'The City of Real Homes' - development of Malvern after World War 1 8.7.2 Public Health and municipal pride

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*