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## Ardrie and Repton Estates Precinct



Repton Road



Edwardian timber villas on  
the west side of Warley Road



The southern end of Warley  
Road



The former Moama Dairy at  
35A Moama Road

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### Location

MALVERN EAST, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO356

### Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

### *What is significant?*

The Ardrie and Repton Estates precinct is a residential area in Malvern East predominately comprising detached single-storey timber housing of the Edwardian and interwar periods. Subdivision of the area began in 1913 and coincided with the extension of the electric tramline along nearby sections of Waverley Road. Further subdivision took place c1915 and by c1930 the area was almost entirely developed to its current extent.

Elements which contribute to the significance of the precinct include:

- high degree of intactness to its c1930 state;
- Edwardian and interwar housing (the former dairy on Moama Street being a notable and valued exception);
- consistent timber materiality and hipped or gabled roofscapes with chimneys and terracotta tile or unpainted corrugated metal cladding;
- the open landscaped character of the area resulting from undeveloped front setbacks, consistent low front fence heights and nature strips with mature street trees. The area's proximity to Ardrie Park enhances this quality;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative detailing.
- the consistent, modest single-storey scale of the built form;
- the detached form of the early dwellings with generally uniform (within each streetscape) front setbacks and modest side setbacks; and,
- road layout, allotments patterns and bluestone kerbs and gutters resulting from original Edwardian era subdivisions.

### *How is it significant?*

The Ardrie and Repton Estates Precinct is of local historical and aesthetic significance.

### *Why is it significant?*

The Ardrie and Repton Estates Precinct is of historical significance as a rare instance of a timber housing estate in suburban Malvern, created before Council regulations prohibited development of this materiality. The area also provides evidence of the intense residential development in this part of the municipality prompted by the expansion of the electric tramline in the early decades of the twentieth century (*Historic theme: 8.2.2 'Country in the city' - suburban development in Malvern before 1920*). Later interwar housing in the precinct demonstrates the second major phase of suburban development in the former City of Malvern during the 1920s (*Historic Theme: 8.2.3 'The city of real homes - suburban development in Malvern after World War I*).

Ardrie Park is of historical significance as a fine example of the efforts made by the former City of Malvern in the early twentieth century to enhance the beauty and amenity of the municipality by creating pleasant public open spaces (*Historic Theme: 8.7.2 Public Health and municipal pride*).

The former Moama Dairy further contributes to the historical significance of the area by demonstrating how local communities were serviced by small suburban dairies in the early decades of the twentieth century (*Historic Theme: 6.1.3 Dairying*).

Aesthetically, the precinct is significant for its fine and cohesive streetscapes of Edwardian and interwar housing. They are notable for their consistent character, which is derived from the single-storey weatherboard villas, bungalows and cottages with a similar form, scale and materiality. Collectively they form the most extensive and intact grouping of early twentieth century timber housing in the municipality.

Repton, Ardrie, and Emo Roads are of particular note for the high proportion of small, single fronted timber cottages dating from the period of first subdivision in the 1910s. The repetitive rhythm established by this

concentration of largely identical cottages is most unusual and significant. The historic character of the area is enhanced by mature exotic street trees and close association with neighbouring Ardrie Park.

The former Moama Dairy is of some individual architectural significance as an example of an interwar suburban dairy with a distinctive Moderne style facade and original signage.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	118064
Property Number	

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## Physical Description 1

The study area developed quickly over the period from c.1914 to c.1925 achieving its mature state by 1930. It is of note for both its intactness and integrity to its mature state and for the consistency of its built form. The early dwellings typically take the form of modest cottages and asymmetrical gable-ended villas and bungalows. Most feature simple verandahs with decorative fretwork. The area is also of note for the extent to which timber is used as a construction material. Subsequent regulations would limit the extent to which timber construction could be used within the City of Malvern.

While the intactness of the area is generally high a number of streetscapes are of particular note. Repton Road is lined on both sides by Edwardian single-storey, single fronted timber cottages dating from the same period and built largely by the same firm. While these vary in detail to a small extent, the family resemblance is striking. Given the consistent setbacks and the integrity of the building stock, this area exhibits a uniformity of stock and a repetitive rhythm of built form which is extraordinary.

## Local Historical Themes

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

8.2.2 'Country in the city' - suburban development in Malvern before 1920

8.2.3 'The city of real homes' - suburban development in Malvern after World War I.

8.7.2 Public health and municipal pride

6.1.3 Dairying

*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/>*