
NIRVANA



3 Avalon Road Armadale

Location

3 Avalon Road ARMADALE, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO599

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The two-storey Federation house known as Nirvana, 3 Avalon Road, Armadale, built in 1907.

Elements that contribute to the significance of the place include (but are not limited to):

. The house's original external form, materials and detailing

. The house's high level of integrity to its original design.

Later alterations and additions, particularly substantial built structures constructed at the rear of the property, are not significant.

How is it significant?

Nirvana, 3 Avalon Road, Armadale, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Nirvana, 3 Avalon Road, Armadale is a fine and representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly, including a simple form and design with restrained decorative treatment and subtle Art Nouveau-inspired detailing (Criterion D).

Nirvana, 3 Avalon Road, Armadale, is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The simple design, with main hipped roof, prominent front bay and two-storey side verandah, together with the restrained use of distinctive architectural elements and lack of adornment, presents a picturesque composition of this architectural style. The possible involvement of prominent Melbourne architect Walter Butler in the design is of note (Criterion E).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1907,
Hermes Number	201896
Property Number	

Physical Description 1

The dwelling at 3 Avalon Road is a substantial detached two-storey dwelling set well back from the street within mature grounds. Constructed from red brick with a slate roof, the design displays characteristics of the Federation Art Nouveau style. The dwelling, constructed in 1907, remains in very good condition.

The dwelling has a square hipped roof, with rear outrigger and terracotta fern finials and terracotta Federation star ridge cappings (Figure 4). Four chimney stacks remain to the rear, and one substantial red brick stack is located at the front with simple corbeled tops and terracotta chimney pots (Figure 4). An unusual projecting bay extends from the south elevation, with a curving Art Nouveau parapet, finished in roughcast render (overpainted) (Figure 5). The bay is surmounted by a flying gable supported on decorative timber brackets with simple timber strapping to the gable end (Figure 5). A double height verandah, with a simple flat roof extends on the western side. It is supported on brick piers with round-arched openings and hood moulds to the ground floor, and square, tapered columns and a brick balustrade with Art Nouveau copings to the first floor. At ground floor, the verandah is finished in encaustic tiles with bluestone edging and steps. A secondary gable end is located adjacent to the verandah on the western elevation. Windows are double hung with segmental brick arched heads and hood moulds, and bluestone sills.

The site is bound by a replica Victorian-style iron railing and post fence to the street, constructed in 2003. The front garden has a gravelled return driveway and a modern fountain feature. To the rear is a swimming pool and a substantial detached modern annex building, including a triple garage that was constructed in c2002.

Integrity

The house retains a high degree of integrity to the Federation Arts and Craft style, in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

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/>