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# Glenavon



19 Pine Grove Malvern

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## Location

19 Pine Grove MALVERN, Stonnington City

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO278

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

Glenavon at 19 Pine Grove, Malvern, is locally significant historically and architecturally:

- for its high external integrity, particularly the unpainted stucco and mature landscape setting, and is thus a good example of the large apparently speculative villas erected in this 19th century estate (Criterion D2);
- as a good example of a large non-architect-designed villa of a type and style occupied by the 19th century middle class and associated with the Italianate style, as exemplified in this building.

Heritage Study/Consultant	Stonnington - Heritage Overlay Review - Amendment C5, C6, Graeme Butler & Associates, 2003;
Construction dates	1889,
Other Names	19 Pine Grove, Malvern, Glenavon Flats,
Hermes Number	31277
Property Number	

## Physical Description 1

*(as assessed from the street)*

This two storey stuccoed Italianate style villa is set out with two projecting wings linked by an ornamental two-level iron verandah. Bay windows are attached to each wing, the verandah floor is tiled with encaustic mosaics, the verandah soffit is boarded, the eaves are bracketed, and the hipped roof forms are slate clad. Chimneys are cemented with typical Victorian-era cornice mouldings and panelled shafts.

The north and west faces of the house are unadorned face brick (since overpainted) with the arched coloured glass stair light on the west being one of the few period elements. The six-panelled front door has panelled side and top lights with intricate coloured glazing showing transfer and painted glass as well as leaded coloured pieces. Openings, such as the front door and tall double-hung windows, are linked by an impost mould and corners are emphasised with quoins. A string mould, marking the floor line, is faced with an embossed cream and brown patterned tile. Similar tiles are used on the nearby polychrome villa at the corner of Edsall St (Dunrobin 1888).

## Integrity

*(as assessed from the street)*

Well preserved externally, with the unpainted stucco being now a rarity. The perimeter fences are new and an unrelated flat roof one-storey addition has been made to the west side (1987?).

## Local Historical Themes

8.2.2 'Country in the city' - suburban development in Malvern before 1920 3.3.3 Speculation and land boomers - subdivision from 1880s onwards

*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/>*