

Coonil Estate Precinct



Edwardian dwellings on Grace Street



Edwardian villas at 16 and 18 Thanet Street



Edwardian attic storey bungalow at 8 Coonil Crescent



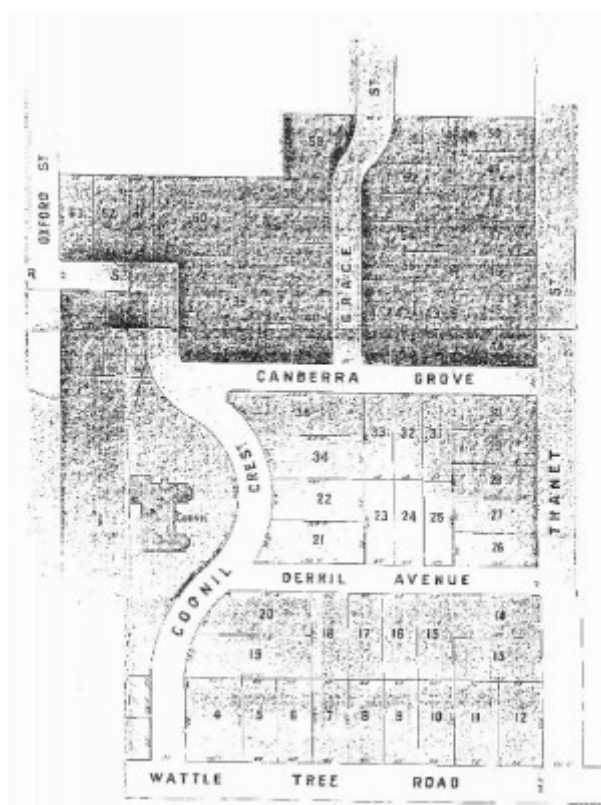
Victorian polychrome brick villa at 12 Parkside Street



Hadleigh, 76 Stanhope Street



Edwardian villas on the west side of Thanet Street



1910 plan of the Coonil Estate subdivision.

Location

CANBERRA STREET, COONIL CRESCENT, DERRIL AVENUE, GRACE STREET, OXFORD STREET, PARKSIDE STREET, STANHOPE STREET, and THANET STREET, MALVERN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO375

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The Coonil Estate Precinct is a residential area developed in stages during the late nineteenth and early twentieth centuries. The Victorian-era houses in the precinct are predominantly detached brick villas dating from the 1880s coexisting with a smaller number of more modest timber cottages. Most of the Edwardian houses in the precinct were developed through the subdivision of the Coonil Mansion Estate as part of a wave of suburban development that occurred in the Malvern area through the early twentieth century.

Elements which contribute to the significance of the precinct include (but are not limited to):

- the Victorian-era houses including the predominantly detached brick villas dating from the 1880s coexisting with a smaller number of modest timber cottages;
- the Edwardian houses and streetscapes developed through the early twentieth century and including fine examples of the 'Queen Anne' revival style and relatively early examples of the bungalow idiom;
- a selection of dwellings from the 1920s and 1930s which are generally sympathetic in terms of their architectural form, scale, and siting, and as such make useful contributions to the early character of the area;
- the predominantly single-storey nature of the precinct. The two-storey scale of the villa, Hadleigh, provides an atypical, but historically important, variation from the scale of the precinct more generally;
- the detached form of the early dwellings with substantial and generally uniform (within each streetscape) front setbacks and side setbacks;
- generous allotments providing landscaped settings for dwellings. A group of modest Victorian cottages in Park Street and semi-detached dwellings in Grace Street form notable but valued variations to the more typical arrangement;
- intactness of built form across all of the periods. Dwellings survive largely unaltered and the area is notable for the absence of prominent additions and alterations. Visible upper level additions to Edwardian buildings are uncommon but typically adopt a discrete dormer form;
- hipped or gabled roofscapes with chimneys and terracotta or slate tiles or plain corrugated galvanised steel cladding;

- the extent to which original detailing survives. Nineteenth century buildings typically retain verandahs, polychrome brickwork and ornamental detailing. Edwardian buildings are generally of note for their ornate timber detailing but in Coonil Crescent, Canberra Grove and Thanet Streets this expression is particularly well-preserved;
- low incidence of modern interventions such as parking provisions in front setbacks (particularly in areas such as Park Street where few crossovers exist at all); and,
- the retention of sympathetic low front fences in some sections of the precinct (most notably in sections of Grace Street);
- street layout and subdivision patterns, in particular, the picturesque curvilinear street layouts of Coonil Crescent and Grace Street;
- mature street trees; and,
- bluestone kerbs, channels and laneways (to the extent that they survive).

How is it significant?

The Coonil Estate Precinct is of local historical and aesthetic significance.

Why is it significant?

Historically, the Coonil Estate Precinct is significant for its capacity to demonstrate important phases of the middle-class suburban development that shaped Malvern during the late nineteenth and early twentieth centuries. The earliest parts of the precinct are a product of the 1880s land boom which saw the rapid expansion of suburban Malvern in response to the construction of the railway (*Historic theme: 3.3.3 Speculation and land boomers- subdivision from 1880 onwards*). The area contains important individual examples of boom period design alongside intact areas of more typical ornamented villas and cottages. The dwellings, typically in landscaped settings on generous allotments illustrate the desire for *rus in urbe* - city in the country - and life away from the crowded conditions of the inner city (*Historic Theme: 8.2.2 'Country in the city' - suburban development in Malvern before 1920*). The consolidation of suburban Malvern, assisted by the development of the tramways network through the early years of the twentieth century, is evident as a second wave of development centred on Coonil Crescent. New houses in the Coonil Estate were typically built to a series of strict regulations that prohibited timber construction and set minimum construction costs. As a result, the substantial, but polite, built form underscores the middle class aspirations of Edwardian Malvern. The development of the precinct in two distinct eras, with no built form to illustrate the transition between the two, highlights the impact of the recession of the 1890s on the development of Malvern (*Historic Theme: 3.3.5 Recovery and infill 1900-1940*). The meandering layout of Coonil Crescent formed to accommodate the retention of the Coonil mansion is a modest reminder of the earliest patterns of subdivision and of the large Victorian properties which were sold off and subdivided to allow modern Malvern to come into being (*Historic Theme: 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century*).

The Coonil Estate Precinct is aesthetically significant as a substantially intact collection of streetscapes and more substantial housing from the Victorian and Edwardian eras. The Victorian streetscapes in the precinct include fine Victorian Italianate villas on Stanhope Street and a largely intact row of brick villas on the south side of Parkside Street. The Edwardian streetscapes constructed as part of the 1910 Coonil Estate subdivision are of particular note for the consistency and quality of the housing stock. They include fine examples of the 'Queen Anne' revival style and relatively early examples of the bungalow idiom both of a type found elsewhere. However, a small number of more substantial attic storey and other less generic or architect-designed villas provide a point of difference from these other areas. Although not central to the significance of the precinct, housing stock from the 1920s and 1930s is generally sympathetic in terms of its architectural form, scale, and siting, and as such makes a valuable contribution to the early character of the area. The aesthetic significance of the Coonil Estate is enhanced by mature street trees and the picturesque curvilinear street layout of Coonil Crescent and Grace Street.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Construction dates	1880,

Physical Description 1

The precinct is a residential area located to the east of the Cabrini Hospital, between Stanhope Street and Wattletree Road. It can be divided into two distinct areas corresponding to the two main periods of development in the late-nineteenth and early twentieth century. The northern third of the precinct, comprising Stanhope and Parkside streets and part of Grace Street, is largely a product of the 1880s land boom and is predominately characterised by Victorian housing stock. This generally takes the form of detached villas with hipped slate or corrugated iron roofs and asymmetrical double-fronted facades trimmed with cast iron. A number have fine polychrome brick walls.

The larger and more elaborate Victorian villas in the precinct are typically found on Stanhope Street. They include James Wright's flamboyant late boom period houses at 92, 88 and 86 Stanhope Street and 'Hadleigh', the double storey 1889 villa at 76 Stanhope Street. A largely intact row of somewhat more modest brick villas survives on the southern side of Parkside Street. There are also a smaller number of modest timber cottages in the precinct that demonstrate the mixed character typical of land subdivided during the boom of the 1880s. Examples of Edwardian and interwar dwellings can also be found interspersed amongst the earlier Victorian building stock.

The southern two thirds of precinct - comprising Coonil Crescent, Canberra grove, Derril Avenue, Thanet Street and part of Grace Street - was almost entirely developed with middle class villas in the decade following the 1910 subdivision of the Coonil estate. Consequently, much of the housing stock in this part of the precinct is built in an architectural expression known popularly as the Queen Anne revival. The villas designed in this idiom are characterised by red-brick construction, terracotta tiled roofs, half-timbered gable ends, timber fretted verandahs supported on turned timber posts, casement windows and redbrick chimneys with terracotta pots. The villa at 6 Coonil Crescent is one of the largest dwellings in the estate and is of particular note for its copper domed entry porch. A few houses in the precinct, such as 4 and 8 Coonil Crescent, display late-Edwardian or bungalow stylistic elements and are characterised by broad, less steeply pitched gable roofs and simpler massing. As a result of the original 1910 building restrictions which prohibited timber construction and set a minimum house value, the Edwardian dwellings in the Coonil Estate are uniformly of brick construction and display a consistent scale and architectural character.

The precinct also contains a smaller number of interwar dwellings. These were constructed after the key Edwardian and Victorian periods of development but nevertheless exhibit a scale, form and architectural character compatible with the earlier building stock. Examples include the neo-Georgian villa at 8 Derril Avenue and the bungalow at 94 Stanhope Street.

There are some modern carport and garages additions in the precinct as well as high solid fences, although these have not overwritten the early streetscape character. Modern additions are typically located at the rear of properties where they have minimal impact on the early character. Some first floor additions are visible from the streetscape but have typically been designed as attic storey additions sympathetic to their original roofscape.

Historical Australian Themes

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

3.3.3 Speculators and land boomers - subdivision from 1880 onwards.

3.3.5 Recovery and infill 1900-1940.

8.1.3 The end of an era - mansion estate subdivisions in the twentieth century.

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

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Local Historical Themes

3.3.3 Speculation and land boomers- subdivision from 1880 onwards 8.2.2 Country in the city - suburban development in Malvern before 1920 3.3.5 Recovery and infill 1900-1940 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century

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/>