
QUENTIN



5 & 7 Tollington Avenue
Malvern East



5 & 7 Tollington Avenue
Malvern East



5 & 7 Tollington Avenue
Malvern East



5-7 Tollington Avenue,
Malvern East

Location

5 & 7 Tollington Avenue MALVERN EAST, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO622

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The Federation duplex at 5 & 7 Tollington Avenue, Malvern East, built in 1912.

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, including a rear addition and garage to no 7, are not significant.

How is it significant?

5 & 7 Tollington Avenue, Malvern East is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

5 & 7 Tollington Avenue, Malvern East, is an unusual and highly intact house built in the Federation Period. The use of mirrored forms with double gables and integrated verandah roofs, along with the use of materials such as timber and roughcast render in a simple manner, are uncommon in a house that broadly demonstrates characteristics of the Federation Arts and Crafts style (Criterion B).

5 & 7 Tollington Avenue, Malvern East, is a well-considered and carefully detailed example of a Federation Arts and Crafts house. The overall symmetrical design with dominant roofs, and timber, roughcast and shingle walling, demonstrates a highly original combination of architectural elements and materials which together present a picturesque composition of this architectural style (Criterion E).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1912,
Other Names	5 Tollington Avenue, 7 Tollington Avenue,
Hermes Number	201758
Property Number	

Physical Description 1

The dwellings at 5 & 7 Tollington Avenue are a pair of semi-detached, attic-storey duplexes designed in the Federation Bungalow style. The mirrored dwellings present an unusual example of this form, with restrained architectural detail. Constructed in 1912, the dwellings remain in a fair condition.

The dwellings are rectangular in plan with two asymmetrical gable roofs fronting the street, and a small hip roof running transversely across the site and bridging the party wall (Figure 3). A secondary transverse dormer gable, projecting north, is located on No. 5 (Figure 4), while an eyelid dormer, projecting south, is located on No. 7. A further transverse gable is located at the rear of both dwellings. The wall construction is timber framed, with bullnose weatherboards to the ground floor and timber shingles to the upper (attic) storey (Figure 5). The roof is

clad in interlocking Marseilles tiles. Two chimneys, both on No. 7, remain with roughcast render stacks (overpainted), simple neck moulding, and regular openings under a flat capping (Figure 1). The gable ends are half timbered, with roughcast render (overpainted) and vertical timber strapping. Windows to the gable end are a bank of double hung sashes and fixed windows, in a trapezoid shape (Figure 5).

The entrance to No. 5 is recessed on the northern side, incorporated under the gable roof form. The deep eaves and roof are supported on simple square timber posts. The verandah floor is original timber boards (Figure 4). Under the verandah, the walls are clad in bullnose weatherboards, with roughcast render (overpainted) above sill level. The windows are both full height double hung sashes, which provide access onto the verandah, and smaller double hung sashes that front the street.

The entrance to No. 7 Tollington Avenue is via a recessed entry porch fronting the street, delineated by a square opening with simple solid timber frieze (Figure 1). Windows are modern double sashes, on both the front and side elevations. The side elevation is finished in smooth render (overpainted) above a bullnose weatherboard plinth.

The site is bounded by modern timber picket fences to both dwellings, and each has a mature tree within the frontage. No. 5 has been subdivided with a modern dwelling at the rear, and vehicle access provided via a concrete driveway down the northern boundary. No.7 has a rear garage accessed off the rear right of way.

Integrity

The duplex retains a high degree of integrity to its Federation period of construction in fabric, form and detail. It is clearly understood and appreciated as a fine example of a Federation duplex.

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/>