

---

# CHARTER OAK



1121 Dandenong Road  
Malvern East



1121 Dandenong Road  
Malvern East

---

## Location

1121 Dandenong Road MALVERN EAST, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO619

## Heritage Listing

Stonnington City

---

## Statement of Significance

Last updated on - January 1, 1900

The Federation house known as 'Charter Oak' at 1121 Dandenong Road, Malvern East, built in 1912 for and by architect Hugh Ralston Crawford.

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 rear addition and side garage, are not significant.

How is it significant?

'Charter Oak' is of local architectural, aesthetic and technical significance to the City of Stonnington.

Why is it significant?

'Charter Oak' is a fine and representative example of a Federation house. It displays typical features of the Federation Bungalow architectural style popular in the 1910s in Malvern East and across Melbourne more broadly, including simple massing with wide-spreading roof form and attic rooms, a deep verandah and sturdy timber verandah posts with masonry piers. It also displays some characteristics more typical of the Federation Arts and Crafts architectural style, such as the symmetrical, butterfly plan form (Criterion D).

'Charter Oak' is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house. The simple symmetrical design, with main hipped roof and prominent gabled bays, together with the restrained use of distinctive architectural elements, presents a picturesque composition of this architectural style (Criterion E).

'Charter Oak' is an early and unusual example of reinforced concrete construction in Malvern East and the municipality more broadly. It demonstrates the architect H R Crawford's innovative use of this material in residential work (Criterion F).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1912,
Architect/Designer	Crawford, Hugh Ralston,
Other Names	1121-1123 Dandenong Road, Malvern East,
Hermes Number	201908
Property Number	

## Physical Description 1

The dwelling at 1121 Dandenong Road is a single-storey detached dwelling set on a corner allotment with modern landscaping. Built of concrete with a ruled ashlar render finish (overpainted) the dwelling, by owner/architect Hugh Ralston Crawford, draws on the Federation Bungalow style with some Arts & Crafts influences. It strongly addresses the corner and is designed to be viewed in-the-round. Constructed in 1912, the dwelling remains in good condition.

The house has a strong diagonal emphasis in plan with two deep projecting gables to the east and south and recessed gable to the corner bay (Figure 1). Clad in slate, the roof features decorative terracotta ridge tiles and ball finials to the gable ends (Figure 1). Modern dormer windows have been installed on the rear north and west roof planes (constructed 2006). Two visible chimneys remain, with rendered stacks (overpainted) and modern metal flues (Figure 3). The gables are supported on decorative timber brackets and with timber verges, bargeboards and eaves lining (Figure 3). The gable ends are rendered with timber vents and surmount projecting bay windows with simple incised render surrounds, decorative moulded cornices and painted metal balustrading (see Figure 3). Addressing the corner is a blind gable, with roughcast render end and simple rendered

stringcourse. The corner verandah, contained under a separate shallow pitch hip roof, is supported on tapering timber half height posts on masonry piers. The posts support a wide, flat timber capital, simple solid timber frieze and small sections of balustraded timber fretwork. The verandah floor is timber board, with a single timber step. Windows are double hung sashes with highlights to the bays, and casements with arched heads and leaded coloured lights simply set into the wall under the verandah. These flank a central panelled timber door, with leaded coloured light, and matching side and fanlights.

A modern extension, which imitates the original finish of the house, was constructed to the rear of the dwelling in 2006. The dormers on the north and west roof planes were also constructed at this time. A modern garage, located and accessed off the eastern boundary, also utilises details from the original dwelling including the render finish and slate roofing detail (see Figure 4). The site is bounded by a tall modern masonry plinth fence with modern iron railings and gates.

### Integrity

The house retains a high degree of integrity to the Federation Bungalow 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/>*