

CITY OF GLEN EIRA

Glen Eira Planning Scheme Amendment C19

Heritage Citations

2003

A Note

This document includes citations relied upon for Planning Scheme Amendment C19. This amendment included 56 individual places in to the Heritage Overlay of the Glen Eira Planning Scheme.

Changes to some citations or Statements of Significance have been made through subsequent amendments and a limited number of places have subsequently been listed on the Victorian Heritage Register.

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58 Balaclava Road, St. Kilda East
"Wyndham" (house, 1914)

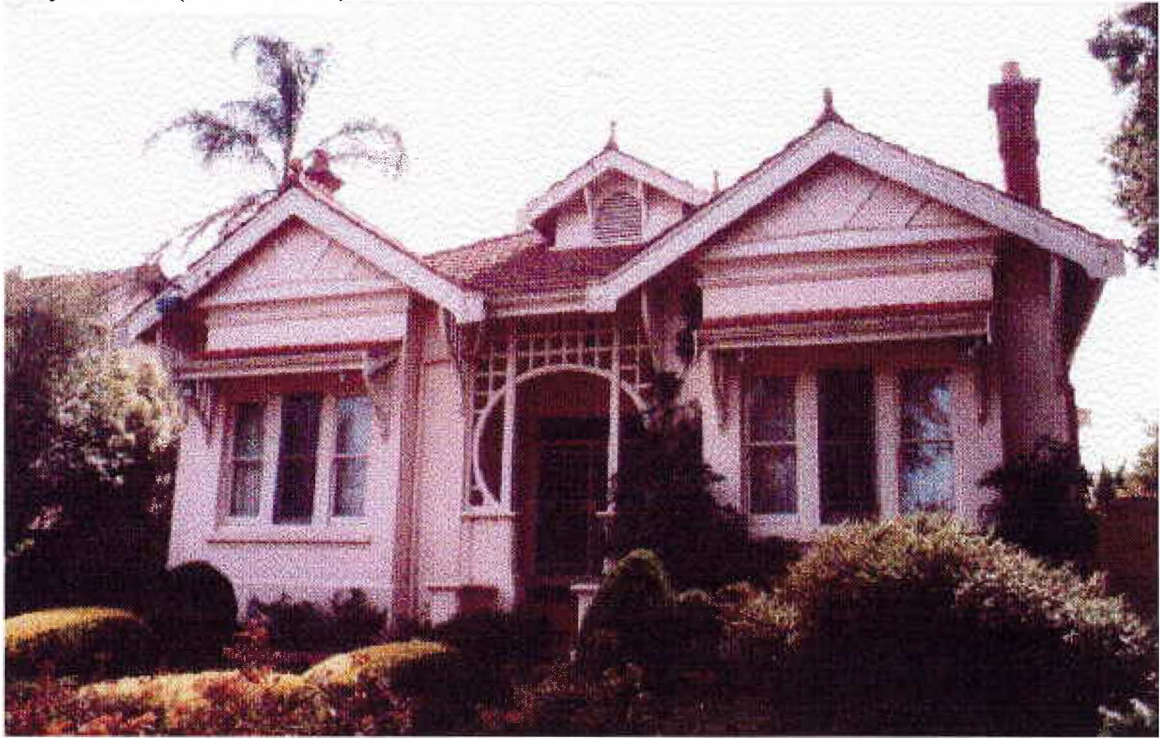


Photo: April 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An exceptionally picturesque late Federation period villa with symmetrical façade in the Arts and Crafts manner consisting of pavilions with window bays, hoods and half timbered gable ends flanking a recessed porch with lattice screen employing the circle and keyhole motifs in the manner of the day. A ventilated dormer with gablet is centrally located in the gable roof to emphasise the symmetrical arrangement.

Condition: Sound

Integrity: High, brickwork overpainted.

History: The land on either side of Orrong Road between Inkerman and Balaclava Roads was purchased from the Crown by William Lyall, prominent pastoralist, grazier, public identity and first owner of the property "Frogmore".

The land comprising section 181A and B became the estate known as "Chaddesley", which in 1909 was owned/administered by the National Trustees Coy. In 1912, it was listed in the Rate Books as the executors of the estate of J.B.Perrins. Elizabeth Perrins, a widow, lived there.

The grounds of "Chaddesley" were subdivided c.1912 and Chaddesley Street was formed. In 1912, Henry Edgar Morton, a surveyor for the City of Melbourne, purchased lot 7 of the "Chaddesley Estate" subdivision. It was in Balaclava Road, north side between Chaddesley Street and Orrong Road. The land measured about 66 by 160 feet and had a NAV of 14 pounds.

In 1913, Morton was "in course of erecting" a brick house of eight rooms for his residence. The house was completed the next year and was named "Wyndham". It had an NAV of 82 pounds. Morton continued to live there in 1920.

References: Caulfield City Rate Books: 1909-10, 1912-15, 1919-20.
MMBW litho plan no.47, dated 1935 (?).
Parish Plan Prahran, 1882.

Thematic Context: `Caulfield's post Federation suburban expansion

Statement of Significance: "Wyndham" at 58 Balaclava Road is architecturally important as a flamboyant Federation villa, enriching Glen Eira's collection of such buildings and especially distinguished for its symmetrical treatment with keyhole motif to the porch.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, April 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

60 Balaclava Road, St. Kilda East
"Bangor" (house, 1914)



Photo: April 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A representative Federation period villa with black tuckpointed red body bricks, stuccoed dressings, curiously resolved verandah treatment and distinguishing foliated cast cement panels to the front gable end and façade.

Condition: Sound

Integrity: High

History: When the "Chaddesley Estate" subdivision was released for sale c.1912, James Andrews, a manager from Camberwell, purchased lot 6 in Balaclava Road, north side between Chaddesley Street and Orrong Road. The land measured about 66 by 160 feet and had an NAV of 14 pounds. In 1914, Andrews built a brick house which he named "Bangor" for his residence. The house had eight rooms and an NAV of 80 pounds. Andrews lived at "Bangor" until 1920 when he sold it to Mrs Clara Mordecai(?). Sydney Sinclair, a shipping clerk, lived there.

References: Caulfield City Rate Books: 1909-10, 1912-15, 1919-20.
MMBW litho plan no.47, dated 1935 (?).
Parish Plan Prahran, 1882.
Citation for No.58 Balaclava Road re early land ownership.

Thematic Context: Caulfield's post Federation suburban expansion

Statement of Significance: "Bangor" at 60 Balaclava Road has architectural interest for its use of cast cement enrichment, adding diversity to Glen Eira's stock of Federation Style buildings of the period.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, April 1998

80 Balaclava Road, Caulfield North
 "Wangalla" (house, 1916)

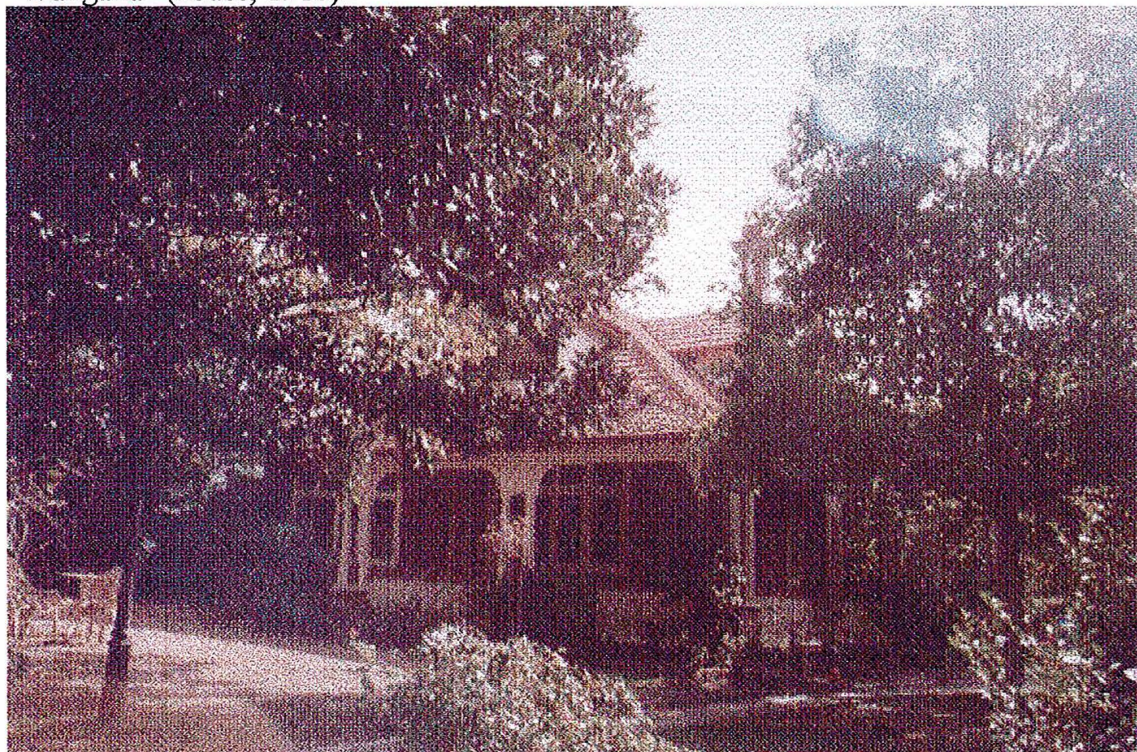


Photo: April 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A substantial and picturesque Federation period villa with attic storey and corner posted verandah emphasised by an unusual hipped roof treatment adjacent to the diagonal axis. The verandah has plain curved spandrels and beams with fretted battened balustrade whilst leadlit casement windows are arranged in angled bays and in narrow casements either side of a tall chimney stack in the Arts and Crafts manner. The attic floor has balconettes, the east facing dormer having possibly been built in. The front door is round arched and given added emphasis by a gablet in the verandah.

Condition:	Sound
Integrity:	High

History: Numerous sections of land were purchased by W.Lyall when Crown land was sold in the Balaclava/Orrong Road area. Among them was section 187B comprising four acres, which subsequently became part of R.H.Billing's estate, later known as "Labassa".

From around the time of the Great War, areas of land associated with "Labassa" were subdivided and sold, the lots fronting Balaclava Road being among the first to go.

Edward Hood of St. Kilda owned lot 10 on the north west corner of Balaclava Road and Labassa Grove in 1914. The land measured 66 by 160 feet and had an NAV of 15 pounds. Hood sold the block to Thomas E. Hunter, a printer of Little Collins Street, Melbourne, who built a brick house in 1915-16 on the site. The house had eight rooms and was named "Wangalla". In 1919, the NAV of the property was 80 pounds.

By 1930, the house was the residence of Dr. J.H.Nattrass, a physician. Nattrass continued to live there in 1941.

References: Caulfield City Rate Books: 1914-1920.
Sands and McDougall directories: 1910, 1920, 1930, 1941.
MMBW litho plan no.47, dated 1935 (?).
Parish Plan Prahran, 1882.

Thematic Context: Caulfield's post Federation suburban expansion

Statement of Significance: "Wangalla" at no. 80 Balaclava Road is important as a substantial and sophisticated example of a villa conceived essentially in the Federation Style but heavily influenced by the Arts and Crafts movement as it was popularised around the time of the First World War.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, April 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

330-338 Balaclava Road, Caulfield North

Houses and shops



Photo: April 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: This complex consists of two identical former shops: “Tarnaki House” at no.330 and “Dunedin House” at no. 338 at either end of a short terraced row of two houses: nos. 332 and 334. The shops retain their pilastered fronts and balustraded pedimented parapets but the shop windows have been removed as a part of their conversion to residential use. The residence at no. 330 has a timber posted verandah, possibly reconstructed, and both buildings have been overpainted. The houses at nos. 332-334 are in polychrome brick with balustraded and pedimented parapets. The verandahs to no. 332 has been built in and to no. 334 altered.

Condition: Sound

Integrity: Fair

History: The land bounded by Inkerman, Hawthorn, Balaclava and Kambrook Roads was commonly known as “Paddy’s Swamp” and was reserved for public use as a watering place for stock on the way to the markets in the mid nineteenth century. It was later named Caulfield Park. The railway line to Oakleigh cut through the north east corner of Paddy’s Swamp in 1878-9. Normanby Road and Park Crescent were formed when Crown land was released for sale. The land between these two roads and Kambrook Road comprised section 10.

The first advertised survey of section 10 occurred in 1879. It presented twenty "Suburban Allotments" all with right of way access presumably for stabling. The section however was sold as ten lots on the 6 January 1880. J. Whitney purchased six lots including lot 1 with frontage to Balaclava Road. Lots 1 to 5 were subsequently advertised as the "Caulfield Park Estate". It offered "Twenty-four Choice Villa Allotments" to be auctioned by Byrne, Vale and Co.

In 1887, a builder named George Wybar, and various Wybar family members owned properties and land in the locality. In 1889, Wybar built the brick shops and houses in Balaclava Road between Park Crescent and Kambrook Road. They were all leased. At the time, no. 338 was incomplete having only one room nevertheless it was let to James Smith, a bootmaker.

In 1890, a six roomed dwelling, attached to the rear of the shop at no.338 was completed. The NAV was 50 pounds. However at the time the rate was made in January 1891, no 338 was vacant and ownership had passed to the Australian Deposit and Mortgage Bank. The Bank also acquired the other shop and adjacent two houses Wybar had built in the strip.

Ownership of these properties remained the same at the turn of the century. No.338 was leased to George Douglas, a tinsmith. In 1906, the shop was occupied by Mrs. H. Prue, a confectioner. By 1951 the shops were no longer in use as retail premises.

References: Caulfield City Rate Books: 1887-94, 1899-1900.
Sands and McDougall directories: 1891, 1895, 1900, 1906, 1951.
MMBW litho plan no.62, dated May 1905.
Parish Plan Prahran, 1882.
"Caulfield Park Estate"(undated) and "Suburban Allotments"
(1879), Vale Collection, Map Section, Latrobe Library.

Thematic Context: Caulfield's late Victorian suburban expansion

Statement of Significance: The complex of former shops and residences at nos. 330-338 Balaclava Road is locally important as an unusual commercial development which, in conjunction with "Wybar's Buildings" diagonally opposite, constituted a small shopping centre at this location. It is now largely defunct but has historic interest also to the extent that it was virtually established by members of the Wybar family during the late Victorian Land Boom as a speculative venture.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, April 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

345 Balaclava Road 26 Kambrook Road Caulfield North
“Wybar’s Buildings”



Photo: April, 1998

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A prominently situated two-storeyed complex of late Victorian buildings consisting of “Wybar’s Buildings” occupying the Balaclava Road/ Kambrook Road corner and the “Caulfield Bakery” facing Kambrook Road, separated by a driveway from a single storeyed shop. The main building has a corner splay and balustraded parapet with curved pediments, the words “Wybar’s Buildings 1887” having been obliterated but “Caulfield Bakery 1887” with the characteristic wheatsheaf surviving in raised cement work. The walls are stuccoed and richly ornamented with bracketed cornices and keystones with masks extending to the Bakery. The main building is further distinguished by the Masonic symbol of the mason’s dividers in the pediment whilst the upper level of the bakery is in overpainted brickwork. The single storeyed shop incorporates the bracketed cornice and consoles characteristic of the main buildings and is in other respects a utilitarian structure.

Condition: Sound

Integrity: The entire complex originally had posted verandahs with shop fronts, now replaced, at street level. Later shop fronts survive at the Bakery and the shop at no.26 Kambrook Road.

History: “Wybar’s Buildings” were erected in 1887 by George Wybar, and appear to have included commercial premises, a bakery and Masonic accommodation. An application to Caulfield Council by G. Wybar late in 1888 to erect a coffee palace and hotel with bakery at this location was unopposed and it may be that the coffee palace was to be provided at street level with accommodation upstairs. By 1951, the buildings accommodated a grocer at no.345 Balaclava Road and a confectioner at no.24 Kambrook Road with a fruiterer alongside.

References: Sands and McDougall Directory, 1951.

Solomon, Dr. G., Caulfield’s Building Heritage City of Caulfield, vol.1, , p.88.

Thematic Context: Caulfield as a late Victorian suburb

Statement of Significance: “Wybar’s Buildings” at the corner of Balaclava Road and Kambrook Road are important as a prominent late Victorian commercial development incorporating a variety of activities including a bakery and possibly a coffee palace, the latter understood to be unique within the municipality, but characteristic of the period. It is a rare complex of its type in Caulfield and is important also as evocative evidence of the late Victorian Land Boom and the creation of a small now defunct commercial centre at this location by the George Wybar.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, April 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

19 Blanche Street, Elsternwick
“Sprouston”(house, 1900)



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A richly ornamented late Victorian Boom Style asymmetrical villa in polychromatic brickwork with faceted wing and cast iron posted convex roofed verandah to the entire façade and part south side. There are timber frieze rails and dentils to the verandah and a decorative valance treatment to the fascias. Black body bricks are relieved by white and red banding and there is a hipped slate roof.

Condition: Sound.

Integrity: Later sympathetic verandah floor, recent high front fence, rear additions and car port.

History: At the Government land sales, J.M. Holloway purchased Crown portion 247 on Glen Eira Road having an area of about 8.5 acres. Henry Joseph Langdon subsequently purchased 6 acres of this portion, which he subdivided. In the process Blanche Street was formed. The housing lots created were released for auction on

March 13th 1886 as the “Kooyong Estate”, subsequently advertised for sale as the “Beemery Park Extension”.

Everett Bardwell, a gentleman, purchased land on the west side of Blanche Street in 1887 and built a house on lot 10 in that year. The house was described as brick with eight rooms and a NAV of 85 pounds. In 1891, Bardwell also owned the adjoining lots 7 to 9 and 11.

At the turn of the century, the property was in the hands of Bardwell’s trustees who leased the house to Edward Wynne, a solicitor. The description of the house remained “brick with eight rooms”. It had an NAV of 75 pounds and stood on land with a 330 feet frontage to Blanche Street. At the time it was named “Sprouston”.

References: Caulfield City Rate Books: 1887-91, 1900-01.
MMBW litho plan no.49, June 1898, 13 February 1928.
Parish Plan Prahran, 1882.
“Kooyong Estate” Caulfield, Vale Collection, SLV.
“Beemery Park Extension”, Vale Collection, SLV.

Thematic Context: Victorian middle class suburban expansion.

Statement of Significance: “Sprouston” at no. 19 Blanche Street was built in 1887 for Everett Bardwell, gentleman, following the formation of the Kooyong Park Estate in 1886. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an exceptionally richly ornamented surviving Boom period villa in Elsternwick, being unusual in this respect in its locale. Contributory elements adding interest to the common asymmetrical form are the patterned polychrome brickwork, fretted valance and encircling verandah, the aesthetic value of the place being enhanced by its high level of integrity.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September, 2000.

CAULFIELD CONSERVATION STUDY

1 Bond Street
House, "Grace Darling"

Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

A small single fronted late Victorian timber villa with ashlar boarding and timber posted verandah with cast iron lace frieze. Substantial timber stables are located at the rear accommodating 4 boxes and having access off a pitched right of way. A prominent jerkin head roof accommodates the loft and retains its distinguishing fretted barges and dormer with pulley for storing feed. Inside, the floor is brick paved and the boxes have full height sliding doors. A ladder provides access to the loft.

1 Bond Street
House, "Grace Darling"

Condition: House, good, stables, poor.

Integrity: House, fair with unsympathetic additions, stables good.

History:

In 1886 all the listings for Bond Street were vacant lots of land. In 1887 John Williams, a jockey, purchased land and built a wood house, NAV £45, on the west side, adjacent to the r.o.w. near Balaclava Road. By 1889, Williams was a trainer and the property was described as "wood with six rooms and stabling" NAV was £65. The property had a r.o.w. along its north and west boundaries providing access to wood stables at the rear. Williams continued as owner/ occupant. In 1910, the property was known as "Grace Darling" and in 1925 the land measurement was recorded as 76 x 160 fee at No. 1 Bond Street.

The name "Grace Darling" recalls the British heroine (1815-1842) of that name who rescued 5 people from the wrecked steamboat "Forfarshire". "Grace Darling" however, was also the name of a horse, owned by J.G. Reid, trained by J. Duffet and ridden by John Williams to victory in the Caulfield Cup of 1885. "Grace Darling" came second in the Melbourne Cup in the same year.

References: CCC Rate Books 1886, 1887, 1889, 1900, 1910, 1925
MMBW Plans No. 79, 1908 and 1934
VATC Archives

Thematic Context: Horse racing and the Victoria Amateur Turf Club.

Statement of

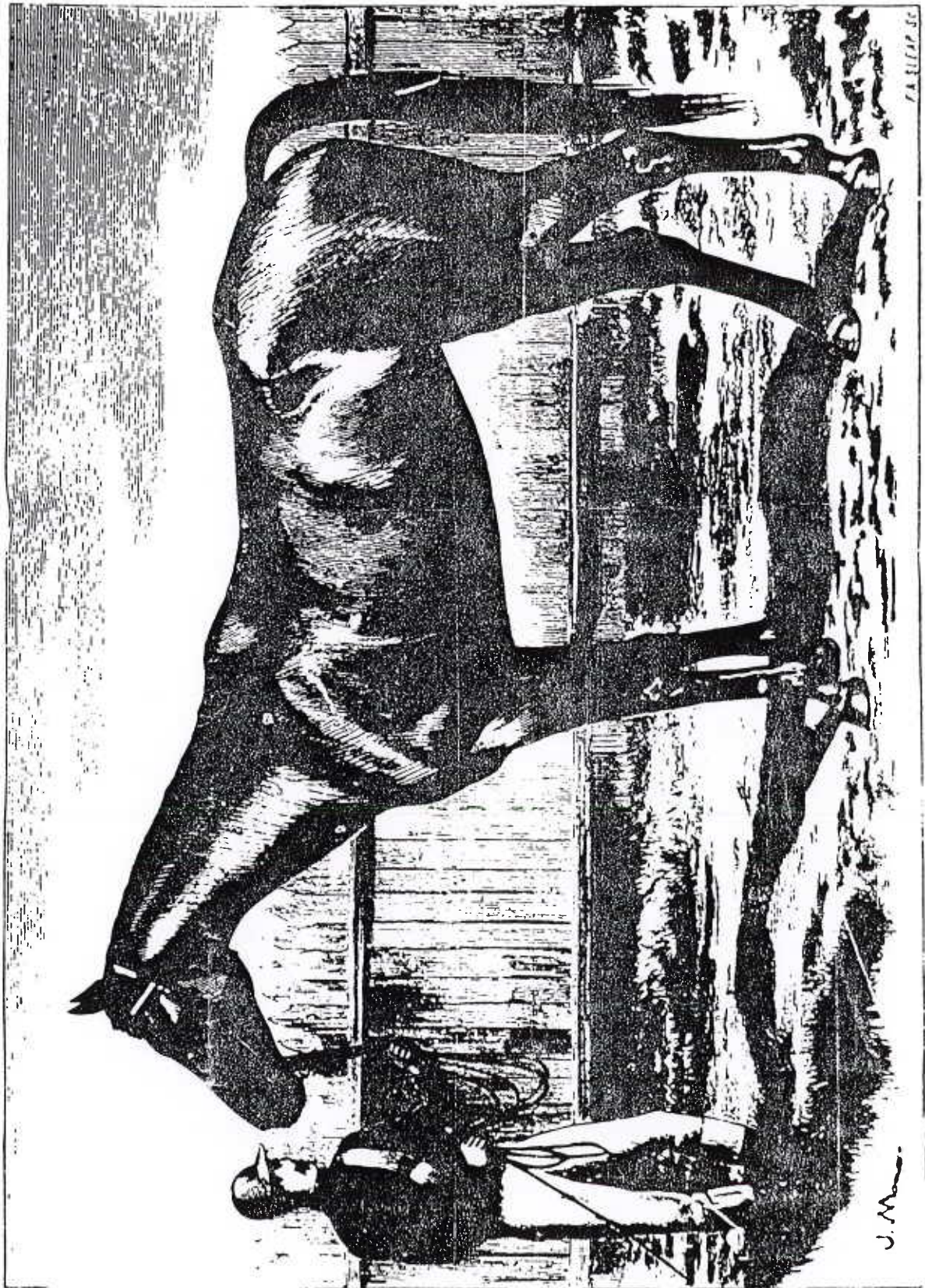
Significance: "Grace Darling" is of regional importance for its rare surviving nineteenth century timber stables with their associated pitched laneway. They compare with the larger stables at the rear of 30 Booran Road and with the remnant at 29 Reddan Road. They are important, also, for their association with "Grace Darling", a celebrated winner of the Melbourne Cup. Their importance is further enhanced by the design of the boxes and by their intact state. Both the house and stables demonstrate the long standing link between the Victoria Amateur Turf Club and its surrounding residential area and recall other similar structures, now demolished.



1 Bond Street
House, "Grace Darling"

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, August 1994



MR. J. G. REID'S GRACE DARLING, WINNER OF THE CAULFIELD CUP.

HO94
VHD: H71

CAULFIELD CONSERVATION STUDY

30 Booran Road

House, "Andover" (1899), "Moidart" (1910), now "Lord Lodge"



Photo: January, 1995

30 Booran Road

House, "Andover" (1899), "Moidart" (1910), now "Lord Lodge"

Existing Registrations:

Historic Buildings Register: Nil

National Estate Register: Nil

National Trust Register: Nil

Description:

An imposing single storeyed Italianate villa with asymmetrical facade and central tower, bullnosed verandah, faceted wing, sun room with stained glass work and extensive cast cement ornamentation. Inside, the rooms are substantially intact and the plaster work is especially fine.

Condition: Good

Integrity: Good, verandah posts rebuilt, urns to verandah steps. Extensive stables at rear. Mature Moreton Bay figtree in garden.

Description: (Stables)

A substantial late Victorian timber stables accommodating 12 racehorses with loft and brick pavement. A varnished pine lined ceiling has a roof lantern and is carried on a chamfered timber frame. Original doors are sliding but later doors have two swing leaves. Outside, the gambrel roof has fretted barges but the building is otherwise of utilitarian character.

A small late Victorian brick stable, now partitioned into two boxes, adjoins.

Condition: Good

Integrity: Good, alterations to some stable doors.

History:

In 1888, John Leek, a trainer, owned Lot 15, measuring one and three quarter acres, in Booran Road, north side between Glen Eira and Neerim Roads. The land backed onto the Caulfield Racecourse Reserve. NAV was £45. In 1890 Leek built for his residence, a ten roomed brick house on the site. NAV was £200. Leek was the owner/trainer of "Ingliston" who won the Caulfield Cup in 1900. Upon the horse's death in 1901, Leek is understood to have defied tradition by spending £20 on boots for the "ragged urchins in Bourke Street" instead of "shouting" at the bar.

By 1899, the property was owned and occupied by Alfred Merrill, a dentist and was known as "Andover". NAV had decreased to £110.

30 Booran Road, Caulfield North

House, "Andover", later "Moidart", now "Lord Lodge"

By 1910, Leslie MacDonald, a gentleman, had purchased the property, renaming it "Moidart". In 1910-11 MacDonald sold it to John Robertson. The property included extensive wood stables on its north-east boundary and several other outbuildings. The house continued to be described at "brick ten rooms", as it was in 1926 when it was owned and occupied by John Arthur, a managing director. The land measured 1a. 2r. 31p. and had an NAV of 235 pounds. Nine people lived there. In 1926, Arthur also owned the adjoining lot 16.

Other race horses of note known to have been stabled here included Sobar, Havelock, Proud, Future and Lord. Comparable places with extant stables built to accommodate race horses include "Grace Darling" at no. 1 Bond Street, Caulfield (1887), 8 Park Crescent, Caulfield North (1915), 29 Reddan Road, Caulfield North, "Goodwood" at 42 Myross Avenue, Ascot Vale (c.1895), "Ottawa" 8-12 Fisher Parade, Ascot Vale (1914?) and 50 Fisher Parade, Ascot Vale (1899?). Of these, the stables at "Goodwood" and "Andover" are the largest whilst the latter are more picturesque and associated with a house of greater aesthetic value.

References: Caulfield CC rate books
MMBW litho plan no. 79, (1908 and 1934)
VATC Archives

Thematic Context: Horse racing and the Victoria Amateur Turf Club
Caulfield as a location for Melbourne's gentry

Statement of Significance:

"Andover", later "Moidart" and now known as "Lord Lodge", is situated at no. 30 Booran Road, Caulfield North, abutting the Caulfield racecourse. It was built for the trainer, John Leek in 1890. Today, "Andover" includes the main house, timber stables and spacious grounds with mature Moreton Bay fig. It is of historic and aesthetic significance.

It is historically significant (Criterion A) as a substantial house and stables functionally linked with the Caulfield racecourse during the period just prior to the bank crash of the early 1890s. It offers a rare and valuable insight into a way of life associated with horse racing at the time, comparing closely with other less grandiose properties such as "Grace Darling" at no. 1 Bond Street and helping to build up a picture of the horse racing industry in the locale prior to the turn of the nineteenth century. It is aesthetically significant (Criterion E) as a highly representative and substantial Boom period villa distinguished by its intact state and interior plaster ornamentation. The tower, affording a

30 Booran Road, Caulfield North

House, “Andover”, later “Moidart”, now “Lord Lodge”

fine view of the racecourse, compares with nearby “Nithsdale” at 133 Kambrook Road (1858,1886) and imparts distinction to an otherwise straight forward design. The large stables are rare survivors of their era, the jerkin head roof form, fretted barges and lantern imparting a picturesque character to an otherwise utilitarian structure demonstrating construction systems characteristic of the building type and period. The mature Moreton Bay fig and spacious grounds contribute to the aesthetic values of the place.

Recommendations: Recommended for inclusion on the Victorian Heritage Register. It is recommended that the complex including the Moreton Bay fig be included in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, 1/1995, amended 9/2001



GLEN EIRA HERITAGE MANAGEMENT PLAN

32 Booran Road, Caulfield South

"Tecoma" (1899)



Photo: June 1999

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: An imposing single storeyed asymmetrical late Victorian Italianate villa with hipped slate roof and faceted window bay to the projecting wing. There is a corner verandah, now partly built in and rebuilt. Ornamentation includes vermiculated quoins and panels beneath the round arched windows to the bay. There are also similar panels beneath the coupled columns to the verandah which support a scalloped bressemer

Condition: Sound

Integrity: Medium, verandah defaced and part built in. Spacious front garden with mature trees. Stables may survive at the rear.

History: The last major subdivision of Crown Land took place along the north and south east boundaries of the "Caulfield Race Course Reserve". The land was advertised as "Suburban allotments" and was released for sale in February 1879.

Lot 14 of Portion 8 backed onto the racecourse and was purchased by the Whittingham brothers. By 1891, horse trainer John Leek was owner of part lot 14. It had a frontage of 100 feet and was adjacent to Leek's house and land at no.30 Booran Road.

In 1891, Walter Murray, a bookmaker, purchased the land from Leek and in 1892, built a house for his residence, which he named "Tecoma". Two years later the house was described as "brick with eight rooms". Murray continued at "Tecoma" until 1918, when he sold to Ethel Ostberg, whose occupation was described as "home duties". At the time the property was described as a "brick house, stables, on land 94 by 270 feet, NAV 75 pounds".

By 1927, the property had been purchased by the Victorian Amateur Turf Club (VATC) and its manager William Henderson lived there. The description of the property remained unchanged however the NAV had jumped to 180 pounds.

References: Caulfield City Rate Books: 1891-3, 1899-1900, 1918-19, 1926-7.
MMBW litho plan no.79, dated 1934.
Parish Plan Prahran, 1882.
"Suburban Allotments", 1879, Vale Collection, SLV.

Thematic Context: Caulfield as a location for Melbourne's gentry
Horse Racing and the Victoria Amateur Turf Club

Statement of Significance: "Tecoma" is situated at no. 32 Booran Road, Caulfield South with its rear boundary facing the Caulfield Racecourse. It was built for the bookmaker, Walter Murray, in 1892 and subsequently acquired by the Victorian Amateur Turf Club as a manager's residence. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its associations with horse racing and the Victoria Amateur Turf Club, its opulent Boom style demonstrating the economic successes of a bookmaker just prior to the nineteenth century depression in 1892-93. It is aesthetically significant (Criterion E) as an exceptionally opulent single storeyed villa in Caulfield, the use of vermiculation adding character to an otherwise representative form given dignity by means of its generous proportions. The spacious front garden and mature plantings constitute a rare surviving landscaped environment for a house of the era and enhance the cultural values of the place.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table with control over the removal of mature trees.

Assessment: Andrew Ward, September, 2000

GLEN EIRA HERITAGE MANAGEMENT PLAN

114-116 Booran Road, Glen Huntly

"St. Agnes" Anglican (former Church of England) Church and Rectory. *Vicarage*



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A red brick Italian Romanesque church with apsidal, cruciform wings and centrally located bell tower at the front with flanking entrances at the base. Coupled nave windows employ the Serlian motif and have cement dressings. The barges have fretted ornamentation and there is a Lombardic motif to the friezes also in cement. Emphasis is given to the bell tower by means of an apsidal end at the base, foundation stone and cartouche in freestone reading "St. Agnes", louvred openings and upper sections with a surmounting pyramidal roof with wrought iron cross.

Inside, the porches either side of the façade tower give access to the nave through the baptistry which has a vaulted plaster ceiling. The nave ceiling linings are varnished v-jointed timber in faceted and diagonally opposed panels between the exposed curved lower chords of the trusses. The nave brickwork is red facework relived by the lead lit windows and there is a curved brick archway to the stuccoed and faceted walls of the sanctuary which has been re-organised but retains a ceramic (?) image of the Last Supper above the table. The chandeliers in bronze (?) with opalescent lamp shades are presumed to be original. The floor of the nave is occupied by chairs that complement the character of the interior.

*opus
sectile*

altar

The adjoining red brick vicarage at no. 116 is a substantial Californian Bungalow with transverse gable and cross ridged treatment, the gable ends being shingled and forming in one instance a shady porch with tapered rough cast columns. There is a dominant terra cotta tiled roof and winding front garden concrete pathway to the presumed original crimped wire gate. Crimped wire fences survive at the front and along the common side boundary with the church.

Condition: Sound.

Integrity: High.

History: The church was built by J. Jordan to the design of architects Barlow and Hawkins (see foundation stone), the foundation stone being laid on 1st. November, 1924. The drawings were prepared by Grainger, Little, Barlow and Hawkins of Collins House and approved for construction by the City of Caulfield building surveyor on 20th. August, 1924. At that time there was a hall to be re-erected on the north side of the church with a school room, also to be re-erected, behind it. The church itself was built in stages, the initial work excluding the sanctuary beyond the brick archway and the bell tower above the cartouche.

References: Foundation stone.

Working drawings in City of Glen Eira archives.

Thematic Context: Worship Anglican (former Church of England)

Statement of Significance: St. Agnes Anglican (former Church of England) Church at no. 114 Booran Road, Glen Huntly was built in 1924 and subsequently to the design of the noted firm of Melbourne architects, Grainger, Little, Barlow and Hawkins. It is historically and aesthetically significant.

It is historically significant (criterion A) to the extent that its architectural expression and date of construction demonstrate its close association with the growth of the suburb of Glen Huntly which expanded dramatically during the Inter-War years.

It is aesthetically significant (Criterion E) as a highly picturesque and sophisticated demonstration of the Italian Romanesque style which had attained popularity in America and especially the West Coast of America during the 1920s where it was a popular choice especially for churches and schools. This importance is enhanced by the high level of integrity of the place, the principal elements of the building that contribute to its stylistic values including the ceiling treatments and lighting including fenestration, the bell tower and Lombardic ornamentation and the symmetry of the composition.

The church is important also as an example of the work of the architects, Marcus Barlow being a leading practitioner in Melbourne during the Inter-War period, better known for his development of the Howey Estate at the Collins/Swanston Street corner but also known for his practice of successfully interpreting American architectural styles.

vicarage

The adjoining ~~rectory~~ *vicarage* is of aesthetic importance in that it establishes the context for the Church and underscores its Inter-War origins.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control of interior alterations in the church.

Assessment: Andrew Ward, October 2000.



GLEN EIRA HERITAGE MANAGEMENT PLAN

22 Brady Road, East Bentleigh
House

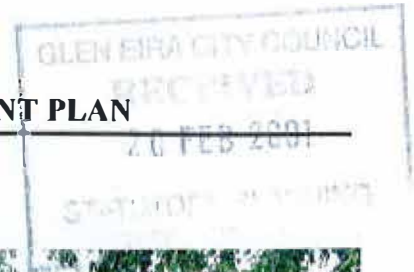


Photo: 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A representative single fronted late Victorian symmetrical timber villa situated on elevated ground with a cast iron verandah having cabled columns and bell cast roof, ashlar boards to the façade and a central doorway flanked by windows with side lights. There are encaustic tiles to the verandah floor and the hipped roof has symmetrical bi-chromatic chimneys and slates with fish scale banding and a lozenge motif.

Condition: Sound.

Integrity: High.

History: The area bounded by Centre, South, Chesterville and Warrigal Roads consisted of 636 acres being C.A.58 which was granted to Hugh Glass at Crown land sales in the Parish of Moorabbin. Its sandy soils subsequently attracted market gardeners and later the Yarra Yarra Golf Club which established itself within its boundaries in 1927.

C.A.58 was subdivided into farming allotments accessed by north-south running roads such as Brady Road. Among the pioneering families to settle there were Pierce and Johanna Hanrahan who in 1888 sold 20 acres of their holdings on the east side of Brady Road near South Road to the market gardener William George Leary, also spelt Learey.

The Leary family was already established in East Bentleigh, John Leary having been elected to the inaugural Moorabbin Road Board in 1862. By 1888 he and Peter Leary each had places in East Boundary Road, John at the time being described as a *gentleman* and Peter a *farmer*.

William George Leary lived in Centre Road as early as 1874. He was elected to the Moorabbin Council on 12.8.1878, serving until 18.7.1881 with one term as Shire president. From 1900-1909 he was secretary of the East Brighton hall in Centre Road. By 1888 he owned a house and nine acres in Centre Road and six lots in the East Brighton Estate as well as leasing a further eight and half acres. When he bought the Brady Road property he disposed of his Centre Road place, terminated his leases and bought three additional lots in the East Brighton Estate.

In 1889 he built the house that is now no.22 for his residence and established his market garden. He continued there in 1909 however by 1914 he had sold the entire property to John Marriott, another gardener belonging to *one of the best-known and most successful market gardening families* in the district. Over time successive generations of this family worked land between East Brighton and the Dandenong Creek. Marriott initially let this place to a *dealer*, Frederick Porter of Centre Road however by 1920 he had taken up residency there himself. By then the house was described as wood with eight rooms.

References:

PROV, VPRS 583/P0, Moorabbin Rate Books: 1888-1900, 1904-5, 1913-14, 1920-21. Parish Plan Moorabbin, 1853.

Andrew Ward, City of Glen Eira data sheet 675 Centre Road.

John Cribbin, Moorabbin A Pictorial History 1862-1994, City of Kingston, Moorabbin, 1995, pp.14b & c, 28, 35, 38, 51, 193.

Thematic Context: Market gardening

Statement of Significance: The house at no. 22 Brady Road, East Bentleigh was built for the Moorabbin Shire councillor and president, William George Leary, in 1889. It is historically significant.

It is historically significant (Criterion A) as an early market gardener's house and recalls the earliest phase in the occupation of land at East Bentleigh when the market gardens were served by plateways and the hall at East Bentleigh, of which Leary was the secretary for a period, was the principal public building in this isolated settlement.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

GLEN EIRA HERITAGE MANAGEMENT PLAN

438 Centre Road, Bentleigh
State Savings Bank and dwelling



Photo: January, 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A monumental and prominently situated stuccoed former bank in the Egyptian Revival mode with a pilastrated façade, upper level loggia and frieze with “The State Bank of Victoria” in stuccoed Roman letters. Prominent roundels and the form of the façade suggest Egyptian architectural influence whilst ornamentation is generally simplified in the manner of the period. Steel framed lower level windows adopt superimposed Greek and St. Andrews Cross motifs. The façade treatment returns along the Daley Street elevation for a single bay and there is a porch giving access to the former residential entrance.

Condition: Sound

Integrity: High

History: A stage of the subdivision known as the “Golden Square Estate” was released for auction on 28 April 1923. It offered 25 business and 112 home sites in an area bounded by the “Melbourne and Mordialloc electric railway”, Mitchell Street, Centre and Brewer’s (sic.) Roads.

In Centre Road on the south between Bendigo Avenue and Daley Street, there were 14 business sites. Lots 9 to 14 had already sold and “six new two storied shops” were in

the course of erection. Lots 15 to 17 to the east of this development subsequently became the site of the State Savings Bank.

In 1925, lot 15 was owned by Everett Montague, lot 16 was owned by Charles Fourd and lot 17 on the corner of Daley Street, was owned by the Daleys of Beach Avenue, Elwood. At the time, each lot had a frontage of 18 feet and a NAV of 12 pounds.

By the end of 1927, the State Savings Bank, Elizabeth Street, Melbourne was listed as owner of the three lots. NAV had risen to 16 pounds per lot. Within twelve months, the Bank had built a brick premises with a dwelling of eight rooms and was operating with Heathcote Wyndham as manager. The State Savings Bank Commissioners were listed as owners and the property had an NAV of 240 pounds.

References: Moorabbin City Rate Books: 1925-1930.
MMBW litho plan no. 164, dated 27 9 1935.
Council Records: Plans of subdivision, Parish of Moorabbin.
John Cribbin, Moorabbin, A Pictorial History, 1862-1994, City of Kingston, 1995, p.125

Thematic Context: Glen Eira as a pre-eminent inter-war municipality

Statement of Significance: The former State Savings Bank building adopts architectural forms not uncommon for banks of the period and is important in the Bentleigh shopping centre as the most imposing commercial building of the inter-war period. The corner location enhances its impact and imparts identity to the centre.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, February 1998

675 Centre Road East Bentleigh

East Bentleigh Hall

Former East Brighton Hall



Photo: October, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: The building consists of an early red brick hall, now defaced, with a Moderne addition at the front incorporating the original porch and providing foyer and present storage accommodation. There is a more recent canopy to this addition facing Centre Road and there are various rear post war additions. The original brickwork has been laid in English bond. The original hall is distinguished by its gabled roof, side brick walls with windows now bricked up but retaining the original doorways and cast iron wall and sub floor vents characteristic of the late Victorian period. The original façade parapeted gable end is visible above the entry roof and it is possible that the original roof structure to the earlier porch is in situ beneath. The Moderne styled additions are in clinker brick and have been altered by the addition of the recent canopy and removal of the flag pole. The façade has a generally symmetrical arrangement about a raised and stepped central section corresponding with the original porch. The left hand window has a horizontal concrete window hood in the style of the period.

Inside, the roof space to the early hall is concealed by a suspended ceiling. The original ceiling profile is visible above but now lined with Caneite whilst above this, there is evidence of the original varnished pine lining boards, understood to be substantially intact. The walls have been faced with roughcast, possibly in 1956. The stage has been extended on at least two occasions and the proscenium altered.

Condition: Sound
Integrity: Medium¹

History: The movement to erect a public Hall at East Brighton was originated at a meeting convened by the local auctioneer, Mr. De Henzell Storey on 9th May, 1894. At this meeting it was resolved that a company be formed for the purpose of erecting a public hall and on 20th December, 1894 the company was registered. Messrs Blackwell and Dalton were appointed architects and called tenders for the erection of the hall on 17th August 1895². The tender of Caulfield councillor L.R. Phillips was accepted for the erection of the hall at a cost of 168 pounds³.

Blackwell and Dalton undertook domestic and commercial work, also designing St. Andrew's Church, Longwood (1901), St. Mary's Catholic Church, Dandenong (1891), the Melbourne Freethought Hall (1888) and the Walker Convalescent Hospital in Sydney (1888). The firm had been founded by R.H. Blackwell in 1883, W.A. Dalton joining him within the first year of operations.

The hall measured 35 feet by 60 feet with a platform at one end, timber lined ceiling with sloping sides 19 foot 6 inches above floor level and a front porch measuring 8 feet by 8 feet with doors on either side. There was a polished granite foundation stone laid in October 1895 bearing the following inscription: "*The stone was laid by W.G. Burgess, Esq., J.P., President of the Shire of Moorabbin, 24th October 1894*". A box was placed beneath with a short history of the public hall movement and copies of newspapers⁴. Cr. Burgess laid the foundation stone with a silver trowel and commented that the community had until this time been required to meet at Cheltenham or Oakleigh for public entertainments. Government matters had been addressed at the hotel or the local blacksmith's shop.

Minute Book No. 9 of the Moorabbin Shire recorded that permission was sought to hold a "dance on opening night" at the hall on 3rd February 1896. The opening ceremony was reported in *The Cheltenham Leader* on 15th February 1896, the actual opening being performed by W.H. Moule, MLA. By 1897, however, the East Brighton Public Recreation Hall Company was the registered owner with William George Burgess, market gardener of Warrigal Road and Mackey (sic) Road as company representative. By 1899, the hall was described as also having two weatherboard rooms, presumably erected at the

¹ A high level of integrity indicates that the building is substantially intact. A medium level indicates that it has been altered but that the alterations could be reversed. A low level indicates that the alterations are far reaching and could not be reversed. In the present instance, the alterations would appear to be irreversible but on a close examination it can be seen that the original porch and façade is in situ, as are the side doorways and ceiling. The absent elements consist only of the windows whilst the façade though defaced by later work, would appear to be in situ behind the additions.

² Melbourne University Architectural Index: *Building, Engineering and Mining Journal*, 17th August 1895, p. 2

³ See *The Cheltenham Leader*, 26th October 1895.

⁴ Idem.

rear and since demolished but shown on the drainage plan of 1928. By 1900, W.G. Leary was the secretary for the company.

In 1902-03 under its programme of grants to Free Libraries and Country Museums the Government allocated 8 shillings and ninepence to the East Brighton Library. In 1905-06 a grant of forty pounds was made. The first of a series of "socials" for the winter months was well attended in March, 1908. In 1910, the Sands and McDougall directory entry described the building as the Bentleigh public hall and Bentleigh public library with Charles Long as secretary of both. In these respects it functioned in a manner similar to a mechanics institute described in A. Wesson's address of 1971 entitled "Mechanics Institutes in Victoria" as *"an association of people, represented legally by trustees... The institute might be known by a variety of names, but the state government records usually call it a mechanics institute. Common names are Institute, School of the Arts, Athanaeum, Lyceum, Temperance Hall, Free Library, Memorial Hall or Public Hall."* Sir Thomas Bent, after whom Bentleigh was named, was reported as visiting the hall in its early years. It continued in use as a library until the post war period, Council records showing that it was re-modelled in 1956 with the surviving additions to the entrance porch and toilets being erected at that time. During this period it also accommodated the overflow of students from the district's crowded schools, classes being held here for a time⁵. By 1975, a proposal was in hand to convert the building into the Kingston Geriatric Centre.

Objects associated with the building and presumed to exist include the roll of honour board, recently removed, the foundation stone, presumably in situ, and the silver trowel with which the foundation stone was laid, whereabouts unknown.

References: Rate books

VPP: Audit Report: Statement of Revenue and Expenditure: Grants to Free Libraries and Country Museums (Finance) 1902-03, 1905-06.
as listed in footnotes

Thematic Context: 8. Developing cultural institutions and Ways of Life.
8.5. Forming Associations.

Statement of Significance: The former East Brighton (later East Bentleigh) Public Hall is situated at no. 675 Centre Road, East Bentleigh and was built in 1895-96 by L.R. Phillips, councillor at the nearby Caulfield Shire, to a design of the Melbourne architects Blackwell and Dalton. It is historically important. It is historically important (Criterion A) as the oldest surviving community owned public facility in the district, having served initially as a public hall with additions since demolished presumably accommodating a library. Its ownership and usage show that it functioned in a manner of a Mechanics Institute, this place being a focal point for social activities and public meetings from its inception until the post war era. In this respect it directly recalls a now distant time when East Bentleigh was a community made up primarily of market gardeners. As an early surviving nineteenth century public building in the area, it is unique (Criterion B). This importance is demonstrated by the surviving hall and porch, now encompassed by later additions and which in themselves demonstrate the growth of the district sustained during

⁵ Conversation between Andrew Ward and a passer by on 21st October, 1999.

the early post war period when the building continued as a community facility in its intended role.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over interior alterations.

Assessment: Andrew Ward, 28th. October 1999

372 Dandenong Road, Caulfield North
"Naringa" (house, 1908)

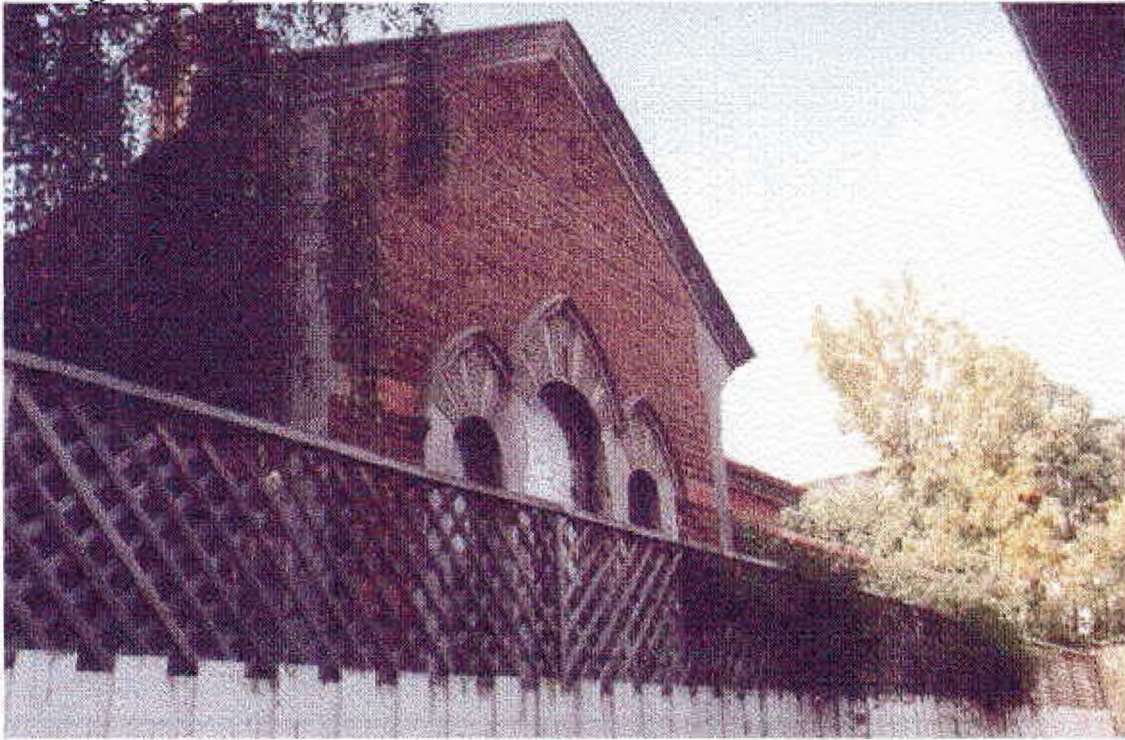


Photo: April 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A late Victorian bi-chromatic brick Gothic Revival villa with black Hawthorn body bricks, oriented towards Orrong Road and having an asymmetrical form. The projecting wing facing west has a tri-partite window with round arches and lancet shaped drip moulds in the manner of the period. The surmounting gable end has a moulded coping with corbelled treatment in stucco extending down the corners to link with red brick banding. Other windows are flat arched with hood moulds and stucco work whilst the verandah occupies the south-west aspect and has distinctive cast iron lacework and spandrels. It gives access to the front door.

Condition: Sound

Integrity: High

History: The land on the south side of Dandenong Road between Orrong and Norwood Roads was sold by the Crown in blocks of about three acres. The block on the south east corner of Dandenong and Orrong Roads, section 182A was purchased initially by J. Porter. It was subsequently owned by Robert Byrne.

By the turn of the century, section 182A had been subdivided but remained undeveloped. The corner lots 29 and 30 were owned at the time by the Bank of Victoria. The land had an NAV of 12 pounds.

By 1904, lots 29 and 30 had been bought by William Rogerson, a police sergeant of Auburn Grove, Armadale. Rogerson subsequently moved to Robe Street, St. Kilda and remained there until 1908, when he took up residence in his newly built house in Dandenong Road. The house, named "Naringa", was brick with eight rooms. There was stabling and the NAV was 45 pounds.

Rogerson continued as owner/occupant of "Naringa" in 1920. By 1930, Mrs. A.J. Rogerson was listed as occupant. The situation remained unchanged in 1941.

References: Caulfield City Rate Books: 1899-1900, 1903-1909.
Sands and McDougall directories: 1906, 1910, 1920, 1930, 1941.
MMBW litho plan no.46, dated December 1896.
Parish Plan Prahran, 1882.
Plan of subdivision, "Farrbrae" estate, East St. Kilda, undated.

Thematic Context: Caulfield's nineteenth century suburban expansion

Statement of Significance: "Naringa" at 372 Dandenong Road is important as a substantial late Victorian villa on the Dandenong Road further distinguished by its Gothic Revival treatment and intact state. It is a rare house of its type in Caulfield.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, April 1998

CAULFIELD CONSERVATION STUDY

Cnr Railway Avenue and Dandenong Road

Former Art and Applied Science Wing,

Caulfield Technical School, now part of Monash University (Caulfield Campus)



Photographs: March, 1995

Cnr Railway Avenue and Dandenong Road

Former Art and Applied Science Wing

Caulfield Technical School, now part of Monash University (Caulfield Campus)

Existing Registrations:

Historic Buildings Register: Nil

National Estate Register: Nil

National Trust Register: Nil

Description:

An imposing 3 storeyed Moderne building adapted to a narrow triangular site and having a corner tower with staircase as its most dominant feature. Streamlined Moderne treatment consists of cream and stuccoed horizontal banding incorporating windows with a spliced motif forming the principal decorative device of the vertical stairwell window, surmounting the main entrance. The stairwell/tower is crowned by a circular, flat concrete roof. At the rear, the corridor walls are in red brick, and of utilitarian character.

Inside, the lobby floor at the base of the stairwell is in terrazzo with a wyvern motif.

Condition: Good

Integrity: Good, some of the original steel framed windows have been replaced with aluminium.

History:

The Art and Applied Science Wing at the Caulfield Technical School was opened on 24.8.1950 during a period of substantial growth within the Education Department's Technical Division.

References: Education Department of Victoria: Vision and Realisation, Vol. 3 (1973), pp 600-602.

Thematic Context: Public Services: Education

Statement of Significance:

The former Art and Applied Science wing at the Caulfield Technical School has regional importance as a landmark building along the Dandenong Road. Its Moderne features are successfully adapted to this prominent corner site although somewhat old fashioned for 1950.

Cnr Railway Avenue and Dandenong Road

Former Art and Applied Science Wing

Caulfield Technical School, now part of Monash University (Caulfield Campus)

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, March, 1995.

GLEN EIRA HERITAGE MANAGEMENT PLAN

20 Denman Avenue, Balaclava



Photo: June 1999

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An extraordinary red brick two storeyed Arts and Crafts villa, L shaped on plan (?), with space formed by the two wings occupied by an angled wall and surmounting glazed balcony and gablet in the terra cotta tiled hipped roof. Prominent elements are the two chimneys with terra cotta pots symmetrically located either side of the front window and the two storeyed balancing window bays with shingled spandrels. The symmetry of the composition is accentuated by the location of the front door, the unbalanced horseshoe shaped window to the left acting as a foil to the rigorous symmetry of the composition.

Condition: Sound

Integrity: High, tiled porch, later garage, bay windows possibly re-glazed and shingled, bricks re-tuckpointed. Later front fence.

History: Denman Avenue was formed c.1912 and the land round it subdivided for housing, most of the lots having frontages of about 66 feet. Lot 12 on the north side was owned by Francis Grey Smith, a solicitor, in 1913.

Smith sold the vacant block to Joseph S. Weatherston, a Hansard reporter, in 1914. During that year Weatherston built a seven roomed brick house there for his residence

which he named "Warary" (?). Weatherston continued as owner/ occupant of the property in 1919.

References: Caulfield City Rate Books: 1913-15, 1919-20.
MMBW litho plan no.47, 1935.
Parish Plan Prahran, 1882.

Thematic Context: Caulfield's Post Federation suburban expansion

Statement of Significance: "Warary" (?) at no. 20 Denman Avenue, Balaclava, was built for the Hansard reporter, Joseph S. Weatherston, in 1914. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an exceptionally forthright demonstration of Arts and Crafts principles as they were applied to domestic architectural forms at the time. The strong sense of symmetry established both on plan and in terms of its architectural expression is the distinguishing feature of the place, the disposition of the chimneys and window bays about the central axis being highly expressive of the Arts and Crafts mode and unique in this Municipality.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme

Assessment: Andrew Ward, September, 2000

GLEN EIRA HERITAGE MANAGEMENT PLAN

10 Elm Avenue, Elsternwick

“Repton” (house, 1910)



Photo: July 1997

Existing Designations:

Heritage Council Register: Nil

National Estate Register: Nil

National Trust Register: Nil

Description: A substantial defaced late Victorian Gothic Revival influenced two storeyed villa with inter-war additions to the north facing façade and west elevations. A central projecting bay with entry porch is richly detailed in the Gothic manner with hood mould, single point segmental arched lower level lead lit window, foliated spandrels and upper level windows with muffled glass sashes, half timbered gable end and king post decoration in the Queen Anne style. The walls have been roughcast but retain their quoins, Gothic influenced architraves and bracketed cornices.

Condition: Sound

Integrity: Medium, substantial alterations reversible.

History: In 1886, the only property on the south side of Elm Avenue between Marmara Drive and the Brighton railway line, was described as a “brick house with eight rooms on Pt. Nepean Road, rated to John D. Partridge, an assayer. The NAV was 140 pounds”.

By February 1893, ownership had passed to Mrs. Partridge who had moved to Asling Street, Brighton. At that time the house, through agents W. Pearson and Son, was leased to Clifford Millar, a merchant. Subsequent tenants were: Edward Stevens, an accountant, in 1900 and Herbert Matthews, a journalist, in 1911.

At the turn of the century, "Repton" continued to be the only house on the south side of Elm Avenue. The NAV had dropped to 75 pounds and it was rated with two acres of land. In 1911, it was rated with 4.5 acres.

In the 1920's, the property was sold. By 1928, James A. Taylor, a wool classer, was owner of the house, which was converted into four flats and named "Repton Court Flats". The occupants at the time were:

James Taylor, four rooms, four occupants

William McGregor, a traveller, three rooms, four occupants

Charles Hough, a traveller, four rooms, five occupants

Albert Thorpe, a grazier, four rooms, five occupants

The NAV was 40 pounds per flat. At the time, the house stood on an irregular block with a frontage of 152 feet. Taylor was still the owner/occupant in 1941.

References: Caulfield City Rate Books (South-west Riding): 1885-93, 1900-01, 1911-12, 1927-28.
Sands and McDougall directories: 1895, 1900, 1910, 1920, 1930, 1941.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance: "Repton" at 10 Elm Avenue, Elsternwick is locally important as a surviving example of a grandiose Boom period villa residence in the area, recalling the process of closer settlement and the diversity of people attracted to the area at that time.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1997

GLEN EIRA HERITAGE MANAGEMENT PLAN

21 Elm Avenue, Elsternwick

“Walton” (house, 1900)



Photo: July 1997

Existing Designations:

Heritage Council Register: Nil

National Estate Register: Nil

National Trust Register: Nil

Description: A substantial defaced late Victorian Classical Revival two storeyed villa with west facing façade and hipped c.g.i. clad roof. The façade retains its stuccoed porch with surmounting pediment and ground floor level flanking stuccoed window bays, the northernmost bay being defaced following construction of a staircase to a balcony above the earlier porch during the 1920's. The face brick walls have received a later roughcast finish but retain their quoins and bracketed cornices.

Condition: Sound

Integrity: Medium. Alterations have altered the appearance of the building but are reversible.

History: The house on the north side of Elm Avenue, formerly known as “Walton”, originally formed part of an extensive estate owned by James Blackmore McQuie, an accountant and stockbroker. The land, which McQuie purchased on 7 February 1884, bounded Elm Avenue, Arthurs Seat (Nepean) Road, Glen Huntly and Shoobra Roads.

The house was listed in the Rate Book on 20 March 1884 as "brick with ten rooms on two acres of land, rated to Pt. Nepean Road". The NAV was 100 pounds.

McQuie sold off most of his land early on, but retained the two acres in Elm Avenue and some land in Oak Avenue, south side. The McQuie family continued at "Walton" until James died in 1916 at which time it is understood the house was sold. Julian McQuie however, was listed there as occupant in 1920.

From the 1880's, the house was variously described as having ten, eleven or fourteen rooms and the NAV ranged from 150 pounds in 1885, to 75 pounds in 1900. Until the 1920's, it was the only house on the north side of Elm Avenue. In the 1920's, Elm Avenue was subdivided. "Walton" was converted to four flats and renamed "Walton Flats".

In 1927, the property was owned by C.C.A. George of Highett Road, Moorabbin. Each flat had three rooms and had a NAV of 50 pounds. The occupants at the time were:

Mrs. Elizabeth Snowball, home duties, three residents

Sydney Bellmaine, civil servant, three residents

Mrs. Catherine Merton, home duties, two residents

Hedley Tyler, wireless operator, three residents

References: Caulfield City Rate Books (South-west Riding): 1883-93, 1900-01, 1911-12, 1927-28.
Sands and McDougall directories: 1895, 1900, 1910, 1920, 1930, 1941.
Correspondence: Letter from Miss Wendy McQuie to Andrew Ward, 20 March 1997.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance: "Walton" at 21 Elm Avenue, Elsternwick is locally important as a surviving grandiose Boom period villa residence, recalling the closer settlement of the area and the cross section of society attracted to it. The aspect of the house facing west over Port Phillip Bay recalls one of the attractions of the area readily apparent prior to later subdivision of the original estate.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1997

HO105

This number is blank upon approval of Amendment C19.

Corner Glen Eira and Hawthorn Roads, Caulfield South
Former City of Caulfield Municipal Hall and Offices (now City of Glen Eira)



Photo: December, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An imposing and prominently situated Municipal complex, built over a period with the important eastern portion in the Classical Revival mode. There is a three staged clock tower with surmounting flagpole, stylistic elements including Corinthian Order pilasters at ground level, rusticated corners and round arched openings to the second stage and a pilastrated upper stage with pediment motif to the clocks, and surmounting pyramidal roof. There are louvres to the upper stage belfry whilst the pilaster capitals have acanthus leaf enrichment consistent with the Inter-War period.

The principal two storeyed block facing Hawthorn Road is trabeated, the lower Corinthian Order pilasters being half round and rectangular with Adamesque motifs and separated from the upper level Tuscan derived pilasters by a plain entablature. The single storeyed south-east wing is similar but separated from the main block by a later and somewhat simplified pilastrated section having a shallow pedimented parapet.

The Glen Eira Road elevation is dominated by a Neo-Grecian portico with Corinthian Order columns, plain pediment and coffered ceiling. The main doors are bronze with



The Council Chamber.



The Hall.

lead lit upper lights from the Inter-War period and there are ornamental lights and balustrades to the portico.

Inside, the main hall leading to the Council Chamber and Function Rooms has hardwood wainscoting with a patterned hardwood floor and Adamesque enrichment to the plaster ceiling. There is a richly decorated staircase with ornamental wrought iron balustrade terminated at the lower end by ornamental timber lamp standards.

The main Hall has been decorated in the Classical Revival mode, the proscenium arch having a continuous fascies architrave with Council coat of arms. The walls are trabeated with a dentillated entablature surmounted by a deeply coved ceiling which has a coffered central section, fully lead lit and decorated with guilloche patterns and a richly ornamented margin in cast plaster. The Hall Lobby has marble wainscoting with the cast bronze honour roll to those who served in the Great War occupying all walls to door head height. There is a sympathetic but recent staircase which dominates this space and a coffered, lead lit ceiling.

The Council Chamber retains its Inter-War period fit out including the Councillors' table, dais accommodating the mayoral chair and senior officers' desks and a public gallery. There is polished timber wainscoting with panelled doors and an ornamental plaster ceiling with raised central section having sloping sides, the decoration employing a gum leaf motif. There are lead lit casement windows with Art Nouveaux influenced patterns.

Condition: Sound

Integrity: Medium, substantial alterations and additions to the west and southern areas of the building, principal windows in early sections defaced.

History: Caulfield was created a Road District on 15th. October, 1857, a Shire on 17th. April, 1871, a Borough on 31st. April, 1871, a Town on 23rd. September, 1901 and a City on 26th. July, 1913¹. The City of Glen Eira was formed in December, 1994. Council's early meetings had been held in Cr. Harold Pennington's house "Mood Kee", now demolished but formerly situated a short distance to the west of the present Municipal complex. Planning for new premises was underway during the mid 1870s with the Borough surveyor, Sydney W. Smith, preparing plans and estimates in 1876. In 1882 the present site was purchased on the south-west corner of Hawthorn and Glen Eira Roads. This land had formed part of the Langdons' house known as "Tarqua", now "Lirrewa" and Sydney Smith's scheme for its development had been costed by September, 1882². The Colonial Government agreed to the inclusion of a Court of Petty Sessions and Council agreed to the provision for a post and telegraph office. Smith's design of 1884 formed the basis for tenders with a hall reduced in size and which were advertised on 25th. April, 1884³. Messrs. Upton and Smith won the contract and the foundation stone was laid on 18th. December⁴. On 7th. September, 1885 Smith called tenders for sheds and sundry works at the Shire (sic) Hall⁵. In August, 1885 the lease of

¹ See VMD, p.334.

² See FSSH, pp. 162-165.

³ *Argus*, 25.4.1884, p.15 in Melbourne University Architectural Index

⁴ Murray and Wells, op cit., note that Council minutes record that the foundation stone was laid on 28th. December and that the stone itself records the date of 18th. December.

⁵ *Argus*, 7.9.1885, p.3.

the post and telegraph office, the court and the magistrate's and clerks' rooms were finalised. In July, 1886 Council resolved to complete the hall, portico and tower with Charles A. D'Ebro as architect but in April, 1888 competitive designs were sought, Alexander Rankin being successful. He accepted a tender for the work on 17th. May, 1890⁶. Smith and Upton were again successful, the work proceeding without the upper stages of the tower and stucco work to the elevations. W.H. Roche and Co. supplied the furniture.

Prior to the Great War Thomas Watts and Son, Thomas Watts having previously practised with Sydney Smith, supervised maintenance works. During the mid 1920s the Law Department agreed to vacate the buildings and the architect, E.J. Keogh, prepared drawings for alterations and additions. In mid 1925 construction of a new supper room and other works was supervised by the former Caulfield building inspector, R.O. Goldsmith. In March, 1929 he was commissioned with his partner, a Mr. Jenkin, to refurbish the entire complex. During this year the panelling was installed in the entry. Work commenced on the refurbishment in January 1930 and was completed during the following year. The contract included the main hall and foyer and the portico and the works are of interest in that the successful tenderer was required to use as many locally unemployed citizens as possible. The arrangement was controversial, arising from the depressed state of the world economy at the time but resulting in cost savings as well as boosting local employment. The new hall was opened on 25th. February, 1931 and dedicated on 31st. March⁷.

During the Post-War years, major works have included the opening of the Arts Complex on 20th. August, 1988 and the Library on 4th. December, 1993. In 1999 the offices were comprehensively refurbished.

References: Arnold and Jackson Pty. Ltd.: *Victorian Municipal Directory: State Guide and Water Supply Record for 1992*. (VMD).

Murray, P.R., Wells, J.C., *From Sand, Swam and Heath...A History of Caulfield, City of Caulfield*, 1980, (FSSH).

City of Glen Eira Archives.

Thematic Context: Public Services: Local Government, Post and Telegraph, Law. Caulfield as a pre-eminent Inter-War suburb.

Statement of Significance: The former City of Caulfield (now City of Glen Eira) Municipal Offices, located at the south-west corner of Hawthorn and Glen Eira Roads, Caulfield South, were commenced for the Borough of Caulfield in 1884 when they also included a Post and Telegraph Office and Court of Petty Sessions. They were designed by the Borough surveyor, Sydney Smith. The hall was completed in 1890 to the design of Alexander Rankin and the present hall, foyer and portico completed to the design of Goldsmith and Jenkin, architects, in 1931. The complex is historically, aesthetically and socially significant.

⁶ *Building Engineering and Mining Journal*, 17.5.1890, s.p. 5 in Melbourne University Architectural Index.

⁷ See FSSH, loc. cit.

It is historically significant (Criterion A) as the centre of Local Government services in the area since 1885 and as a centre of post and telegraph and legal services for a period. Its association with architect and Borough surveyor, Sydney W. Smith is important in that the east elevation and façade (ground floor level only) as far west as the tower (lower two stages) survive as evidence of his work, the practice which his son continued after his death in 1886, becoming highly successful. The work of Goldsmith and Jenkin is historically important in that it indirectly demonstrates the growth of the City sustained during the Inter-war period, the work proceeding in spite of the Depression. It compares with other similar work of that time including the refurbishment of the Malvern Municipal Offices and Hall in 1927 (Hudson and Wardrop), the Melbourne Corporation Offices and Hall in 1925-28 (Stephenson and Meldrum, A. and K. Henderson) and the Camberwell Offices and Council Chamber in 1924 (Leighton Irwin and Roy Stevenson), other comparable municipal projects being undertaken during the 1930s. Finally, the Goldsmith and Jenkin works are important as a project of the Depression years organised specifically to alleviate unemployment problems in the Municipality.

The complex is aesthetically important (Criterion E) as a prominent and imposing Classically derived complex of its type with individually noteworthy interior spaces being the entry hall and staircase, main Hall, Foyer and Council Chamber. The Adamesque plasterwork, timber panelling and furniture, Art Nouveaux enrichment and Classically derived treatment with sparing use of Australian decorative motifs are contributory elements. Exterior elements of note include the remains of the original design prepared by Sydney Smith and the clock tower and portico which have come to symbolise important Municipal complexes erected prior to the Second World War.

The complex is socially important (Criterion G) for the value placed on it by the community which has made use of it for activities including that of Local government for well over a century.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over interior alterations and paint colours to the exterior and significant interior elements as noted.

Assessment: Andrew Ward, January, 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

216-218 Glen Huntly Road
Shops

Photo: January, 1997

Description: An exceptionally imposing two storeyed Italianate pair of shops with residences above, distinguished by its upper level arcaded treatment with central blind opening, pedimented cornice and balustraded parapet with urns.

Inside, elements of the shops are intact and include timber lined ceilings and doorways.

Condition: Sound

Integrity: Medium, verandahs removed, interwar shopfronts.

History: A plan of the "Township of Elsternwick" of 1859 shows J. Clark as owner of lot 21 of section 22. The land bounded by Glen Huntly Road between Horne Street and Brighton Road was vacant until 1887 by which time it had been sold and subdivided. In 1887 Robert Byrne owned a pair of brick shops with residences that he had built that year in Glen Huntly Road. Each had six rooms and an NAV of £60. Byrne, an auctioneer, occupied one of the shops. In the following year, the tenant of no. 216 was the English Scottish and Australian Chartered Bank, with Robert McKenzie, the manager, occupant of the residence. Robert Byers, a draper, occupied no. 218. In 1894, Byrne's trustees were listed as owners and the occupants were Edward Miller, a joiner and Peter Chadwick, a grocer. Ownership had passed to T. Lory of St. Kilda by 1900. James Smith, a printer, was tenant of no. 216 and the

216-18 Glen Huntly Road

Shops

Elsternwick Trades Club rented no. 218 as its club rooms. NAV had dropped to only £14 for each shop.

In 1909 M.A. Crawford owned both shops. NAV had increased to £20 each and the occupants were Alexander Poore, a butcher at no.216 and A.A. Williams, at fruiterer at no. 218.

References: Caulfield Rate Books: 1886-91, 1894, 1900, 1909
Sands and McDougall directories: 1885, 1895, 1900, 1910
MMBW litho plan no. 83, 1904
Township of Elsternwick plan (1859)

Thematic Context: Victorian middle class suburban expansion

Statement of Significance: The pair of shops at 216-18 Glen Huntly Road has architectural importance in Elsternwick as a substantially intact late Victorian Boom Style building of its type, enhanced by its unusual arcaded treatment and by its close visual association with adjoining nos. 220-22 and 224-26. Together with these buildings it marks the western entry to the historic Elsternwick shopping centre.

Recommendations: Recommended for planning scheme control

Assessment: Andrew Ward, January, 1997

GLEN EIRA HERITAGE MANAGEMENT PLAN

220-22 Glen Huntly Road
Shop

Photo: January, 1997

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A two storeyed Italianate pair of shops with residences above, the upper floor having fluted and coupled Corinthian Order pilasters with round arched windows, part defaced, balconettes, ironwork removed, and intact shop fronts, no.222 retaining its dog tooth ornamentation to the sills.

Condition: Medium, parapet in need of maintenance

Integrity: Medium, verandah removed, parapet ornamentation part removed, interior of shop at no.222 retains original elements including varnished timber ceiling.

History: Refer to 216-18 Glen Huntly Road for early history of lot 21, section 22.

A stationer, Fanny Stewart, rented a shop in Glen Huntly Road from James Brimsmead in 1887. In 1888, she owned vacant land with a 34 foot frontage to Glen Huntly Road between this shop and Byrne's shops. The NAV of the land was £20.

220-22 Glen Huntly Road
Shop

In 1888-89, Stewart built two brick shops with dwellings. Each had seven rooms and an NAV of £70. She leased the shops to Margaret Scanlon, who sold fancy goods at no.220 and to Herbert Good, a stationer, at no. 222. In 1894 the shops were vacant and the NAV had dropped to £30. Ownership had passed to Robert Menzies of Fitzroy.

The situation had improved a little by 1900 as one shop only remained vacant. The NAV had dropped further to £15. By this time the owner was T. Wisewould, who remained in 1909. In that year, John Reeves, a coach builder, leased no. 220 and Walter Campbell, a carpenter, leased no.222. The NAV had increased to £20.

References: Caulfield Rate Books: 1886-91, 1894, 1900, 1909
Sands and McDougall directories: 1885, 1895, 1900 and 1910
MMBW litho plan no.83, 1904
Township of Elsternwick plan (1859)

Thematic Context: Victorian middle class suburban expansion

Statement of Significance: The pair of shops with residences above at nos. 220-22 Glen Huntly Road are a representative late Victorian building of their period, enhanced by the survival of their shop fronts, which is rare in Glen Eira, and by their close visual association with adjoining nos. 216-18 and 224-26.

Recommendations: Recommended for planning scheme control

Assessment: Andrew Ward, January, 1997

GLEN EIRA HERITAGE MANAGEMENT PLAN

224-226 Glen Huntly Road
ShopsPhoto: January, 1997

Existing Designations:

Heritage Council Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A substantially intact Italianate two storeyed shops and residences building distinguished by its opulent late Victorian stuccoed ornamentation with urns, curved pediment, swags, balustraded parapet, aedicules, modillions and cast iron balconettes. The shop front to no. 226 though altered, is substantially intact and has unusual dog tooth ornamentation to the window sills.

Condition: Sound

Integrity: Medium. Verandahs removed, interior of shops defaced, ironwork to balconettes part removed.

History: Refer to 216-18 Glen Huntly Road for early history of lot 21, section 22.

In 1887 a brick shop with dwelling was built at this site. James Brimsmead of St. Kilda was the owner and he leased the building to Fanny Stewart, a stationer. The NAV was £45. A second shop with dwelling was completed in 1889. It had seven

224-26 Glen Huntly Road
Shop

rooms and was leased to Mary Waddell who ran a boot shop. The NAV was £70. At that time, no. 224 was leased to John Page, a baker. The NAV had risen to £55.

Like the other shops in this section the Depression resulted in the NAV for these shops falling to £20 in 1894 and to £15 in 1900. In 1894, no. 224 was occupied by Edward Collins, a bootmaker, and the adjoining shop, was vacant. In 1900, Francis Cope, a ladies' draper, rented the former and the latter was rented by Samuel Dunn, a bicycle manufacturer. Brimsmead continued as owner. In 1909, ownership was in the name of A. Aston, an agent of Collins Street, Melbourne. No. 224 was occupied by Catherine Treen, a confectioner and no. 226 was occupied by Robert Galloway, a newsagent. The NAV had increased slightly to £18 for each shop.

References: Caulfield Rate books: 1886-91, 1894, 1900, 1909
Sands and McDougall directories: 1885, 1895, 1900, 1910
MMBW litho plan no. 83, 1904
Township of Elsternwick (1859)

Thematic Context: Victorian middle class suburban expansion

Statement of Significance: The pair of shops with residences above at 224-26 Glen Huntly Road has architectural importance in Elsternwick as a substantially intact late Victorian Boom Style building of its type, enhanced by its close visual association with buildings at nos. 216-18 and 220-22 and marking the western entry to the historic Elsternwick shopping centre.

Recommendations: Recommended for planning scheme control

Assessment: Andrew Ward, January, 1997

GLEN EIRA HERITAGE MANAGEMENT PLAN

563-67 Glen Huntly Road, Elsternwick

Former St. John's Presbyterian Church, now the Elsternwick/Caulfield South Uniting Church



Photo: December, 1998

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An Arts and Crafts influenced Gothic Revival Church in red brick with cement dressings having the form of a Greek cross on plan with the angles occupied by splayed extensions of the floor area. The former porch, now glazed in, is given emphasis by means of castellated and faceted bays on either side of the entry. There is a steeply pitched slate roof with fleche at the crossing and a rose window to the façade with flanking buttresses terminated by spheres with castellations re-iterating the motif at the entry and demonstrating Arts and Crafts principles. There are sympathetic additions at the rear and recent additions on the east side.

Inside, the floor slopes to the table and pulpit and there is a varnished-v jointed dado and lined ceiling with exposed ornamented trusses, the upper sections above the ties being concealed from view. There is a hammer beam treatment at the lower intersections of the trusses which are supported on slender clustered columns in the

Gothic manner with Arts and Crafts foliated enrichment to the caps. There is a Fincham organ.

A Sunday School hall at the rear is of utilitarian form and has a presumed later terra cotta tiled roof, moulded weatherboards and later porch at the front. The main barges have partly removed Gothic terminations. Inside, the timber ceiling linings follow the slope of the roof and the timber trusses are exposed. There is a painted timber dado and plastered walls.

There is a plainly treated red brick hall with stuccoed dressings opposite. It has a castellated porch at the front. The façade is subdivided by pilasters into three parts with a central timber vent, the pilaster terminations being carried above the coping line with moulded terminations capped by orb finials with imposed cross motifs. There is a timber addition at the rear. Inside, the ceilings and fills have sheet linings with strapwork.

Condition: Sound

Integrity: High, Sunday School hall (medium), Original gates to church porch conserved on site.

History: The foundation stone for St. Johns Presbyterian Church was laid on 14th. August, 1915. It was designed by the architects, brothers H.W. and F.B. Tompkins, the same firm designing houses in the area during the Inter-War period. Earlier buildings had been noted for their interpretation of Art Nouveaux ornament as well as the Edwardian Baroque style whilst this prolific firm's later work demonstrated Beaux Arts influence. The Fincham organ was enlarged in 1935 and rebuilt and rededicated on 18th. February, 1962. The church was rebuilt and extended in 1984. The hall is presently used by the Elsternwick Toddlers Group and the St. John's Tennis Club members, the tennis courts being located to the north.

References: Plaques etc. at site.
Melbourne University Architectural index

Thematic Context: Worship: Presbyterian (Uniting)

Statement of Significance: The former St. John's Presbyterian church complex, now the Elsternwick/Caulfield South Uniting Church, is situated at nos. 563-567 Glen Huntly Road, Elsternwick and in Foster Street. The church was designed by architects H.W. and F.B. Tompkins and construction proceeded in 1915. The complex is aesthetically and socially significant and is understood also to be scientifically important.

It is aesthetically significant (Criterion E) as a prominent complex of early twentieth century religious buildings united in purpose and choice of materials and/or architectural forms. The church is especially noteworthy as an example of the Gothic Revival Style incorporating Arts and Crafts elements in moderation but demonstrating the architects' leanings towards this mode. The Greek cross form and sloping floor are representative of the Presbyterian Church's worship traditions and the Foster Street hall (west side) is aesthetically of interest for the manner in which its façade treatment corresponds with that of the church. The complex is socially significant (Criterion G) as

a long standing place of worship in the community and for the way of life which it continues to demonstrate. Finally, the Fincham organ is understood to be of scientific (technical) importance (Criterion F) whilst the association of the place with the highly successful architectural practice of H.W. and F.B. Tompkins is unique in the Municipality.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over interior alterations in the church.

Assessment: Andrew Ward, November, 2000.



GLEN EIRA HERITAGE MANAGEMENT PLAN

1027 Glen Huntly Road, Caulfield South
"Braeside" (house, 1919)



Photo: June, 1999

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A picturesque Post Federation villa with diagonal axis reinforced by a curved window bay and corner verandah terminated by projecting gable ended wings in the manner of the period. The multiple gabled roof is slate lined with terra cotta ridge cresting and there are tapered rough cast chimneys with flat caps and terra cotta pots in the Arts and Crafts mode. The projecting gable ends are half timbered and surmount curved bay windows. Emphasis is given to the entry by a prominent gable ended section of the verandah which is carried on pre-cast concrete fluted columns. The balustrade to the verandah has unusual cast cement decorative panels based on a bifurcating volute motif.

Condition: Sound

Integrity: High, presumed later dormer window

History: The land on the north side of Glen Huntly Road between Bambra Road and the railway line was originally subdivided and sold in blocks of three to four acres c.1864. Portion 82 between Kambrook and Booran Roads, was purchased from the Crown by F. Thompson. Thompson's portion was subsequently absorbed in the property "Heatherbrae", which in 1913, was owned by Margaret Clarke and had an area

of 12.5 acres. Clarke's estate was sold c.1915 to Dr.E.G. MacGowan of Hobart. With subsequent subdivision, Clarke Street was formed.

John Leith, a hotel keeper of Hawthorn Road, Caulfield, bought lots 52, 53 and part lot 51 of this subdivision in 1915. His land fronted Glen Huntly Road and measured about 112 by 140 feet. In 1916, he commenced building a seven roomed brick house there for his residence, completing it the following year and naming it "Braeside". Leith lived at "Braeside" for just a few years, selling in February 1920 to Kenneth James.

References: Caulfield City Rate Books: 1913-14, 1915-17, 1919-20.
MMBW litho plan no.79, dated 7.11.1934.
Parish Plan Prahran, 1882.

Thematic Context: Caulfield's Post Federation suburban expansion

Statement of Significance: "Braeside" at no. 1027-29 Glen Huntly Road, Caulfield South was built for the hotel keeper, John Leith, in 1916-17. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a highly picturesque and substantial villa in the Queen Anne mode as it was adapted in Australia during the Post Federation period. Whilst the treatment of the diagonal axis with its attendant window bays and gable ended wings are highly representative of this development, the pillared verandah with its ornamental cast cement balustrade panels is unusual and imparts distinction to this place. It compares with houses in the Elsternwick Heritage Overlay Area as well as the slightly earlier villa at 31 Downshire Road (1911-12).

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September, 2000

GLEN EIRA HERITAGE MANAGEMENT PLAN

Glen Huntly Road, Glen Huntly
Glen Huntly Railway Station



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A complex of recently rebuilt buildings retaining the original asphalt paved platforms with bluestone copings and defaced brick upstand walls and including an early timber framed building on the downside platform. It is a standard nineteenth century portable structure with gable roof and former booking lobby at the north end erected as an extension of the portable itself. This gable roofed structure is carried on timber beams with scalloped ends and retains two picket barrier gates. The main portable has beaded vertical linings to the walls and doors and the roadside windows have been permanently sheeted over. There are characteristic bolted structural connections and a presumed later extension at the south end, the platform wall having beaded vertical linings, the south wall facing the waiting shelter having bull nosed weatherboard linings and the roadside having rusticated weatherboard linings. There is a waiting shelter at the south end open to the platform with a recent bench seat and window. Passengers are protected by a recent sympathetic timber posted verandah.

Condition: Sound.

Integrity: High (portable station building only).

History: Glen Huntly railway station was opened with the line between Caulfield and Mordialloc on 19th. December, 1881. This section formed part of the entire line to Frankston constructed by Falkingham and Bunn under a contract signed on 20th May, 1881. On 5th. January, 1882 a contract was signed with E. Cholerton to erect the station building on the upside and on 20th. February, 1911 a signal box was opened attached to its north end. It was closed on 9th May, 1987 at the time the main upside building was demolished and an island platform commissioned. By 1911 the extant downside portable was located at the north end of the platform with access directly off Glen Huntly Road and the footbridge, demolished in 1985, had not yet been erected. In 1913 a proposal was in hand to establish a siding for the City of Caulfield in the yard north of Neerim Road. It was opened on 18th. May, 1914. An electric tramway crossing was provided from 17th. November, 1913 with catch points and disc which stood until the introduction of boom barriers in 1986 at the Royal Avenue corner. The Frankston line was electrified in April, 1923 and from 23rd. January 1934 the electric tramway crossing was converted to double line. On 20th. April, 1937 Glen Huntly was renamed Glenhuntly. The station was closed to goods traffic on 14th. March, 1977 and the connection with the siding north of Neerim Road removed from 18th. May, 1986.

References: VR Contract books

Reports of the Board of Land and Works (var.)

Guiney, M., *Weekly Notice Extracts 1894-1994* 1996, p.240.

Dornan, S.E., Henderson, R.G., *The Electric Railways of Victoria*,

Australian Electric Traction Association, 1979.

1911 station ground plan and siding plan,(City of Glen Eira Archives).

Thematic Context: Public Services: Railways

Statement of Significance: Glen Huntly Railway Station was opened with the line from Caulfield to Frankston on 19th. December, 1881. Whilst the original main station building erected to a standard design only used on the Frankston railway in 1882 has been demolished, the original downside portable building is extant. This building is historically and technically significant.

It is historically significant (Criterion A) as the oldest extant railway building in the Municipality directly expressive of the standard of accommodation provided for passengers and staff from the commencement of railway services. This importance is enhanced by the fact that it is the secondary building of the complex at this location, the more common pattern being for the secondary buildings to be replaced and the main buildings to be retained.

It is technically important (Criterion F) as an increasingly rare surviving example of a standard nineteenth century railway portable building, once in widespread use throughout the suburban and country rail systems from the Railway Boom period but now much less common. Aspects of technical importance include the bolted framing and timber lined panel construction and now over painted evidence of the original paint colour scheme.

Recommendations: The portable building is recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over paint colours.

Assessment: Andrew Ward, October 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

122 Grange Road, Glen Huntly
Former Post Office



Photo: July, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A late Post Federation period former post office having a domestic architectural character with corrugated iron clad gable roof, presumed ornamentation in the gable ends now sheeted over, projecting wings with shingled weatherboard linings and posted verandahs with ladder frame frieze and spandrels in the Arts and Crafts mode.

Condition: Sound.

Integrity: High, later reversible defacement along ridge line.

History: Postal services at Glen Huntly were introduced from December, 1909. The local progress association agitated for improved services in 1916 and in 1920 the service was proposed for official status. In 1924 the post master received notice to quit the existing premises, presumably located at the City Hall where both the court room and post office were being relocated. Postal services were also transferred to Carnegie in that year, Murrumbeena being serviced from Carnegie. After various proposals were

given consideration the present building at no. 122 Grange Road was presumably leased as a post office in 1930 and it remained in use for this purpose until the 1990s.

References: Australian Archives (Melb) Series B5846/1.

Thematic Context: Public Services: Post and Telegraph

Statement of Significance: The former Glen Huntly Post Office is situated at no. 122 Grange Road on the Glen Huntly Road corner, Glen Huntly. It was established as a post office in 1930 and ceased to be used for this purpose during the 1990s. It is of historic significance.

It is of historic significance (Criterion A) as the former centre of postal services in Glen Huntly for more than sixty years and although not a purpose built structure has historic value on account of this long standing use.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, October 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

466 Hawthorn Road, Caulfield South

Apartments + 2 A & 2 B SEA VIEW ST

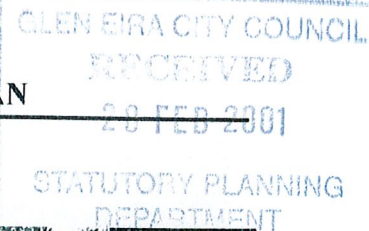


Photo: July, 1999

Existing Designations:**Heritage Council Register:** nil**National Estate Register:** nil**National Trust Register:** nil

Description: A large Inter War apartment development after the style of Frank Lloyd Wright with deep overhanging eaves with angled fascias and shallow tiled hipped roof, and characteristic emphasis being given to the corners by recessing them at the eaves line and setting them against vertical piers. The strength of the design turns on the treatment of the horizontal and vertical elements, emphasis to the forms being given by the use of stuccoed and tapestry brick surfaces, some since over painted, semi-circular balconettes and elevated terraces with rebated tapestry brick courses creating horizontal shadow lines. The cement balusters have been given geometric treatment in the front also characteristic of the Wright School.

Condition: Sound, garages at the rear appear not to be in use.

Integrity: High, includes rockery to property line and wrought iron gates.

History: Hawthorn Road was formed as an access road and allotment boundary, this part south of Glen Huntly Road abutting country lots generally of more than 30 acres. Much of the area remained rural into the twentieth century there being market gardens established, many of them by Chinese gardeners.

Seaview Street is approximately at the boundary of C.A.44 and 45 granted to A. Greeves and James Gill respectively. In 1910 it was not listed in the Sands and McDougall directory, the area between Sycamore Street and the Rosstown railway being mostly open land. There was just one resident listed in Hawthorn Road between those places at the time.

By 1920, the area was substantially developed however during the next decade lot 111 on the north west corner of Hawthorn Road and Seaview Street where the apartments at no.466 now stand remained vacant. At the time it measured 53 by 150 feet and was owned by Miss Florence Gerstman of Parkville. The block continued undeveloped at the end of 1933. What occurred over the next four years is uncertain as the Rate Books for that period are missing. In 1938 the block was listed as developed with the flats that are there today. Gerstman continued as owner, the tenants of the flats being Robert Hugh Robinson, an electrical engineer at flat 1, Frederick Charles Davis, a supervisor at flat 2 and James Edwin Lawson, an insurance superintendent at flat 3. These flats were first listed in Hawthorn Road in the Sands and McDougall directory of 1937 and were probably therefore built in 1936.

In 1949 the property was in the joint ownership of Misses Florence and Henrietta Gerstman with Robinson by then a draftsman continuing at flat 1, Sydney McDonald Hutcheson, a civil servant at flat 2 and Alan William Randall, a traveller at flat 3.

References:

Caulfield Rate Books: 1929-30, 1933-34, 1938-39, 1949-50.

Sands and McDougall Directory of Victoria, 1910, p.217; 1920, p.234; 1936-38.

MMBW litho plan no.81, nd, Caulfield.

Parish Plan Prahran, 1882.

Thematic Context: Caulfield as a pre-eminent Inter War suburb.

Statement of Significance: The apartments at no. 466 Hawthorn Road, Caulfield South, were built in 1936 for Miss Florence Gerstman. They are aesthetically significant.

They are aesthetically significant (Criterion E) as uncommon examples of residential buildings undertaken in a manner directly influenced by the work of Frank Lloyd Wright, comparing in Glen Eira only with the house at no. 45 Balaclava Road but demonstrating that the influence of his work was still being felt in Melbourne during the late Inter War years.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, October 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

3 Hood Crescent, Caulfield North

Former house "Helenslea", now Shelford C.E.G.G.S.



Photo: September, 2000.

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A substantial two storeyed stuccoed Italianate villa with hipped slate roof and façade sub-divided into two main parts, the former west facing side with tower having been demolished. The porch is the principal stylistic element having round arches and pedimented parapet with triglyphs, plain metopes and balustrading and an encaustic tiled floor. The walls are mostly in unpainted stucco, having been re-finished at different times and the ornamentation is sparse, being limited to the porch, eaves brackets and frieze mould. There is a timber posted verandah and single storeyed wing at the rear where a former principal room has a faceted north facing bay.

Inside, the original staircase with stained glass window at the landing and ornamental plaster ceilings to the entrance hall are in situ. Elsewhere, the spaces are representative of their period. There is also a cellar (not inspected) and mature conifer and palm at the entry, the picket fence having been rebuilt to approximate its earlier appearance.

Condition: Medium, evidence of structural movement.

Integrity: Medium, part demolished.

History: At the second release of Crown land in Caulfield, Sir George Stephen (1812-79) was granted C.A.244 on the north side of Glen Eira Road between Orrong and Kooyong Roads. It had an area of about 9.5 acres and was the site of Stephen's home *Helenslea* by 1863. Stephen, a Queen's Counsel and the first knight to live in the district, had arrived in Victoria in 1854, following his son, James Wilberforce Stephen. He was subsequently called to the Victorian Bar and established his country estate at Caulfield. Stephen was the MLA for Collingwood (10/59-7/61) and was knighted for his organisation of the Agency Committee and completion of his son's endeavours to emancipate slaves.

In 1863, Stephen's property was described as a *brick house, 6 acres of pasture, 3 acres cultivated, NAV 153 pounds* in Glen Eira Road. A decade later offices were listed and a year prior to his death in 1879, it was noted that his house had nine rooms and that there were stables.

William A. Douglas, a gentleman, had acquired the property by March 1880 by which time the house had been extended to 17 rooms. During the following year Douglas also bought 4.5 acres *off Orrong Road* where stables were built. On his death in c.1884 the property passed to his widow, Elizabeth who remained there as owner/occupant until 1888 when the barrister Joseph H. Hood bought it. Hood settled at *Helenslea* where he lived until c.1910. During his time there, he was appointed Judge of the Supreme Court and was subsequently knighted. Hood had additions made to the house in his first year of occupancy taking the number of rooms to twenty.

By c.1920 the Misses Blundell of Shelford Private School had offered the name and goodwill of their establishment to St. Mary's Church of England nearby. The offer was accepted and Shelford C.E.G.G.S. was established at the St. Margaret's Hall at St. Mary's in 1921. In the following year, the school relocated to "Helenslea" which it has acquired for 4,000 pounds. The west side of the building with ballroom and tower was demolished during the 1960s.

References:

Caulfield Rate Books: 1863, 1878, 1888-9, 1893, 1899-00, 1915-16, 1919-20.
Caulfield Road Board Settlement Books: 1858-9, 1860.
Sands and McDougall directories: 1885, 1910, 1920, 1930, 1941.
MMBW litho plan no.49, dated June 1898 and 13 February 1928.
Parish Plan Prahran, 1882.
Peter Murray and John Wells, *From Sand, Swamp and Heath... a History of Caulfield*, City of Caulfield, 1980, pp.154, 255.
Geulah Solomon, *Caulfield's Heritage*, City of Caulfield, 1989, Vol.1, pp.63-4.

Thematic Context: Caulfield as a location for Melbourne's gentry.
Education (private)

Statement of Significance: "Helenslea" was built for Sir George Stephen, MLA, barrister and mining investor by 1863. It was built with an address to Glen Eira Road

with the driveway gates close by the present Helenslea Road corner. The present address is no. 3 Hood Crescent, Caulfield North. It is historically, aesthetically and socially significant.

It is historically significant (Criterion A) as the home of Sir George Stephen, MLA for Collingwood, barrister and mining investor and for its capacity to demonstrate Caulfield's early attraction as a residential retreat for Melbourne's eminent citizens. It is aesthetically significant (Criterion E) as a villa residence characteristic of the mid Victorian period, predating the use of cast iron and comparing in this respect with Charles Webb's "Farleigh" (1865) at 6 Farleigh Grove, Brighton. Its substantial nature causes it to be the earliest surviving mansion house in the Municipality. The porch, external austerity and opulent entrance hall and staircase are important contributory elements whilst the survival of the exterior surfaces predominantly in an unpainted state enhances its level of integrity. It is socially significant (Criterion G) for its association with Shelford C.E.G.G.S. since 1922.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over interior alterations being limited to the entrance from the front door to and including the staircase.

Assessment: Andrew Ward, October 2000.

Hotham Street

Road overbridge for Sandringham railway line



Photo: January, 1997

Existing Registrations:

Heritage Council Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: An early skewed road overbridge with bluestone abutments and iron strutted girders. The abutments have curved wing walls in axe finished and coursed bluestone with dressed copings having pyramidal terminations. Bellied angle iron struts to the north-south girders are decorative and structural elements.

Condition:	Sound
Integrity:	High, roadway kerbing also in bluestone.

History: The railway from Windsor to North Brighton was opened by the St. Kilda and Brighton Railway Co. On 19-12-1859. By September, 1865 the company was bankrupt and was purchased by the Hobson's Bay United Railway Co. which sold out to the government in July, 1878.

On 25-11-1881 Sharp and Campbell entered into a contract with the Victorian Railways Department to construct a second line of railway from Windsor to

Hotham Street

Road overbridge to Sandringham railway line

Elsternwick. The contract (no.1442) was for £18,975-0-0 and was completed in 1882. This bridge may have formed part of this contract whilst the bridge itself would have been designed either when William Elsdon or Robert Watson was engineer in chief, the latter succeeding the former in 1881. Comparable girder bridges with bluestone abutments exist at the "Black Arch", Nicholson Street, Footscray, North Road and Durrant Street on the Sandringham line (1882-83), all of which have been rebuilt with concrete girders, to the north of the Moorabool viaduct and at Lethbridge on the Geelong to Ballarat line (1862), the "Caledonian" bridge on the Geelong to Ballarat line (1862) rebuilt with concrete girders and between Riddells Creek and Gisborne and at Macedon on the Melbourne to Bendigo line (1862).

References: Victorian Railways Department: Report of the Board and Land and Works for the year ending 31 December, 1881

Garden Don, Victoria: A History Nelson Melbourne (1984), pp.170-71

Thematic Context: Public Services: Railways

Statement of Significance: The Hotham Street road overbridge is located on the Sandringham railway line between Ripponlea and Elsternwick railway stations. It is presumed to have been built by contractors Sharp and Campbell who signed a contract on 25th. November, 1881 to construct a second line of railway between Windsor and Elsternwick. This contract was completed during 1882 and the bridge may have been designed in the year when Robert Watson took over from William Elsdon as engineer in chief for the Victorian railways. It is historically, aesthetically and technically significant.

It is historically significant (Criterion A) to the extent that it demonstrates the standards of construction adopted by the Victorian Railways Department when it rebuilt the lines acquired from the private railway companies, (compare the Geelong and Melbourne Railway Co's line from Newport to Geelong, acquired in 1860). It is aesthetically significant (Criterion E) as an intact nineteenth century structure of its type, many similar girder bridges having been renewed with concrete girders in recent years. The bluestone abutments demonstrate high standards of stone masonry and are representative of Departmental work of the period. This bridge forms one of a group of historic structures on the railway to Brighton Beach and therefore contributes to the line's cultural importance as a whole. The survival of the riveted iron girders with their bellied angle iron struts is important since these elements are representative of the civil engineering practices of the Victorian Railways at the time and constitute the technical significance (Criterion F) of the structure.

Recommendations: Recommended for inclusion on the Victorian Heritage Register and for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, 1/1997, amended, 9/2001.

GLEN EIRA HERITAGE MANAGEMENT PLAN

32-46 Huntley Road, Bentlyigh

“Whitmuir Hall” (house, c.1860), “Killearnan” (1877), “Bentleigh Club”(sporting complex, 1949)

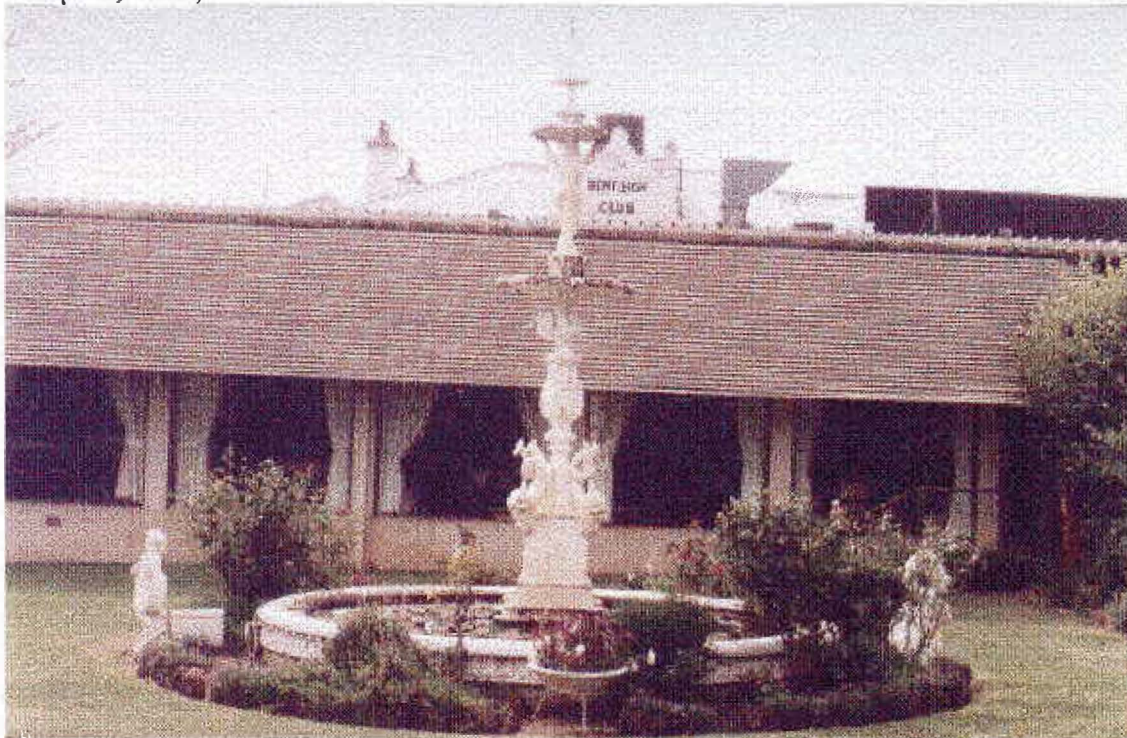


Photo: March 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A presumed late Victorian two storeyed Italianate villa now almost totally defaced and obscured by works associated with the Club’s activities. Surviving visible elements include the hipped roof with central raised stuccoed pediment flanked by urns and having an acroterion to the apex. The fountain in the front lawn has a large basin with the lowest stage surmounted by fish supporting an urn with garlands and acanthus leaves as the stem to the centre tier which is surmounted by a mermaid carrying the upper most tier.

Condition: Sound

Integrity: Low (building), High (fountain)

History: It is unclear when the property known today as the “Bentleigh Club” was first established. H.B.Foot’s survey of the Brighton Estate shows the area straddling the Elster Creek east of Thomas Street reserved for Henry Dendy’s farm, which was worked initially by some of “Dendy’s immigrants”.

In its early days, the Whitmuir Hall estate bounded by Thomas Street, Wheatley, McKinnon and Centre Roads was partly under cultivation and partly used to depasture cattle.

In 1877, Thomas Bent, MP and later Premier of Victoria, purchased the property which by then was known as “Killearnan”. At the time, the estate covered 156 acres. A month later Bent sold to Walter Robert Johnson however in September 1877, the property returned to Bent’s ownership. Bent’s intention was to subdivide the land in anticipation of future development in the area.

The house and surrounding 13 acres were sold in January 1878 to Robert Grey Ford, a civil servant. By 1880, Ford described his occupation as “a gentleman”, and his property was described as “21 acres, 15 rooms (house), rated to Thomas Street, NAV 110 pounds”. Ford also owned 4 acres rated to Centre Road.

It is understood that during Ford’s occupancy “Killearnan” was set in extensive gardens with an ornamental pond and statues. It was surrounded by open paddocks part of which were used as a private zoo. Some land was rented to Chinese market gardeners.

Ford died in 1891 and the property was sold to Mrs. Betsy Armstrong, the widow of a Western District sheep farmer. In 1893, the house on 1.5 acres of land had an NAV of 225 pounds. Just two years later, the value of the property had plummeted to 75 pounds. At the time, it was described as a “brick house, stables on 3.75 acres”.

Mrs. Armstrong continued at “Killearnan” for many years. She later left it to the care of John McKerral and his wife. After the Great War, it was vacant for 7 years before being purchased by the Crozier family in 1925. The Croziers were horse racing people from NSW who operated a stable from their new property. They remained there for 22 years.

In 1949, the house and two acres were sold to the newly formed “Bentleigh Club”. The Club’s interests were to encourage “social, community and sporting activities” and to that end, an extensive lounge was added to the building. The grounds over time were developed to cater for various recreational activities.

The property has recently been purchased by the Melbourne Football Club for its social and recreational activities.

References:

Moorabbin City Rate Books: 1880, 1893, 1895.
Sands and McDougall directories: 1892-5, 1900, 1910.
MMBW litho plan no. 165, undated.
Council Records: Plans of subdivision, Parish of Moorabbin.
“Bentleigh Club has Strong Ties with Early History of Moorabbin”, City of Moorabbin Centenary, Moorabbin News, May 1962, Pp. 34, 35.
Communication with Alan Schoknecht, the Bentleigh Club.

Thematic Context: Glen Eira as a location for Melbourne’s gentry.

Statement of Significance: The fountain and façade pediment of “Killearnan” recall the occupancy of the civil servant, Robert Grey Ford and demonstrate that the area now known as Bentleigh was seen to be an attractive residential location by Melbourne’s nineteenth century gentry. The fountain, which is presumed to date from Ford’s occupancy is a unique survivor in the area and is enhanced by its intact state.

Recommendations: It is recommended that the fountain and pediment be subject to Planning Scheme control.

Assessment: Andrew Ward, March 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

113 Jasper Road, Bentleigh

Our Lady of the Sacred Heart Convent



Photo: January 1998

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A picturesque convent with later rear additions demonstrating northern Italian Renaissance influence with a symmetrically arranged façade having a central gabled porch with round arch and ornamental spandrels, flanking loggias with Tuscan columns, stilted arches and projecting wings. The southern wing has an apsidal end with machicolations and Cordovan tiled parapet and the northern wing has a similar tiled treatment with a statue of Mary and the Christ Child surmounting the main window.

Inside, the chapel has a round arch to the sanctuary and exposed timber trusses in the Mission Style.

Condition: Sound

Integrity: High, with brick fence.

History: The Lady of the Sacred Heart Convent was established as a place of residence for teaching nuns to service the Catholic schools in the area including the College alongside the convent. The architect was T.J. Power and the builder H. Sherlock Pty. Ltd, the foundation stone being laid on 11.11.1934.

References:

Thematic Context: Education - Catholic

Statement of Significance: The Convent of Our Lady of the Sacred Heart has social importance in the lives of the surrounding communities for its role in the education of their Catholic children since 1935. The building has architectural value as a rare design of its type in the area, demonstrating aspects of the Catholic Church's cultural links with Italy in the manner of Catholic Church architecture of the period. It forms a group with the nearby Church of St. Paul and the educational establishments in the immediate neighbourhood.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, February, 1998

118 Jasper Road, Bentleigh
 "Glen Eira" (house, 1930)



Photo: January 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: An unusually imposing villa in the Californian Bungalow Style with shingled gable ends and louvred vents, tuckpointed brickwork, rough cast and fair face stucco with other ornamentation representative of the period. Windows are casement with leadlight work and there is a curved bay to the wing. The buttressed porch incorporates low segmental arches and the brick fences have complementary inverted bullnosed arch motifs.

Condition: Sound

Integrity: High, includes original garden layout with concrete path and brick edges.

History: The Marriott family and market gardening were synonymous in the Moorabbin area. John Marriott emigrated to Victoria and bought land in 1878 between Brady and East Boundary Roads. He became a successful market gardener as did his sons who followed him.

In 1925, William Marriott, one of John's descendants, owned a vacant block of land in Jasper Road on the east side between Higgins Road and London Street. The land had a

street frontage of 94 feet 7 inches and was listed as lot 1 and part lot 2. It had an NAV of 7 pounds.

In 1926, Marriott built there a brick house with six rooms for his residence. It had an NAV of 90 pounds. The following year Marriott's occupation was described as "gentleman" and by 1930, the house was known as "Glen Eira".

The property remained in the Marriott family until it was sold in 1991. At the time, the house was described as "one of the most original to come on the market in a long time".

References: Moorabbin City Rate Books: 1925-1930.
Sands and McDougall directory: 1937.
MMBW litho plan no. 164, dated 27.9.1935.
Council Records: Plans of subdivision, Parish of Moorabbin.
"Here's a Touch of Life in the 20's", *The Age*, 3 May 1991, p.18.

Thematic Context: Glen Eira as a pre-eminent inter-war suburb
Market Gardening

Statement of Significance: "Glen Eira" at 118 Jasper Road is important in Bentleigh as one of its finest Californian Bungalows and as the home of one of the area's most successful market gardening families, the Marriotts, members of which arrived in East Bentleigh as early as 1878.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, February 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

122 Jasper Road, Bentleigh
St. Paul's Church

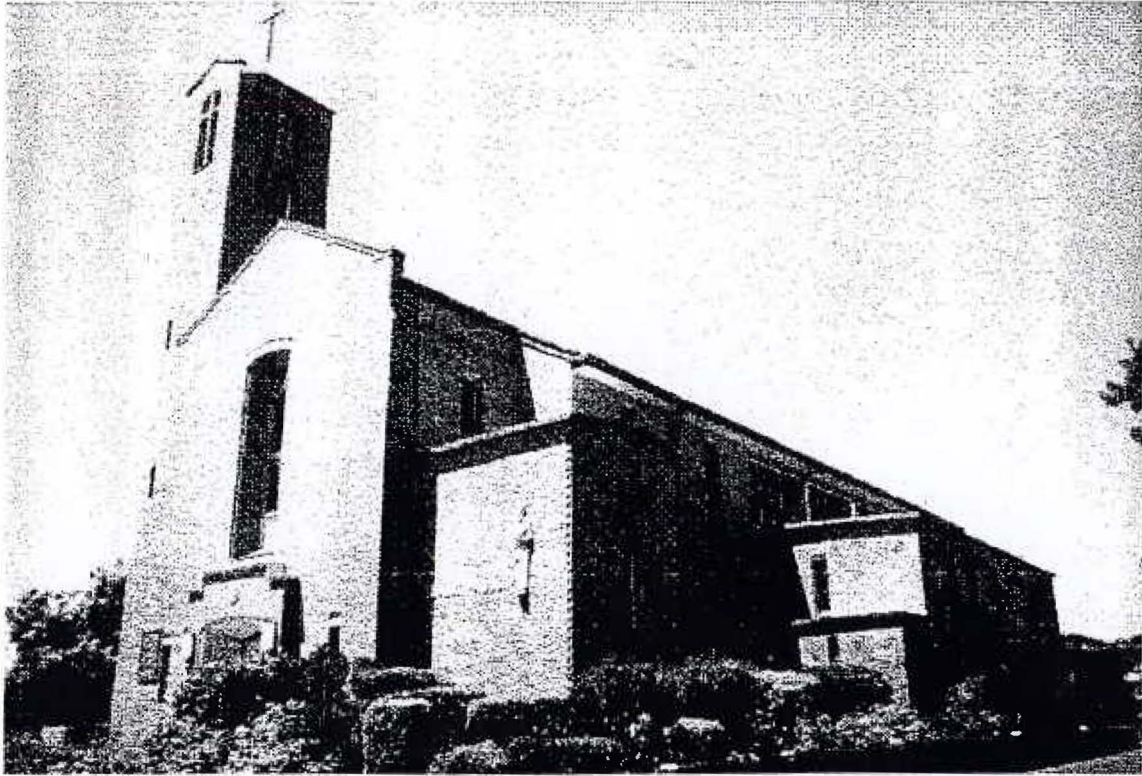


Photo: January 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: The Church of St. Paul is an imposing an stylistically conservative cream brick building distinguished by its picturesque massing with offset belltower and understated stylistic links with northern Italian religious architectural tradition. Elements include sandstone dressings to the openings, stainless steel windows, a figure of St. Paul in low relief and limited sculptured stone tablets.

Inside the ceilings have light varnished timber linings. There is a rear organ loft and the clerestory windows are continuously glazed in stained glass.

St. Paul's School is in the late Gothic Revival mode in red brick and stucco with motifs including buttressed and pilastrated corners, sloping stuccoed copings and steeply pitched gable roofs complemented by ornamental spandrels and castellated parapets. There are sympathetic later additions.

Condition: Sound

Integrity: High

History: In 1925, Clarissa Harrison owned a property in Jasper Road on the south east corner of Higgins Road. It was known as "Braeside" and consisted of a brick house with seven rooms on land measuring 181 by 180 feet. It had an NAV of 48 pounds. During the following year, the Roman Catholic Trust, centred at St. Patrick's Cathedral, Melbourne, purchased the property. In that year the NAV increased to 66 pounds. In 1927, the house was occupied by George Cole, a foreman. The Roman Catholic Trust Corporation was listed as owner.

In 1928, a brick school was built in Jasper Road. It was opened on 25 November by Archbishop Mannix. The building included a hall on the ground floor used also for church services and three classrooms on the first floor. It is now the parish hall. Joseph Laurence Egan, listed as a clergyman, lived in the house.

By 1930, land fronting Higgins Road had been purchased and the property "Braeside" had been subdivided to form two blocks. The house was subsequently demolished to make way for a new church.

The present brick church was commenced in 1960 to the design of architect Stan Moran of S.J. Moran and Associates. The builder was H.F. Yuncken Pty. Ltd. The foundation stone was laid on 13 November of that year and the building was completed for the opening on 3 December 1961.

References:

Moorabbin City Rate Books: 1926-1930.

MMBW litho plan no. 164, dated 27.9.1935.

Council Records: Plans of subdivision, Parish of Moorabbin.

Communication with Father Foynes of St. Paul's Parish.

Thematic Context: Worship – Catholic

Education - Private

Statement of Significance: The St. Pauls complex demonstrates the importance of the Catholic Church's presence in Bentleigh since the 1920's both in terms of its spiritual and educational roles. Both the church and school are conservative buildings for their periods but the former is a striking element in the Jasper Road streetscape, imparting character to the locality and being a sophisticated design of its type.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, February 1998

16 Kambrook Road, Caulfield North
"Hollywood" (house, 1899)



Photo: April 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A small late Victorian Italianate villa distinguished by its parapeted window bays either side of a small verandah with encaustic tiled floor. The parapets are balustraded with console enrichment and glazed tiles, the stuccoed surfaces being unpainted. Ornamentation is in other respects undistinguished.

Condition: Sound

Integrity: Fair. Rough cast façade, inter war woodwork to verandah beam, tiled roof.

History: The railway line to Oakleigh opened in 1879. Simultaneously, pockets of land were released for sale for the first time. Among them was the triangular piece bounded by Balaclava, Kambrook and Normanby Roads, which was sold in February 1879 as "Suburban Allotments". Lot 2 fronting Balaclava Road was bought by A Meadway. It had an area of just over one acre.

The Rate Books are unclear concerning the subsequent subdivision and sale of this land. In 1886 however, George Wybar, a builder, and his family moved into the area and began purchasing land on which Wybar and his son built shops and houses.

By February 1888, Wybar owned a brick house with six rooms in Kambrook Road on the east side near Balaclava Road. He leased it to Archibald Mouatt(?), a painter. The NAV was 50 pounds.

In 1890, ownership passed to the Australian Deposit and Mortgage Bank. The tenant was William Folk, a warehouseman. At the turn of the century, Amelia Holt, a widow, leased the house. It was named "Hollywood" and by then had a NAV of 30 pounds.

Subsequent occupants included James Yorston(1920), James Norton(1930) and Ruth Currie(1941).

References: Caulfield City Rate Books: 1883-91, 1899-1900.
Sands and McDougall directories: 1891, 1895, 1900, 1910, 1920, 1930, 1941.
MMBW litho plan no.62, dated May 1905.
Parish Plan Prahran, 1882.

Thematic Context: Caulfield's late Victorian suburban expansion.

Statement of Significance: "Hollywood" at 16 Kambrook Road is of architectural interest for its pavilions which retain their unpainted parapets and ornamental tiles in the manner of other less imposing examples in the immediate locality possibly linked with the builder George Wybar and his son, who undertook substantial projects nearby. Its association with James Yorston, presumably J.S. Yorston of Dickson and Yorston, important builders and estate developers at Caulfield during the Inter war period is of interest.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, April 1998

GLEN EIRA HERITAGE MANAGEMENT PLAN

196 Kambrook Road, Caulfield South

“Glencoe” (house, 1888), “Woolamai” (1919)



Photo: June, 1999

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: An imposing late Victorian poly-chrome brick asymmetrical villa with corner verandah and projecting west facing wing with faceted window bay to the façade. Body bricks are red and relieved by cream and black brick banding and by cream bricks to the bracketed eaves. The fretted barge with king post treatment and timber posted verandah are unique in the Municipality and unusual in the metropolitan area and demonstrate an understated appreciation of the emerging Queen Anne mode.

Condition: Sound

Integrity: High, later discrete additions and prominent but sympathetic garage.

History: The wedge of land formed by Kambrook, Neerim and Booran Roads was released by the Crown for sale in February 1879 as portion 8. This portion was subdivided into lots with areas of about 1 to 3 acres. Lot 7 on the north east corner of Kambrook and Neerim Roads was purchased by the Whittingham brothers.

In 1887, John Mair, a boot manufacturer of Richmond and Walter Davis, a solicitor of Melbourne, jointly owned 10 acres including lot 7 in “Neerim Booran Kambrook Rds”. They disposed of 9.25 acres to L. Martin and presumably transferred the remainder on

the corner of Neerim and Kambrook Roads to Robert Bruce Mair, also a boot manufacturer, who by February 1888 had built there a seven roomed brick house for his residence, which he named "Glencoe".

By 1890, ownership had passed to L. Mair who lived at Malvern. Mair leased the house, the tenants including horse trainer Edward Davis (1893), carpenter Samuel Martin (1897), architect James Neville (1898), carpenter James Gray (1911) and contractor Frederick Ryall. In 1900, the house was described as "brick, seven rooms, one acre, NAV 40 pounds". Mair sold "Glencoe" in 1914 to Edith Lang who lived there until 1918, at which time she moved to the Grantville Hotel, Grantville. Lang let the Kambrook Road property, by then known as "Woolamai", to Edwin Fowler, a dairyman, who lived there with his family of ten.

References: Caulfield City Rate Books: 1887-89, 1900-01, 1919-20.
MMBW litho plan no.79, dated 7.11.1934.
Parish Plan Prahran, 1882.
Plan "Suburban Allotments", 1878, Vale Collection, SLV.
Dr G. Solomon, *Caulfield's Heritage*, City of Caulfield, 1989, Pp.51-2.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance: "Glencoe" is situated at no. 196 Kambrook Road, Caulfield South and was built for the boot manufacturer, Robert Bruce Mair, in 1888. It is of historic and aesthetic significance.

It is historically significant (Criterion A) as the home of an inner suburban industrialist, notable a boot manufacturer, demonstrating the attraction of Caulfield as a residential location for the manufacturers of the metropolis during the late Victorian Boom period. It is aesthetically significant (Criterion E) as a very early example of a Queen Anne influenced late Victorian villa, comparing at the State level with "Woodlands" (1888), North Essendon, generally acknowledged to be one of Australia's earliest houses to fully exploit this emerging style. The ornamental timberwork is especially expressive of the new architectural fashion and compares with the house at 33 Clarence Street, Elsternwick (1888-89).

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September, 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

Koornang Road, Carnegie

Carnegie Railway Station (former Rosstown)

Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A group of structures consisting of the main timber station building, pedestrian subway, platforms, downside canopy and associated railway gardens.

The main building has a cross ridged gable roof treatment with capped chimney and terra cotta pot and shingled gable ends. There is a hip roofed extension at the down end accommodating the closets and the walls have bull nosed weatherboard linings with cement sheet fills. There is a picturesque roadside entry porch with shingled gable end to the lobby which retains its booking window intact. Interior linings are painted v-jointed timber with cement sheet, accommodation including the main office and two waiting rooms. There is a steel framed verandah with ripple iron valance (without manufacturer's plate).

The downside building has been demolished but the original cantilevered awning is in situ. The asphalt paved platforms have brick walls and sawn bluestone copings and there is an asphalt paved pedestrian subway at the up end with brick retaining walls.

The northside gardens are extensive and include mature eucalypts, conifers and a palm tree at the Koornang Road end.

The brick lined asphalt paved pedestrian subway is a utilitarian structure with wire mesh fencing.

Condition: Sound.

Integrity: Medium.

History: The railway between Oakleigh and Bunyip was opened on 8th. October, 1877, the contractor being James Leggat (contract signed 12th. February, 1875). By 1883 passenger loadings stood at 17,097 outward and 3557.5 inward journeys with no goods or livestock traffic being recorded. A signal box was erected by J. Brown (contract signed 2nd. September, 1889) at Carnegie and Murrumbeena. It was located at the west end of the up platform and was opened on 26th. March, 1890 as an 18 lever rocker machine. On November 12th. 1923 7 levers were removed and on 31st. May, 1938 a single lever was added. The box was closed on 4th. June, 1967 and replaced with boom barriers. The station name was changed from Rosstown to Carnegie on 1st. May, 1909 and the present station buildings designed by James Fawcett, chief architect of the Way and Works Branch, were designed in 1922 in association with the electrification of the line completed on 11th. December, 1922. Prior to this time, the up side booking office and signal box had been provided at the Koornang Road end of the platform with a ladies' waiting room and closet further east. The station master's residence faced west on Morton Avenue, east of the platforms. The main station building was on the north side platform towards the west end. Wicket gates were provided at Koornang Road from 4th. November, 1936. The new complex consisted of the extant main building with a combined lamp room, yard and store to the east of the main building and a corresponding smaller building, since demolished, on the north side platform. A plantation faced Morton Avenue.

Carnegie compares with contemporary extant suburban station building complexes at Murrumbeena, Royal Park, Thornbury, Merri, Ripponlea and Mentone.

References: VR Contract books

Reports of the Board of Land and Works (var.)

Guiney, M., *Weekly Notice Extracts 1894-1994* 1996, p.240.

Dornan, S.E., Henderson, R.G., *The Electric Railways of Victoria*,

Australian Electric Traction Association, 1979.

1919 and 1922 station ground plans (City of Glen Eira Archives).

Thematic Context: Public Services: Railways

Statement of Significance: The Carnegie railway station with associated gardens is located on Koornang Road, Carnegie and was presumably opened with the line on 8th. October, 1877, the present main building and remains of the downside building having been erected at the time of electrification in 1922 when James Fawcett was the chief

architect of the Way and Works Department. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a point of entry and departure for the Carnegie locality for over a century, having been associated with its development presumably since the opening of the line in 1877. It is understood that the platforms are the only surviving nineteenth century elements. The main building is historically significant also as a surviving standard structure of its type designed by the office of the chief architect in the Way and Works Branch during J.W. Hardy's term of office but undertaken by his successor, James Fawcett.

It is aesthetically significant (Criterion E) as a surviving suburban station complex from the Great War period with up side building complemented by mature public gardens. The building's aesthetic importance is derived also from the use of Arts and Crafts forms and ornamentation in a manner which complements many of the contemporary houses in the vicinity of the railway station.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over paint colours and the removal of trees.

Assessment: Andrew Ward, September 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

112 Kooyong Road, Caulfield North

House: "Rosemont"



Photo: July, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A substantial formerly bi-chromatic brick two storeyed villa with single storeyed wings on the north side now on a battle axe lot but originally addressing the Kooyong Road/Balaclava Road corner. The walls are over painted and the façade has a central buttressed porch with round archway and presumed later surmounting parapet. There are presumed later two storeyed verandahs either side with pipe rails forming the first floor balustrades and the upper level windows have been altered to give access at this level. The single storeyed sections have been extensively altered and partly demolished and there is a hipped slate roof.

Condition: Sound.

Integrity: Medium

History: Godfrey Howitt, a doctor who acquired about 1.5 acres during the 1840s in Spring Street, Melbourne, subsequently known as Howitt's Corner, was granted three Portions on Kooyong Road at the second sale of Crown land in the district. They were

Portions 223 and 224 on the west side and Portion 11 opposite on the east side, in all about 54 acres. From 1854-9 he established a farm there managed by his nephew Alfred William Howitt.

Godfrey Howitt had arrived in Melbourne from England by 1840 with a prefabricated house. He established himself in Spring Street and became in 1847 *one of the first three honorary physicians at the newly established Melbourne Hospital...president and honorary physician of the Melbourne Benevolent Society*. He was later an *original Council member of the University of Melbourne* (1853) and...*first vice-president of what later became the Royal Society of Victoria* (1854-5). Howitt had considerable land interests including *7000 acres near Cape Schanck and a brief partnership in Murrindindi station, near Yea*.

When the Caulfield Road Board struck its first rate in 1857-8, Howitt was listed as owner of Portions 223 (house and four acres under cultivation), 224, 206 (house), 206B and 207B in St. Kilda and owner of Portions 11, 13 (five acres under cultivation) and 15 in Caulfield. William Howitt was then occupant. In 1863 Howitt had added to his holdings, some lots being held in partnership with his brother-in-law John Bakewell. At the time Robert McWilliams leased the land, 113 acres of which were used for pasture.

The Kooyong Road lots formed the basis of the Rosemont Estate where Howitt built a large country house in 1869 for his residence, his son Dr. William Godfrey Howitt taking over his city practice. In 1871 it was described *as brick, 13 rooms offices 45 acres on Balaclava Road*. It had *two storeys and was constructed of handmade bricks* originally there being a *handsome cast iron veranda above the arched brick portico* of the second storey. There were stables and a coach house along Balaclava Road.

Howitt died in 1873. The house with substantial grounds remained in the hands of his executors/trustees for twenty years after. In 1886 it was let with 94 acres and a small wood house to the merchant James Grice. Subsequent tenants included the squatter John Campbell who leased it with 45 acres in 1889 and Mrs. Connelly, a school mistress who leased it in 1894.

In 1899 the house on nine acres was owned by Florence King, the solicitor Thomas King being listed as occupant. Thomas King was a member of the firm Gavan Duffy and King and was involved in *winding-up the horse tramway system in Caulfield and negotiating successfully for the new electric tramway system*. He was also involved in *negotiations to buy the Rosstown Railway land for parkland*. King died in 1918, subdivision of the grounds being approved soon after. Mrs. King continued to live at "Rosemont" in 1941.

References:

- Caulfield Rate Books: 1863, 1871, 1886, 1893-4, 1899-1900.
Assessment Book Caulfield Road Board, Assess.nos.163-170.
Sands and McDougall Directory of Victoria, 1941.
MMBW litho plan no.80, July 1905, Caulfield.
Parish Plan Prahran, 1882.
Dr.Geulah Solomon, Caulfield's Heritage, City of Caulfield, 1989, Vol.1, pp.46-8.
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Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance: "Rosemont" is situated at no.112A Kooyong Road, Caulfield North and was built in 1869 for Godfrey Howitt, physician, president and honorary physician of the Melbourne Benevolent Society, Council member of the University of Melbourne and founding vice president of the Royal Society of Victoria. It is historically significant.

It is historically significant (Criterion A) as an early and substantial villa residence demonstrating Caulfield's early attraction as a residential retreat for Melbourne's elite. This significance is enhanced by the associations of the place with Godfrey Howitt and later James Grice, National Bank chairman and owner of "Stonnington" in Glenferrie Road, Malvern and Thomas King, councillor and successful negotiator for the extension of the electric tramway system to the Municipality.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, October 2000.

HO125

This number is blank upon approval of Amendment C19.

20 Labassa Grove, Caulfield North House



Photo: April 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A picturesque Inter-war bungalow in the Arts and Crafts manner situated in a garden setting and distinguished by its dominant gable treatment surmounting a central flat roofed portico with projecting pillars. The composition is enlivened by a central shingled balconette, strutted eaves, projecting wing and shingled sections above the windows, the walls being rough cast with brick dressings, now overpainted.

There is an upper level attic floor whilst the roof is generally of cement tiles.

Condition: Sound
Integrity: High

History: Land in the vicinity of Inkerman, Orrong and Balaclava Roads was purchased from the Crown by William Lyall. Section 192A with an area of four acres was part of this purchase. It subsequently formed part of the "Labassa" estate and later, Labassa Grove.

The northern end of Labassa Grove was subdivided in 1916. Lot 6, on the east side opposite Pearson Grove, passed through the hands of several owners in its first years -

Logan, H.Heath and A.G.Plowman. In that time, the NAV of the land doubled from 12 pounds in 1917 to 25 pounds in 1920.

In 1922, Plowman sold the block, which measured 66 by 200 feet, to Sydney Keith, a draper. In the following year, Keith built for his residence a brick house with nine rooms. By 1923, the rear 50 feet of the adjoining lot 5 were also owned by Keith. The NAV of the property was 150 pounds.

Keith continued to live there in 1930, however in 1941, Benjamin Gross was occupant.

References: Caulfield City Rate Books: 1914-1924.
Sands and McDougall directories: 1910, 1920, 1930, 1941.
MMBW litho plan no.47, dated 1935 (?).
Parish Plan Prahran, 1882.

Thematic Context: Caulfield as a pre-eminent Inter war suburb

Statement of Significance: The house at no. 20 Labassa Grove has architectural importance for the manner in which it demonstrates aspects of the Arts and Crafts Style as it developed around the time of the Great War. They include the extensive use of shingles and rough cast, the spreading gable roof and symmetrical composition.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, April 1998

HO127

This number is blank upon approval of Amendment C19.

HO128

This number is blank upon approval of Amendment C19.

GLEN EIRA HERITAGE MANAGEMENT PLAN

162 McKinnon Road, McKinnon
"Yaralla" (house, 1931)



Photo: January 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An unusually picturesque Californian Bungalow with Arts and Crafts influence demonstrated by the use of clinker bricks, creosoted square edged weatherboards (overpainted), prominent centrally placed chimney with flanking small hooded windows, glazing bars and muffled glass. Other elements of the Style include the shingled gable ends and louvre vents, cement tiles and capped main chimney.

Condition: Sound

Integrity: High

History: Although the Melbourne-Frankston railway line was completed in 1881, the settlement around McKinnon Road (formerly Manchester Road) and the railway line remained sparse at the turn of the century. The station master for the McKinnon station was the only resident listed on the south side of the road between the railway line and Jasper Road in 1910.

In 1916, travelling east from the railway line, there was the railway gatehouse, then 7 acres of land owned by Mark Hall, a boot maker. Six acres were leased to Alexander

Hovell, a market gardener. The remaining acre ran parallel with the railway line and was subdivided in 1917 to form two lots, one of which measured 50 by 132 feet and became no.162 McKinnon Road.

At the time of subdivision, this lot passed to Alfred Hall. Hall, an electrician, built a five roomed wood house for his residence on the site in 1917. The property had an NAV of 25 pounds. On the adjoining lot, in 1920, Mark Hall had built a wood house with five rooms, which he leased to Arthur Tucker, also a boot maker.

In the 1920's, Hall's land was subdivided as the "Railway" Estate. Around the railway line, shops and houses began to emerge so that by the mid 1920's, the fledgling suburb of McKinnon was evident.

In 1930, Alfred Hall continued as owner/occupant of no.162. The property at that time was named "Yaralla" and was described as a "wood house with five rooms on land measuring 50 by 132 feet". Three people lived there and the NAV was 50 pounds.

Alfred Hall was still in residence in 1941. At the time he was described as an "electrical contractor".

References: Moorabbin City Rate Books: 1916-19, 1920-21, 1930-31.
Sands and McDougall directories: 1910, 1941.
MMBW litho plan no. 164, dated 29.9.1935.
Council Records: Plans of subdivision, Parish of Moorabbin.
John Cribbin, Moorabbin, a Pictorial History, 1862-1994, City of Kingston, 1995, p.98-99.

Thematic Context: Glen Eira as a pre-eminent inter-war municipality

Statement of Significance: "Yaralla" at 162 McKinnon Road was built in 1917, its comparatively early date in the area also recalling the first stages in the acceptance of the Californian Bungalow as a suburban house type in contrast to the then popular Federation villa. "Yaralla" is locally noteworthy as an early and distinctive example of a Californian Bungalow.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, February 1998.

CAULFIELD CONSERVATION STUDY

32 Murray Street
House



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Imposing single storeyed Italianate villa with principal elevations facing north and east and with cast iron lace corner verandah terminated at both ends by projecting wings with faceted bays. Distinctive window heads have curved corners with similar hood moulds and medieval ornamentation. The slated hipped roof has dog tooth barges and enriched frieze whilst portions of the stucco work have not been painted. The galvanised iron gutters have acroteria.

32 Murray Street
House

Condition: Fair

Integrity: Good, verandah floor terrazzo paved.

History:

In 1888, J.W. Doyles, a builder, owned eleven land lots (Nos. 27 to 37) each with 50 foot frontage to Murray Street, south side, between Kooyong Road and Foster Street. He had commenced building nine roomed brick houses on each alternate lot and had completed five houses by 1889.

In 1890, Andrew Kerr and Co. became owner of the house and the Australian Financial Agency and Guarantee Coy. became owner of the land except for lots 27 and 28. They were retained by Mrs J. W. Doyles.

By the end of 1893, a nine roomed brick house had been completed on lot 27. It was owned and occupied by Henry Kavangh. NAV was £60.

By 1900, William Anderson, a gentleman, had purchased the property. NAV had dropped to £50. Owner/occupancy had passed to Miss Marion Anderson by 1925, at which time the property was described as "brick house, eight rooms" on lots 27 and 28. Land measured 110' x 145'. Six people lived there and NAV was £70.

References: CCC Rate Books 1888-1893, 1900-1901, 1925-26
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Victorian middle class suburban residential development.

Statement of

Significance: No. 32 Murray Street is locally distinguished as the most imposing villa of its period in Murray Street whilst its association with J. W. Doyles, builder of several houses in the same street, is of interest. Its importance is enhanced by its substantially intact state.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

GLEN EIRA HERITAGE MANAGEMENT PLAN

63 Murray Street, Caulfield South
"Marston" (house, 1900)



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A richly decorated and unusual tuck pointed polychrome brick Boom Style single storeyed villa with projecting faceted wing and cast iron posted verandah with encaustic tiled floor to the front and sides. There is a rough cast half timbered gablet with cast iron ridge cresting to the verandah at the wing and decorative terra cotta panels to the frieze. Black body bricks are relieved with whites and reds in the front section only. There is a hipped slate roof with prominent stuccoed chimneys having terra cotta pots.

Condition: Sound.

Integrity: High.

History: Portion 1 on the north-east corner of Glen Huntly and Kooyong Roads was purchased by "Thomas Fulton and others" at the sale of Crown land c.1855. It covered an area of over 12 acres. By 1858, this portion was owned by J. Mansfield who resided in the house built there. The surrounding land was subsequently subdivided, the

streets formed including Murray Street. The section east of Kooyong Road was formed in stages, the west end being established by the late 1880s.

J.E. Guest, a builder of Downshire Road, owned lots 46 and 47 on the north side of Murray Street in 1889. In that year, Guest commenced building brick houses on each lot. They each had seven rooms and were completed in 1890. In the following year they were occupied by Guest (no.61) and Chas. Hyden, a gentleman (no.63). The NAV at the time was 50 pounds each.

At the turn of the century, both houses were owned by John Duckett, an iron merchant. Duckett leased no.63 named "Marston" to the sharebroker Charles Treadgold. Although the house continued to contain seven rooms. By then the NAV had dropped to 28 pounds.

Adjoining "Marston" was lot 48 which was owned by Charles Goodridge, a builder in 1889. In 1900, the land remained undeveloped and in Goodridge's hands. Some time later it became part of the property that is no.63.

References: Caulfield City Rate Books: 1889-91, 1900-01.
MMBW litho plan no.80, July 1905.
Parish Plan Prahran, 1882.

Thematic Context: Victorian middle class suburban expansion.

Statement of Significance: "Marston" at no. 63 Murray Street, Caulfield South, was built by J.E. Guest, a contractor resident in nearby Downshire Road, in 1889-90, presumably as a speculative venture together with the extant house at adjoining no.61. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an exceptionally richly ornamented medium sized Boom period villa in Caulfield South, being unusual in this respect in its locale and comparing with nearby "Sprouston" at 19 Blanche Street (1887). Important contributory elements include the polychrome brickwork, frieze and verandah including the half timbered gablet which would have been stylistically innovative in its day.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, October 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

~~Murrumbena Road, Murrumbena~~ 445 NEERIM RD, MURRUMBENA
Murrumbena Railway Station



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A complex of timber buildings and structures on asphalt paved platforms with brick walls and sawn bluestone copings. Principal elements are the main (upside) station building, the secondary (downside) station building, the footbridge and mature trees with associated recent gardens.

The buildings are standard Arts and Crafts former Victorian Railways Department designs, the terra cotta tiled gable roof with capped chimneys to the main building having shingled ends with fixed louvres and brackets. The walls have bull nosed weatherboards with corner posts and cement sheet fills. There is a steel framed canopy with ripple iron valance manufactured by Forman and Co., engineers, Melbourne. The roadside entry is given emphasis with a picturesque Arts and Crafts porch with arched bressemeres. Inside, there are painted v-jointed linings and cement sheet fills and ceilings. The booking window in the lobby is intact and there is an office, two waiting rooms and later closets at the west end.

The smaller downside building is of similar style and has a single longitudinal gable roof and cantilevered verandah. Accommodation includes the lobby, office, waiting

room and presumed former waiting room now possibly an extension of the office at the west end.

There is a standard timber framed footbridge at the down end of the buildings with steel main girders and sheet metal fence, the approach flights having timber stringers, posts and railings.

Mature plantings include elms, conifer, peppercorns, oaks and a palm tree.

Condition: Medium, evidence of termite infestation.

Integrity: High.

History: The railway between Oakleigh and Bunyip was opened on 8th. October, 1877, the contractor being James Leggat (contract signed 12th. February, 1875). By 1883 passenger loadings stood at 23,690 outward and 9530.5 inward journeys with no goods or livestock traffic being recorded. A signal box was erected by J. Brown (contract signed 2nd. September, 1889) at Carnegie and Murrumbeena. In 1896 Murrumbeena was dis-established as a double line block post and re-established in 1898. By 1909 a residence for the station master had been erected on the north side of the down platform and there was a gatehouse and gates at the Murrumbeena Road crossing. There was a dead end goods siding on the north side of the lines immediately east of the platforms. The signal box and booking office were situated at the west end of the up platform and there was a waiting room and separate closets further to the east. On the north side of the line, the booking office was situated midway along the platform with a pathway to Neerim road. This building incorporated a waiting room and ladies' closet. There was a pedestrian crossing at the down end of the platforms, subsequently replaced by the present footbridge. At this time also there was a proposal in hand to extend the goods siding with its associated face brick platform, the entry to the goods yard being off Neerim Road. In 1916 the City of Caulfield took out a lease with the Victorian Railways Commissioners for the purpose of establishing the present ornamental gardens at the Neerim Road corner. The line between Oakleigh and Dandenong was electrified on 11th. December, 1922, wicket gates being provided at the Murrumbeena Road level crossing on 30th. December, 1927. The present station buildings are presumed to have been built around the time of electrification. In April, 1972 the goods siding was shortened to 77 feet and on 6th. December, 1977 it was removed altogether.

Murrumbeena compares with contemporary extant suburban station building complexes at Carnegie, Royal Park, Thornbury, Merri, Ripponlea and Mentone.

References: VR Contract books

Reports of the Board of Land and Works (var.)

Guiney, M., *Weekly Notice Extracts 1894-1994* 1996, p.240.

Dornan, S.E., Henderson, R.G., *The Electric Railways of Victoria*,

Australian Electric Traction Association, 1979.

1909 station ground plan showing proposed extension of dock siding, dated 9th July, 1909 and indenture (City of Glen Eira Archives).

Thematic Context: Public Services: Railways

Statement of Significance: The railway station with associated gardens is located on Murrumbeena Road, Murrumbeena and was presumably opened with the line on 8th October, 1877, the present buildings and footbridge having been erected about the time of electrification in 1922. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a point of entry and departure for the Murrumbeena locality for over a century, having been associated with its development presumably since the opening of the line in 1877. It is understood that the platforms are the only surviving nineteenth century elements. It is historically significant also as a surviving complex of standard buildings designed by the office of the chief architect in the Way and Works Branch during J.W. Hardy's term of office but presumably undertaken by his successor, James Fawcett.

It is aesthetically significant (Criterion E) as a complete (Criterion D) suburban station complex from the Great War period with up and downside buildings and footbridge, complemented by mature but remnant public gardens. Their aesthetic importance is derived also from the use of Arts and Crafts forms and ornamentation in a manner which complements many of the contemporary houses in the vicinity of the railway station.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over paint colours and the removal of trees.

Assessment: Andrew Ward, September, 2000

HO133

Leenim Rd.

CAULFIELD CONSERVATION STUDY

Springthorpe Reserve
Gates



Photographs: July, 1995

Springthorpe Reserve
Gates

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

Mid Victorian gates consisting of double carriageway gates and flanking pedestrian gates in cast iron with castellated bluestone pillars. The gates are double palisade with finely detailed spearheads suggestive of their early date. The pillars are square at the base and faceted above with castellations and side gablets in the Gothic Revival manner.

Condition: Good, upper stone of one pier cracked and damaged.

Integrity: Good, evidence of removed wall at original site.

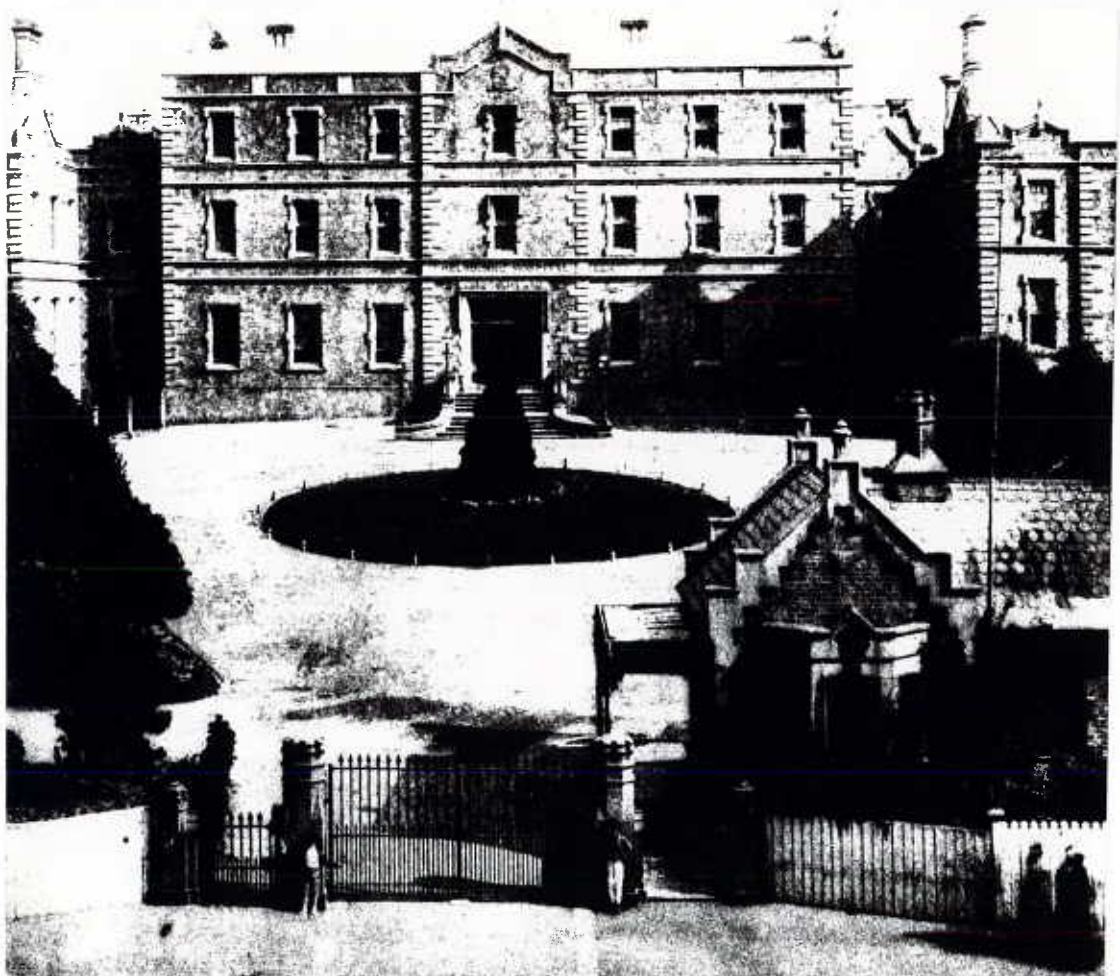
History: Erected at the gate lodge, Melbourne Hospital, prior to 1860. Presented in 1910 to Dr J.W. Springthorpe, a physician at the hospital who had them erected at this home, "Joyous Garge" (sic) in Murrumbena. Later donated by Mrs Springthorpe to the Caulfield City Council and erected at the "Springthorpe Reserve", corner Arthur and Tuckett Streets, Murrumbena, in 1934 at the suggestion of Cr. S.W. Tyers.

Thematic Context:

Statement of Significance: The former Old Melbourne Hospital gates have Gothic Revival pillars and cast iron gates recalling similar gates of the period at Melbourne University (part removed) and the Melbourne General Cemetery. They have cultural significance as the last remnant of the Old Melbourne Hospital, founded in 1846-48 and important as the City's first public hospital. They are of interest for their association with Dr Springthorpe and as an ornament in the Springthorpe Reserve, Murrumbena.

Recommendations: Recommended for planning scheme protection.

Assessment: Andrew Ward, July, 1995



Substantial enlargement of Melbourne Hospital on the block bounded by Lonsdale, Swanston, Little Lonsdale and Russell streets is shown above.

GLEN EIRA HERITAGE MANAGEMENT PLAN

705 North Road, Carnegie
"Idamere" (1943)



Photo: June, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An extraordinary and prominently situated ostentatious two storeyed Streamlined Moderne villa using Art Deco ornamentation and having a waterfall front with curved windows and porch. The variegated and banded cream bricks contrast with black manganese bricks to the striking Moderne chimneys, sills and front fence. There is a curved parapet to the ground floor with Moderne and Art Deco details and an unusual waterfall form treatment to the walls that confine the upper level balcony which has a curved sun hood to the windows and doors. Wrought iron screens, balustrade and front gate are also expressive of the Art Deco movement and there is a port hole window beside the entry in the manner of the period.

Condition: Sound

Integrity: High, the upper level may be recent.

History: This area was known as East Elsternwick when Crown land was released for sale following Henry Foot's surveys of the early 1850s. T.L.H. Winter

bought C.A.74, which consisted of 80 acres between Koornang and Murrumbeena Roads bounding the Warrein (North) Road. The east portion of this allotment abutted Crosbie Swamp. By the time the first rate was struck by the Caulfield Road Board for the year 1857-8, the allotment had been subdivided and sold to landowner and pastoralist Hugh Glass (55 acres "pasture") and M. Hodgson (25 acres "cultivated, house"). In the early 1870s, it was farmed by market gardeners who by 1876, had William Murray Ross as their neighbour.

At the turn of the century, the area was still rural and was only sparsely developed by the outbreak of World War 2. Streets for residential living had been surveyed but they did not materialise in the "wet" eastern portion. That area was given over to recreation and education. The western part of C.A.74 however did become residential.

From 1938 to 1940, John Edwin Jacobs, a fruiterer of Glen Huntly Road, Caulfield, bought four adjoining blocks in North Road including lot 10 on the west corner of Ellimatta Street, which he acquired from a Cobden farmer named Pekin in 1938. By 1940, this block measured 76 by 140 feet and during the next four years Jacobs built a brick house there for his residence. The house had six rooms and an NAV of 130 pounds. Jacobs named it "Idamere". He continued to live there with his family in 1949. At that time, Jacobs also owned no.699 (brick house built 1939-40, leased) and nos.701-3 (vacant land).

References: Caulfield Rate Books: 1937-40, 1943-44, 1949-50 (Broken series).
Caulfield Road Board Assessment Book, 1857-58.
MMBW litho plan no.160, dated 14.4.1916.
Parish Plan Prahran, 1882.
Peter Murray and John Wells, *From Sand, Swamp and Heath... a History of Caulfield*, City of Caulfield, 1980, Pp.86, 93, 99.

Thematic Context: Glen Eira's Post War suburban expansion

Statement of Significance: "Idamere" is situated at no. 705 North Road, Carnegie and was built for the fruiterer, John Edwin Jacobs, in 1940-44. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an eloquent though somewhat belated example of the Streamlined Moderne mode in the Municipality, possibly sympathetically extended and important also for its exploitation of Art Deco themes. This importance is enhanced by its prominent corner location on North Road, no. 705 comparing in the Municipality with "Linlithgow" (1938) at no.4 Linlithgow Avenue, Caulfield North and nos. 195 and 197 Hawthorn Road, also in Caulfield North.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September, 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

8 Park Crescent, Caulfield North
Stables



Photo: April, 1998

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A large gable roofed red brick and timber former stables situated at the rear of no. 8 Park Crescent and attached to timber framed quarters (?). There is a loft with doors and pulley beam for loading chaff whilst the stalls (not inspected) have segmental window openings, boarded up, facing the rear lane.

Condition: Sound.

Integrity: Medium, interior presumed modified.

History: The area bounded by Inkerman, Hawthorn, Balaclava and Kambrook Roads was commonly known as "Paddy's Swamp" and was reserved as a public watering place for stock on route to market in the mid nineteenth century. When the railway line to Oakleigh cut through its north east corner in 1878-9, Normanby Road and Park Crescent were formed and the land between to Kambrook Road was released for sale as section 10.

A subdivision of twenty "Suburban Allotments" was first advertised in 1879, however this was soon followed by the release of a subdivision of ten lots. The latter sold on the 6 January 1880 with J. Whitney purchasing six lots including lots 1 to 5 at the Balaclava Road end. These were subsequently advertised as the "Caulfield Park Estate", which offered "Twenty-four Choice Villa Allotments" auctioned by Byrne, Vale and Co. Rate Book entries indicate however that the subdivisional pattern of today was derived from further subdivision which placed no.8 on part lot 17 and lots 18 and 19.

In 1912 the joiner John Beaumont was owner/occupant of no.10 Park Crescent, a six roomed wood house named "Merlewood" and the adjoining lots 18 and 19 (incorrectly listed as 13/19) which were undeveloped at the time. Concurrently the trainer Richard Johnston owned and occupied a five roomed wood house, "Mima" with *stables* on lot 17 on the north east corner of Park Crescent and Balaclava Road. In 1915 the trainer Sylvester Casey bought Beaumont's vacant lots 18 and 19 and Johnston's "Mima" giving him an "L" shaped property with frontage to Park Crescent and Balaclava Road. The MMBW plan no.62 of 1905 shows these places in situ much as they would have been when Casey purchased them.

In 1915 Casey built *stables* costing 426 pounds at the rear of no.8 and had work costing 35 pounds done to the *stables, etc* at no.326 Balaclava Road. By 1920 the rear of no.326 consisting of the stabling area had become part of no.8 which was described as having a *Loft Stables*, redefined as *stables loose-boxes* in 1926.

Twenty five years later Casey continued as part of the racing industry as a trainer operating from his Park Crescent/Balaclava Road properties. The building has since been converted to residential use.

References:

Caulfield City Rate Books: 1912-16, 1920-21, 1926-27.

Sands and McDougall Directory of Victoria, 1941, p.228.

MMBW litho plan no.62, dated May 1905.

Parish Plan Prahran, 1882.

"Caulfield Park Estate"(undated) and "Suburban Allotments" (1879), Vale Collection, Map Section, Latrobe Library.

Thematic Context: Horse racing and the Victoria Amateur Turf Club

Statement of Significance: The former stables at the rear of no. 8 Park Crescent, Caulfield North were built in 1915 for the trainer Sylvester Casey. They are historically significant.

They are historically significant (Criterion A) for their capacity to demonstrate the long standing link between the Victoria Amateur Turf Club and its surrounding residential area, recalling other structures since demolished as well as the extant stables at 30 Booran Road, 1 Bond Street and 29 Reddan Road. This building, together with other extant similar structures, imparts a distinctive character to the locale.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, October 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

13 Poath Road, Murrumbena

“Croft Head” (1926), “Balranald” (1990), “Croft head” (2000)



Photo: July, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An imposing polychrome brick late Victorian Boom period two storeyed villa with Classical Revival and Queen Anne elements. The slate gabled roof has reconstructed plain barges and the chimneys have strapwork in the Queen Anne manner. The principal openings and arcaded treatment to the north wall verandah have segmental heads and the tuck pointed red body bricks are relieved with whites and blacks and tiled panels and intaglio work to the stone keystones. There are cabled colonettes to the projecting wing windows and a flat roofed engaged former (?) tower, surmounting the unprotected entry. The upper level of the north side verandah has fluted cast iron columns with cast iron spandrels to the balustrade.

Condition: Sound.

Integrity: High.

History: Crown allotments 95 and 96 each had an area of about 15.5 acres and were bought from the Crown by J.S.H. Bowman and P. O'Farrell respectively. The

property at no.13 Poath Road was probably in C.A.95 stretching along the border with C.A.96.

By the end of the 1880s, this section of land had attracted some professional people who had set about establishing substantial homes for themselves. Among them was the accountant Edward Tweddell, who lived at no.13. His residence was a brick house with ten rooms, built in 1887 on seven acres owned by Louisa Tweddell, formerly of St.Kilda. The Tweddells continued as owner/occupants at the turn of the century by which time the property had been divided into a two acre house block with five acres of land.

Joshua Wiseman, a manager, had acquired the house for his residence by 1927. By that time, the surrounding land had been subdivided and the house stood on lot 1, a large block measuring about 110 by 225 feet. The house was named "Croft Head" and had seven occupants. Ten years later, the description of the property remained the same however by then, it was owned and occupied by a civil servant, Stanley William Watson.

References: Caulfield Rate Books: 1887-89, 1899-1900, 1926-27, 1937-38.
Sands and McDougall directories: 1900, 1916, 1927.
MMBW litho plan no.155, dated 5.2.1937.
Parish Plan Prahran, 1882.
Peter Murray and John Wells, *From Sand, Swamp and Heath... a History of Caulfield*, City of Caulfield, 1980, Pp.271.
Dr.G.Solomon, *Caulfield's Heritage*, City of Caulfield, 1989, vol.1/p.50.

Thematic Context: Caulfield as a nineteenth century location for Melbourne's gentry.

Statement of Significance: "Croft Head" is situated at no. 13 Poath Road, Murrumbeena, and was built in 1887 for the accountant Edward Tweddell. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a substantial and now rare (Criterion B) surviving late Victorian villa residence east of Booran Road within the Municipality and demonstrating the attraction of Melbourne's rural fringe as a residential location rendered accessible by the opening of the railway between South Yarra and Oakleigh in 1879.

It is aesthetically significant (Criterion E) as one of the Municipality's finest late Victorian polychrome brick villas, comparing with "Fresch" and "Monkleigh" both erected in 1899 at nos.11 and 12 Gladstone Parade, Elsternwick respectively, "Hartington" (1888) at 15 Gladstone Parade and "Hengar" (1889) at no. 356 Glen Eira Road, Caulfield South. Elements of stylistic significance include the ornamentation of the brickwork in polychrome work with tiled panels, the effect of the banding being especially striking and representative of the period.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September 2000.

32 Queens Avenue, Carnegie
House



Photo: January, 1999

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An imposing late Victorian stuccoed Boom period villa having a two storeyed verandah with end walls in the manner of a terrace and unusual cast iron spandrels to the lower level demonstrating the final phase in the popularity of this material as a decorative architectural element. There is a prominent central portico with round arch, balustraded balconette above and unusual radiating foliations to the spandrels. There are curved pedimented terminations to the verandah end walls and the side walls are plain, without windows.

Condition: Sound

Integrity: High, front fence with late Victorian cast ironwork is sympathetic and contributory although appearing to have been relocated to this site at a recent date.

History: The area between Racecourse Road, now Queens Avenue, and Grange Road was offered for sale as early as 1864, J. McDonald acquiring Crown allotment 96 in June of that year. It had an area of about 16 acres and along with neighbouring lots was bisected by the Caulfield/Frankston railway line in 1882, after which subdivision for housing took place. Sir Matthew Davies' Freehold Investment and Banking

Company of Australia Ltd. held over 60 lots in Racecourse Road in 1888 plus lots 55 and 56 between Clifton (then Bond) and Lord Streets on which identical houses were completed in that year. They may have been built by a Joshua Duffett or J. Carter¹, the house to the south of present no. 32 being known as "Kalura" in 1908². It has since been demolished.

The Freehold Investment and Banking Company of Australia Ltd., formed in 1882, was one of a number of land development companies established by the briefly successful entrepreneur Sir Matthew Davies, M.L.A. He placed his older brother, Joseph, in charge. Its most successful suburban transaction was the "opening up" of Surrey Hills through the purchase and subdivision of the Windsor Park Estate in 1883. By the late 1880s however, the land boom years were mostly past, Matthew's company suspending business in February, 1892. When it collapsed, the *Age* commented that *No magician could have a more happy potency for converting paper profits into solid cash, and distributing them in dividends*. Ultimately, the directors were prosecuted through the courts³. The construction of the two houses facing Queen Street came late in the Company's career.

Rate book entries indicate the houses were initially occupied by the Company's accountants: Arthur Oakley and B.W.Wheatland. By 1891, the tenants were Fred Lang at no.32 and the builder George Dunsday(?) next door. At that time, the houses were described as *brick, 11 rooms, NAV 120 pounds*.

By the turn of the century, Racecourse Road had been renamed Queens Avenue and the trainer John Leek was leasing no.32, the NAV by then having dropped dramatically to 40 pounds. Charles Meyers bought the house in 1906, ownership subsequently passing to Mrs.Louisa Ellen Meyers. The carpenter Edgar Clarke Harrison rented the house in 1937, ownership continuing with the Meyers family who at the time owned all of the houses between Clifton and Lord Streets. It is understood Gerald F.Bacon bought the house in 1941 and resided there until 1961.

References: Caulfield Rate Books: 1888-91, 1899-1900, 1937-38.
MMBW litho plan no.79, dated May 1908.
Parish Plan Prahran, 1882.
Dr.Geulah Solomon, *Caulfield's Heritage*, City of Caulfield, 1989, Vol.1 p.53, (CH).
Cannon, M., *The Land Boomers The Complete Illustrated History*, Lloyd O'Neil Pty. Ltd., South Yarra, Victoria, 1986.

Thematic Context: Victorian middle class suburban expansion.

Statement of Significance: The house at no. 32 Queens Avenue, Carnegie, was built in 1888 and formed one of an identical pair since demolished. It was built for and

¹ See CH as referenced.

² MMBW Drainage Plan no. 79.

³ For an account of the land boom activities of Sir Matthew Davies and the Freehold Investment Co. Ltd., see TLB, pp.306-327.

formed part of a land development scheme undertaken by one of Sir Matthew Davies group of speculative companies known as the Freehold Investment and Banking Company of Australia Ltd. It is historically and aesthetically important.

It is historically important (Criterion A) as a rare surviving (Criterion B) building recalling the land development activities of the Freehold Investment and Banking Company of Australia Ltd. This Company was important not only on account of its successful schemes that shaped the urban landscape of suburban Melbourne but also for its connections with Sir Matthew Davies, M.L.A. and his network of similar companies that prospered during the late nineteenth century land boom and engaged in misleading financial practices for the purpose of gaining quick profits.

It is aesthetically important (Criterion E) as an unusual terraced building form in Glen Eira that stands apart from its neighbours which were built predominantly after the turn of the twentieth century and which is further distinguished by the cast cement ornamentation applied to the central porch.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, January, 2000.



Front gates.

GLEN EIRA HERITAGE MANAGEMENT PLAN

12 Ripon Grove

Former Third Church of Christ Scientist Melbourne

Photo: January, 1997

Existing Designations:**Heritage Council Register:** nil**National Estate Register:** nil**National Trust Register:** nil

Description: A picturesque and unusually large former Third Church of Christ Scientist (Melbourne) building in the American West Coast Italian Romanesque Revival Style with corner campanile and balancing gable ended facade element surmounting a dominant relieving arch treatment embracing tri-partite windows and entry. The remainder of the building is generally cruciform on plan and is distinguished by its gable ends, grouped windows with stuccoed enrichment, lead light work and Romanesque arches.

Condition: Sound**Integrity:** High, interior not inspected.

History: The Christian Science movement was founded in Boston, USA, in 1879. In the twenty years prior to 1930 Christian Science churches increased from 1,213 to 2,400 whilst membership thereafter levelled off and commenced to decline after the Second World War. The Third Church of Christ Scientist (Melbourne) was erected

12 Ripon Grove

Former Third Church of Christ Scientist Melbourne

towards the end of this period of growth in 1929-30 to a design by L. Williams and Cockerell. Though not in the mainstream of Williams church architecture, the design shows its links with the then popular Italian Romanesque Revival Style in the United States thereby reflecting on the Church's country of origin. In *Pacific Coast Architect*, 3/26, Harris Allen wrote "*today one might almost say there is hardly an architect who is not consumed by the desire to turn out a brand-new medieval Italian Romanesque design*". American prototypes for Williams and Cockerell's design include St. Pauls Cathedral, Los Angeles and St. John Church, Los Angeles, both pre 1926, whilst the priory of the Cavalieri di Malta in Rome is an example of an Italian Romanesque religious complex. In Melbourne, the Our Lady of Good Council School, Deepdene, of 1922 is an earlier and less sophisticated example of the style. The church was closed in July, 1987 and is now the SGI Australian Buddhist Centre for the Creation of Value.

References: The New Encyclopaedia Britannica, vol3 (1988), pp.278-79.
Advice from Ian Coleman
La Trobe Library: architects' drawings in Williams Collection.
RVIAJ 7/31, p.XXIV
Third Christian Science Church and Reading Room, Elsternwick

Thematic Context: Worship: Christian Science

Statement of Significance: The former Third Church Scientist Melbourne church at 12 Ripon Grove has architectural and social importance. Its architectural importance is derived from its survival as a highly sophisticated example of the Italian Romanesque Revival Style popularised in the United States during the Inter war period and exploited by architects Williams and Cockerell, presumably on account of the Christian Science Movement's origins in the United States. Its social value rests on the building's ability to demonstrate the growth in the Christian Science Movement at that time, its cultural origins and its place in the religious life of the locality.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, January, 1997

**40 Snowdon Avenue, Caulfield South
House**

Photo: November 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A prominent and picturesque Arts and Crafts Bungalow adopting the characteristic cross-ridged gable form with attic floor. The façade is characterised by a picturesque balance between the elements consisting of a tall and dominant chimney, recessed porch, pressed metal clad gable end to simulate shingles and curved balconette (flower box?), small lead lit windows depicting marine scenes and rough cast walls with red brick enrichment. There is a dominant terra cotta tiled roof.

Condition: Sound

Integrity: High, includes crimped wire fence and mature palm tree in front garden.

History: The area surrounding 40 Snowdon Avenue was originally part of portion 45 bought at the Crown land sales in the 1850s by T. Fulton and others. It was one of many such holdings Thomas Fulton had in partnership with Frederick Sargood and other entrepreneurs. In 1857-58, the "owner or his agent" of portion 45 was James Houston and the occupiers were Messrs Hart. The Hart family bought the land c.1858 and built a house there. A later house erected there by John Hart became known as "Glenholme" (demolished).

Like many of Caulfield's large estates, "Glenholme" was eventually subdivided and the west end of Snowdon Avenue formed. The east end of the avenue from the bend to Bambra Road followed and in 1919, remained largely undeveloped. At the time lots 19 and 20 on the south side were owned by Mrs Jessie Shiels of Elsternwick. Each lot measured 50 by 180 feet.

In 1920, Charles Stephenson, a builder, bought lots 19 and 20 and subdivided them to form three lots measuring 60 by 100 feet. In 1921, he built the house at no.40. It was described as "brick with six rooms" with an NAV of 45 pounds. George Harold Vivian (?), a clerk, purchased the house for his residence.

References: Caulfield City Rate Books: 1919-1922.
Assessment Book, Caulfield Road Board, 1857-58.
MMBW litho plan no.80, July 1905.
Parish Plan Prahran, 1882.

Thematic Context: Caulfield as a pre-eminent Inter-War suburb.

Statement of Significance: The house at no. 40 Snowdon Avenue, Caulfield South was built in 1921 by the builder/developer Charles Stephenson. It is aesthetically significant and compares with the similar house, presumably also built by Stephenson at no. 36.

It is aesthetically significant (Criterion E) as the most dominant house in Snowdon Avenue due largely to its prominent position and also as an archetypal Arts and Crafts bungalow having a cross ridged gable and picturesque façade treatment that are highly expressive of the Mode. This significance is enhanced by the high level of integrity of the place including the garden setting with palm tree and crimped wire fence.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over removal of the palm tree.

Assessment: Andrew Ward, 2000.

GLEN EIRA HERITAGE MANAGEMENT PLAN

18 Stanley Street, Elsternwick
House "St. Elvins"



Photo: September, 2000

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: A substantial Arts and Crafts villa with dominant attic storey, transverse gable and subordinate axially placed façade gable having a shingled end treatment with Arts and Crafts influenced windows and balustrade, now glazed in. There are symmetrically placed lean to dormer windows either side of the front gable end balanced by chimneys and ground level window bays either side of the central recessed entry. The west end gable end treatment is enriched with half timbering, shingles and a subordinate gable end with chimney at the apex in the Arts and Crafts manner. The rough cast walls are reiterated in the front fence which has tapered pillars connected by railings, original ornamental metal vehicle and pedestrian gates and the house name on the main gate pillars.

Condition: Sound.

Integrity: High, includes fence and gates and rear garage. Balcony glazed in.

History: Portion 38 bounded on the west by McMillan Street and the north by Glen Huntly Road, was purchased at the Crown land sales by T.F. Hamilton. By 1857-

58, it was held by John Carre Riddell. The land had an area of almost 60 acres and at the time was used for pasture. There were no buildings recorded.

In 1859, the Melbourne/Brighton Railway line was opened, cutting through the south west corner of portion 38. With the line came the Elsternwick station and impetus for growth in the area. The Riddell family, while establishing itself at "Cavers Carre", also availed itself of the opportunity to sell parts of its holding for subdivision, a process that was under way in 1884 when the "Gardenvale Estate" was advertised.

Subsequent subdivision resulted in the formation of Stanley Street between Orrong Road and Carre Street before the turn of the century and between Carre and McMillan Streets c.1910. Land lots 33 to 40 on the north side of the street was released for sale by the Riddell Trustees when the second section of road was formed.

Three people by the name of Wood, (Thomas, Gertrude and Colin) owned lots 38, part 37 and parts 37 and 36 respectively in 1916, the last two lots listed being the only vacant sites left of the subdivision at the time. In 1917, Gertrude Wood disposed of part lot 37 (no.20) and a house was commenced on part lots 37 and 36 (no.18) by Colin Wood, a wheat broker of Queen Street, Melbourne. The house, named "St.Elvens", was completed the following year having cost 2250 pounds. It was described as *brick, 11 rooms* and became Wood's residence.

Wood continued to live there in 1920 however by 1930, Ralph Peverill was in residence. Mrs.H. Egan had assumed occupancy by 1941, the building functioning at that time as a guest house.

"St. Elvens" compares with "Kerrimuir" at 17 Wyuna Road, Caulfield North, as a highly picturesque Arts and Crafts house, erected in 1915.

References: Caulfield City Rate Books: 1909-10, 1916-20.
Assessment Book, Caulfield Roads Board, 1857-58.
Sands and McDougall directories: 1920, 1930, 1941.
MMBW litho plan no.82, dated 19.12.1934.
Parish Plan Prahran, 1882.
"Riddell Estate", "Subdivision of part of Crown Portion 38",
Auctioneers' Notices, 820Bje 1880? Elsternwick. SLV.

Thematic Context: Caulfield's Post Federation suburban expansion

Statement of Significance: "St Elvens" is situated at no 18 Stanley Street, Elsternwick and was built in 1917-18 for the Queen Street wheat broker, Colin Wood. It is aesthetically significant.

It is aesthetically significant (Criterion E) for its capacity to demonstrate the picturesque qualities of the Arts and Crafts mode around the time of the Great War, hallmarks including the use of symmetry, dominant gabled roof forms and a pre-occupation with the aesthetic qualities of materials including in this instance, rough cast, terra cotta, timber and glass. This importance is enhanced by the high level of integrity of the place.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, September, 2000



18 STANLEY ST ELSTERNWICK
AUGUST 02



HO141

This number is blank upon approval of Amendment C19.

9 Vickery Street, Bentleigh House



Photo: December 1997

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: A representative timber asymmetrical Victorian Style timber villa with corner timber posts and cast iron lace bellcast verandah terminated by projecting hip roofed wings, the Vickery Street wing having a faceted bay. The roof retains its slates and the principal elevations have ashlar boarding.

Condition: Sound

Integrity: High

History: This part of the City of Glen Eira is within the bounds of Henry Dendy's Special Survey bought from the Crown in 1841. The area became known as East Brighton. Therefore, when land was subdivided in 1885, it adopted the name "East Brighton Estate" despite its close proximity to the Frankston-Dandenong railway line and the Bentleigh station.

In 1892, Edward T.A. Wilson, a civil servant, was listed as the owner of vacant land lots 44 and 45 in Vickery Street, on the north west corner with Morres Street. The NAV was 13 pounds.

On lot 44 Wilson built a wood house for his residence in 1895. He continued as owner/occupant in 1910 at which time the house had nine rooms. The property had a NAV of 30 pounds. By then, Wilson had also acquired lots 46 and 47 which, together with lot 45 had an NAV of 6 pounds. The vacant lots had a frontage totalling 198 feet.

Wilson continued at no. 9 Vickery Street in 1920.

References: Moorabbin City Rate Books: 1892-1900, 1910-11.
Sands and McDougall directories: 1892-5, 1900, 1920.
MMBW litho plan no. 164, dated 27.9.1935.
Council Records: Plans of subdivision, Parish of Moorabbin.

Thematic Context: Victorian middle class suburban expansion
Bentleigh: one of Melbourne's nineteenth century fringe suburbs.

Statement of Significance: The late Victorian villa at no. 9 Vickerey Street is important in Bentleigh as an early surviving house demonstrating the commencement of its settlement late last century. This importance is enhanced by its intact state, the house being representative of its period.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, December 1997

GLEN EIRA HERITAGE MANAGEMENT PLAN

4 Wahroonga Crescent, Murrumbena House



Photo: July 1997

Existing Designations:

Heritage Council Register: Nil

National Estate Register: Nil

National Trust Register: Nil

Description: A comparatively large Bungalow with dominant terra cotta tiled roof extending to form a shady verandah along the street elevation having canted roughcast piers on brick bases with connecting dwarf walls. There is a projecting wing with timber shingled gable end and rectangular window bay, the west wing consisting of a hip roofed double garage with original glazed sliding doors.

Condition: Sound

Integrity: High

History: Wahroonga Street's association with the Boyd family began with the potter William¹ Merric Boyd, who owned and occupied a three roomed wood house and sheds on lots 9 and 10 on the north side of the road (now no. 8) in 1915.

¹ The rate books refer to William but it was Arthur Merric Boyd who first occupied land in Wahroonga Crescent.

Mrs. Emma Boyd of The Esplanade, Brighton, purchased the adjoining lots 11,12 and 14 in 1915-16 from A. Denham Wilson. The land measured 248 by 220 feet and had an NAV of 9 pounds.

In 1916, Mrs. Boyd, whose occupation was described as "home duties", built a brick house with eight rooms for 740 pounds. In 1918, Arthur Boyd was listed as occupying tenant. Four residents lived there at the time. The NAV was 52 pounds.

By 1928, the property had been sold and subdivided. The house at no.4 subsequently occupied lot 2. The land measured 116 by 125 feet and the NAV had risen to 75 pounds. Leslie Hurley, a medical doctor, was the occupying owner. He lived there with his family of nine. At the time, William Boyd continued to live in the house at no.8.

References: Caulfield City Rate Books: 1915-16, 1916-17, 1918-19, 1927-28.
MMBW litho plan no. 155, 1937.
Niall, B., *Martin Boyd A Life*, MUP (1988).

Thematic Context: Murrumbeena: the Boyd family

Statement of Significance: The house at no.4 Wahroonga Crescent, Murrumbeena, is historically important in that it recalls the presence of the Boyd family of artists in this street from around the time of the First World War until well into the post Second World War era. Owned and occupied by Arthur Merric and Emma Minnie Boyd, noted Australian water colourists, their son, Arthur Merric the well known potter and sculptor, lived with his wife Dorris at no. 8, now demolished. Together they established this area as a centre of artistic endeavour, comparable with the Box Hill and later Heidelberg schools. The house at no.4 is the only remaining evidence of their occupation.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, July 1997

HO144

This number is blank upon approval of Amendment C19.

GLEN EIRA HERITAGE MANAGEMENT PLAN

567 Warrigal Road, Bentleigh East
Yarra Yarra Golf Clubhouse



Photo: 6/2001

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An imposing two storeyed American West Coast Mission style Golf Club building with dominant central vestibule with portico and engaged tower flanked by long gable ended wings, formerly with arcaded treatment to the façade. The formerly stuccoed walls have been stripped to reveal the variegated bricks beneath but the cement surface remains on the portico which has Corinthian capitals to the pilasters and a surmounting terrace accessed by double doors beneath a stuccoed arch off the upper level vestibule. The roof tiles are of the Cordovan pattern and the eaves characteristically minimal. The two staged tower recalls the form of a campanile and has a shallow pyramidal roof, corner pilasters with tiled caps and quatrefoil vents with stuccoed margins. The form of the main roof is punctuated by chimneys with Cordovan tiled caps in the manner of the Mission style but the balance of the facadee has been substantially altered. The original upper level loggia to the east of the entry has been built in and defaced and the timber railings reconstructed in metal. To the west, the arcaded form of the windows has survived but the railings have also been partly reconstructed in metal. There are subordinate extensions to the east and north and some of the original arched windows have survived also on this side.

Inside, the original sections retain their textured plaster walls, adze finished timber beams and exposed trusses or coffered ceiling treatments. The doors have ornamental hardware and are panelled and varnished in the Mission style. There are also decorative wrought iron curtain rods to the windows. The dining room is dominated by massive timber trusses with chandeliers also highly characteristic of the Mission style and there is a balconette for musicians at one end with a surmounting archway in the Spanish mode. The fireplaces are generally contributory elements, the dining room having a large tapered breast carried on cabled columns also demonstrating the influence of the West Coast Mission style.

Condition: Sound

Integrity: Medium

History: In 1925 Hop Lee Gong, a market gardener, leased lots 10-12 included in the present grounds of the Yarra Yarra Golf Club with a 5 roomed timber cottage from David and John Fitzgerald¹. In 1927 the land and house was acquired by the Yarra Yarra Golf Club as a part of the Central Golf Links Estate. The Club purchased more land in the following year increasing its holdings to about 123 acres². It also erected the club house designed by architects Plottel, Bunnet and Alsop in that year. This firm had won a competition held among architect members of the club and it was A.G. Alsop who had recently returned from an overseas tour studying golf clubhouses in the United States and sojourning in Italy, Spain and Portugal³. The firm's design was expressive of the American West Coast Mission Style which was popular in Australia at the time and most commonly reflected in the fashionable Spanish Mission and Mediterranean villa styles. The original two storeyed building is understood to have received a creamy-coloured stuccoed finish⁴, since removed, and had a portico and vestibule with engaged tower flanked by shady arcades on either side. The exterior and interior treatments reflect the work of American architects in their designs for golf clubs including the Bel Air Country Club, California (1926), the Hollywood Country Club, California (1929) and the Lakeside Golf Club, also in California (1925). Joseph Plottel's other important commissions included the Williamstown Hall (1919) and the Footscray Town Hall (1935-36) which also exploited traditional architectural styles.

The course itself was designed by an Australian, Alex Russell, in partnership with internationally recognised Scottish course designer Alister MacKenzie. MacKenzie had visited Australia in 1926 and Russell is understood to have developed his design. The same partnership had responsibility for the designs of the Royal Melbourne East course, Lake Karrinyup and Paraparaumu in New Zealand⁵. The course was opened on 23rd February, 1929.

References: Moorabbin rate books: 1925-28.

RVIAJ 5/1929, p.xxxv in Melbourne University Architectural index.

¹ Moorabbin rate books, 1925-28.

² Idem.

³ See Johnson, J., *From Eyrie to Eagles The History of Yarra Yarra Golf Club*, 1998, The Yarra Yarra Golf Club Ltd., p.55.

⁴ Idem, p.57.

⁵ Idem, pp.47-49.

Johnson, J., *From Eyrie to Eagles The History of the Yarra Yarra Golf Club*, Yarra Yarra Golf Club, 1998.

Thematic Context: Community Recreation: Golf

Statement of Significance: The Yarra Yarra Golf Club House was built in 1928 to the design of Melbourne architects Plottel, Bunnet and Alsop following A.G. Alsop's tour of golf clubhouses in America. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an example of an Inter War period golf clubhouse and mature expression of the American West Coast Mission style designed and built at a time when buildings of the type and style were the height of fashion in California and presumably elsewhere along the American West Coast. The choice of style is of note also for its relationship with the architectural character of much of the domestic architecture erected in the Municipality late in the 1920s when the so-called Spanish-American influence was emerging as a dominant fashion stemmed only by the onset of the Depression. Important surviving stylistic elements include the entry treatment with portico, vestibules and tower, the tiled roof with chimneys, arched windows and remnant railings and the substantially intact interior spaces including the upper and lower level vestibules, staircase and dining room. The exterior has been heavily defaced, in the first instance by the removal of the north wing loggia and in the second by the removal of the baulstrades and stuccoed facings.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme with control over interior alterations to the vestibules, stair case and dining room.

Assessment: Andrew Ward, October 2000, amended August, 2001.

HO146

This number is blank upon approval of Amendment C19.

GLEN EIRA HERITAGE MANAGEMENT PLAN

317-319 Alma Road, Caulfield North
"St. Olaves" (house, 1901)



Photo: April, 1998

Existing Designations:

Victorian Heritage Register:	nil
National Estate Register:	nil
National Trust Register:	nil

Description: An early Federation period house distinguished by its diagonal axis treatment, turned timber posted verandah with fretted and incised spandrels and unusual timber panelled frieze and by the projecting wings with round arched windows, drip moulds and lead lit upper lights. The prominent picturesque roof is of slate with terra cotta cresting, corbelled and rough cast chimney stacks with strapwork and terra cotta pots. Brickwork is red with black tuckpointing and the overhanging gable ends are half timbered and rough cast. There is an encaustic tiled verandah.

Condition: Sound
Integrity: High

History: The land on the south side of Alma Road around Cobden Street is part of section 196B, which was purchased originally from the Crown by E. and J.Fowler. Section 196B consisted of about five acres and was subdivided c.1890.

In 1899, Elizabeth Vines of Prahran owned lot 77 on the south west corner of Alma Road and Cobden Street. In that year she sold the land to Robert Henry Bottomley, a rate collector. The land measured 70 by 140 feet and had an NAV of 10 pounds.

In 1901, Bottomley built on the site a six roomed brick house for his residence. He named the house "St.Olaves". It had an NAV of 40 pounds. Bottomley continued at "St. Olaves" in 1910, however by 1920, Harry Gillard was living there. Gillard remained in residence in 1930.

References: Caulfield City Rate Books: 1899-1904.
Sands and McDougall directories: 1906, 1910, 1920, 1930, 1941.
MMBW litho plan no.46, dated December 1896.
Parish Plan Prahran, 1882.

Thematic Context: Caulfield's post Federation suburban expansion.

Statement of Significance: The house originally known as "St. Olaves" at 317-319 Alma Road is architecturally important as a locally unusual early example of the emerging Federation Style having its origins in the English Domestic Revival and the Arts and Crafts movements. The verandah and window treatments are distinctive. "St. Olaves" compares with nearby "Portavoe" of 1904 at 359 Alma Road.

Recommendations: Recommended for Planning Scheme control

Assessment: Andrew Ward, April, 1998

HO148

VHD: H227

CAULFIELD CONSERVATION STUDY

Balaclava Road/Hawthorn Road Intersection
Tramway Crossing



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Indicative place
National Trust Register :	Nil

Description:

"Grand union" tramway junction with crossover in Balaclava Road and overhead wires and former M & MTB tram poles carrying overhead. The track is set partly in mass concrete and partly in asphalt. Cast metal access covers to point blades are marked "MMTB", "M&MTB" and "Hadfields Patent Shellfield". The tramway shelters are not contributory elements.

Balaclava Road/Hawthorn Road intersection

Tramway crossing

Condition: Sound

Integrity: High

History:

The Prahran and Malvern Tramway Trust opened an electric tramway running from Dandenong Road via Hawthorn and Balaclava Roads to the St. Kilda Esplanade on 12th. April, 1913. On November 13th. of that year the Caulfield electric line was opened from the intersection of Dandenong Road with Balaclava Road via Balaclava Road and Hawthorn Road to Glenhuntly Road. Other lines were also opened on the same day, the grand union tramway junction being operational from that date. The junction was renewed in 1947 and the radii of curvature increased to 11 feet. The overhead wires have presumably been constantly renewed, especially following the conversion of the tramway system from trolley pole to pantograph operation.

References: City of Glen Eira archives (drawing of junction, 1947).

MMBW plans no. 49 for 1898 and 1928.

Duckett, P.W., *Prahran and Malvern District Tramways II and III* in A.R.H.S. Bulletin nos. 89-90, 3/45 and 4/45.

George, B., Storey, D., Birch, J. *Time-Line History of Melbourne's Government Cable and Electric Trams and Buses*, ARE, 1997.

Thematic context: Public Services: Caulfield electric tramways

Statement of significance:

The grand union tramway junction at the corner of Balaclava and Hawthorn Roads, Caulfield North was opened in 1913 by the Prahran and Malvern Tramway Trust, forming part of its routes to the St. Kilda Esplanade, Glenhuntly Road, and Darling Road. It enabled any tramway vehicle approaching the intersection to turn left or right and was renewed in 1947. It remains complete with overhead power lines today. It is historically, aesthetically and technically significant.

It is historically significant (Criterion A) in that it recalls the work of the Prahran and Malvern Tramway Trust and subsequently the Melbourne and Metropolitan Tramways Board as well as the routes which depended on the junction for their operation. It is aesthetically significant (Criterion E) on account of the manner in which the power lines dominate the skyline at the intersection and for the complexity of the track work, both considerations setting this intersection apart from others throughout the metropolis. It is technically significant (Criterion F) on account of the

Balaclava Road/Hawthorn Road intersection**Tramway crossing**

infrastructure required to construct the junction which includes point blades, access covers recalling English manufacturers as well as the former M&MTB, intersecting rails and the complexity of the over head power line installation with associated staunchions. Three similar junctions existed on the Adelaide tramway system, closed during the late 1950s.

Recommendations:

Recommended for inclusion on the Victorian Heritage Register complete with overhead and staunchions and in the Schedule to the Heritage Overlay Table in the City of Glen Eira Planning Scheme.

Assessment: Andrew Ward, 9/1994, amended 9/2001



GLEN EIRA HERITAGE MANAGEMENT PLAN

6 Balaclava Road, St. Kilda East

"Tyringsholm" (house, 1900), "Looranah" (house, 1907), now "Greenfield House".



Photo: April 1998

Existing Designations:

Victorian Heritage Register: nil

National Estate Register: nil

National Trust Register: nil

Description: An imposing two storeyed Italianate villa with encircling reconstructed verandah and having a generally symmetrical arrangement to Balaclava Road, but oriented originally towards Hotham Street. The lower level verandah has cabled cast iron columns with curved spandrels forming arches, the verandah floor having been removed (?) The upper level verandah has timber posts and cast iron lace balustrade and frieze. The front door facing Hotham Street is round arched and the south facing windows, one of which has been defaced, are distinguished by their cabled Corinthian colonettes, hood moulds and tri-partite form.

Condition: Sound

Integrity: Medium

History: When land in East St. Kilda was released for sale, section 163A comprising four acres on the north east corner of Balaclava Road and Hotham Street, was purchased from the Crown by W.R.Belcher.

It was part of the area west of Orrong Road that was annexed to the St. Kilda District in 1859. Most of it was returned to the Shire of Caulfield in 1875. In that year, Philip

Phillips, a solicitor, owned and occupied an eleven roomed brick house with an NAV of 180 pounds in Carlisle Street. (subsequently Balaclava Road)

In 1878, the house was rated to Hotham Street and in the following year it was noted that there were stables. It was described as a "brick house, 12 rooms on 1 acre" in 1883. In that year, it was rated to Balaclava Road.

Phillips, a partner in the firm Phillips and Cohen, continued as owner/resident. In 1885, the NAV of the property rose substantially to 240 pounds. It continued to rise to 300 pounds before the end of the decade when it was recorded that twelve people lived there.

Phillips added to his holdings in 1888 by purchasing land offered for sale in the Whitetick Estate, lots 1 and 2 in Balaclava Road and lots 36-38 in Empress Street, on which he built a large brick residence for himself known as "Raveloe". As a result, Phillips offered his house on the corner of Balaclava Road and Hotham Street for rent. In 1893, he leased it to Lady Lorimer. The house by then had 15 rooms.

David Nasmith, a sharebroker, leased the house in 1900. At the time it was named "Tyringsholm" and had a greatly diminished NAV of 160 pounds.

In 1900-01, the property was sold to Stephen King of Armadale. King, a merchant, renamed the house "Looranah". He remained in residence there in 1920 at which time the house had the address 96 Hotham Street. The house had 16 rooms and stood on land measuring 186 by 260 feet. The NAV was 150 pounds and 9 people lived there.

References: Caulfield City Rate Books: 1873-78, 1883-90, 1892-93, 1900-01, 1909-10, 1919-20.
Sands and McDougall directory: 1885.
MMBW litho plan no.47, dated 1935 (?).
Parish Plan Prahran, 1882.
Peter Murray and John Wells, From Sand, Swamp and Heath... A History of Caulfield, City of Caulfield, 1980, pp.187-8.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance: The villa residence at 6 Balaclava Road, now known as "Greenfield House" and erected prior to 1875, is important as a substantial late Victorian Italianate villa in the manner of many erected in nearby St. Kilda. Its association with Philip Phillips may link it with P.D. Phillips, the noted Melbourne barrister of the late nineteenth century.

Recommendations: Recommended for Planning Scheme control.

Assessment: Andrew Ward, April 1998
