



**CITY OF GLEN EIRA  
HERITAGE MANAGEMENT PLAN 1996**



**VOLUME THREE**

## CONTENTS

### VOLUME ONE

Executive Summary	1
1. Introduction	7
2. Background History of Glen Eira	10
2.1 Introduction	11
2.2 Pastoral Prelude (1830's-1840's)	12
2.3 Land Sales and the Road Boards (1850's-1860's)	19
2.4 Proclamation of Shires and Land Boom (1870's-1890's)	31
2.5 The Post Federation Years (1900's-1910's)	50
2.6 Suburban Expansion and Consolidation (1920's-1930's)	60
2.7 Epilogue (1940's onwards)	77

### VOLUME TWO

3. Historic Areas	2
3.1 Introduction	2
3.2 Elsternwick Historic Area	6
3.2.1 Description	6
3.2.2 Historical Background	16
3.2.3 Schedule of Contributory Sites	18
3.2.4 Statement of Significance	22
3.3 Gladstone Parade Historic Area	24
3.3.1 Description	24
3.3.2 Historical Background	28
3.3.3 Schedule of Contributory Sites	31
3.3.4 Statement of Significance	31
3.4 Derby Road Historic Area	32
3.4.1 Description	32
3.4.2 Historical Background	35
3.4.3 Schedule of Contributory Sites	36
3.4.4 Statement of Significance	36
3.5 Caulfield North Historic Area	51
3.5.1 Description	51
3.5.2 Historical Background	55
3.5.3 Schedule of Contributory Sites	58
3.5.4 Statement of Significance	59
3.6 Lempriere Avenue and "Greenmeadows Gardens" Historic Area	60
3.6.1 Description	60
3.6.2 Historical Background	60

3.6.3	Schedule of Contributory Sites	63
3.6.4	Statement of Significance	63
3.7	Vadlure Avenue Historic Area	70
3.7.1	Description	70
3.7.2	Historical Background	70
3.7.3	Schedule of Contributory Sites	70
3.7.4	Statement of Significance	70
3.8	The "Hillcrest" Estate Historic Area	73
3.8.1	Description	73
3.8.2	Historical Background	73
3.8.3	Schedule of Contributory Sites	73
3.8.4	Statement of Significance	75
3.9	The "Beauville" Estate Historic Area	78
3.9.1	Description	78
3.9.2	Historical Background	78
3.9.3	Schedule of Contributory Sites	79
3.9.4	Statement of Significance	79
3.10	Crompton Court Historic Area	82
3.10.1	Description	82
3.10.2	Historical Background	82
3.10.3	Schedule of Contributory Sites	82
3.10.4	Statement of Significance	82
3.11	Astolat Avenue Historic Area	85
3.11.1	Description	85
3.11.2	Historical Background	85
3.11.3	Schedule of Contributory Sites	85
3.11.4	Statement of Significance	85
3.12	Park Crescent Historic Area	88
3.12.1	Description	88
3.12.2	Historical Background	88
3.12.3	Schedule of Contributory Sites	88
3.12.4	Statement of Significance	88
3.13	Glen Eira Road Historic Area	91
3.13.1	Description	91
3.13.2	Historical Background	91
3.13.3	Schedule of Contributory Sites	97
3.13.4	Statement of Significance	97
3.14	Chloris Crescent Historic Area	99
3.14.1	Description	99
3.14.2	Historical Background	99
3.14.3	Schedule of Contributory Sites	103
3.14.4	Statement of Significance	104
3.15	"Glen Huntly Park" Estate Historic Area	105
3.15.1	Description	105
3.15.2	Historical Background	105
3.15.3	Schedule of Contributory Sites	106
3.15.4	Statement of Significance	106
3.16	Sidwell Avenue Historic Area	112
3.16.1	Description	112

3.16.2	Historical Background	112
3.16.3	Schedule of Contributory Sites	112
3.16.4	Statement of Significance	113
3.17	Booran Road Historic Area	117
3.17.1	Description	117
3.17.2	Historical Background	117
3.17.3	Schedule of Contributory Sites	117
3.17.4	Statement of Significance	117
3.18	South Caulfield Shopping Centre Historic Area	121
3.18.1	Description	121
3.18.2	Historical Background	121
3.18.3	Schedule of Contributory Sites	124
3.18.4	Statement of Significance	124
3.19	Ormond 1 and Ormond 2 Historic Area	126
3.19.1	Description	126
3.19.2	Historical Background	131
3.19.3	Schedule of Contributory Sites	134
3.19.4	Statement of Significance	136
3.20	Bentleigh Historic Area	137
3.20.1	Description	137
3.20.2	Historical Background	137
3.20.3	Schedule of Contributory Sites	139
3.20.4	Statement of Significance	140
3.21	Bailey Avenue/Myrtle Street Historic Area	142
3.21.1	Description	142
3.21.2	Historical Background	142
3.21.3	Schedule of Contributory Sites	146
3.21.4	Statement of Significance	146

### VOLUME THREE

4.	<b>Individual Buildings and Places</b>	1
4.1	Individual Buildings and Places	2
4.2	The Data Sheets	9

### VOLUME FOUR

5.	<b>The City of Glen Eira Heritage Management Plan</b>	1
5.1	Introduction	2
5.2	Conservation Policy	3
5.2.1	Responsibility	3
5.2.2	Understanding	4
5.2.3	Advocacy	4
5.2.4	Action	4
5.3	Conservation Strategy - Statutory Initiatives	4
5.3.1	The Planning and Environment Act 1987	4
5.3.2	The Australian Heritage Commission Act 1975	5

5.3.3	The Heritage Act 1995	7
5.3.4	Heritage Victoria	8
5.3.5	Planning Scheme Controls	8
5.3.6	Recommendations to Council	8
5.4	Conservation Strategy - non-statutory initiatives	17
5.4.1	Detailed Policies and Guidelines	17
5.4.2	Reference Library of Conservation Literature	18
5.4.3	Capital Works Program	18
5.4.4	Community Consultation	19
5.4.5	Heritage Advisory Service	19
5.4.6	Rate Abatement	20
5.4.7	Publication of the Heritage Management Plan	20

**Appendix A:** Heritage Guidelines for Homes in Elsternwick

**Appendix B:** Model Heritage Controls

**Appendix C:** Field Surveys (separate)

**Glossary**



**CITY OF GLEN EIRA  
HERITAGE MANAGEMENT PLAN 1996**

---

**VOLUME THREE**

**September 1996**

## **4. INDIVIDUAL BUILDINGS AND PLACES**

#### 4.1 INTRODUCTION

The field surveys and background history preparation for the Municipality have resulted in the identification of a number of sites for closer study. These have been assessed using the criteria for significance adopted by the Victorian Heritage Council. The Council's criteria are as follows:

- “- is important for reasons of artistic, religious, spiritual, symbolic, cultural, educational or social associations
- is a representative, extraordinary, rare or essentially intact example of a building type;
- demonstrates creative or technical, scientific accomplishment in the history of construction or settlement in Victoria;
- demonstrates changing sequence of styles, patterns of occupancy, functions or sequence of usage over time;
- was influential in the development of style, technology, process or construction techniques, aesthetic theories, architectural design philosophy, or demonstrates new and innovative solutions to user requirements;
- demonstrates typical or outstanding craftsmanship, decoration or use of a particular material;
- demonstrates an association with an important figure or figures, cultural group or event ;
- is a representative or extraordinary example of architectural style, construction technology, or of the practitioners work;
- represents or is an extraordinary example of a way of life, activity, custom, process or function;
- is of considerable age;”

Having regard to these criteria, importance has been attributed to a place if it is representative of the following themes:

- |                 |   |                                |
|-----------------|---|--------------------------------|
| Public Services | - | education (public/private)     |
|                 | - | transport (tramways, railways) |
|                 | - | post and telegraph             |
|                 | - | fire prevention                |
| Worship         | - | by denomination                |
| Recreation      | - | horse racing                   |
|                 | - | locally based defence          |



Commercial and Residential Settlement	-	mid Victorian (working class/ middle class/ gentry)
	-	late Victorian
	-	post Federation
	-	Inter War
Industry	-	market gardening

Recommendations have been made for the conservation of places on the basis of their significance. These address inclusion on the following registers if appropriate.

- Heritage Council Register (formerly the Historic buildings Council Register)
- National Estate Register
- for transfer from the Government Buildings Register to the Heritage Council Register (formerly the Historic Buildings Council Register)

Recommendations have also been made for planning scheme control where appropriate.

The assessment of sites is an on-going process. A summary of recommendations for those which have been assessed to date is included overleaf. It is noted however, that the recommendations for inclusion on the Heritage Council (former Historic Buildings Council) and National Estate registers are subject to interior inspections, where appropriate.

**TABLE 4.1 SCHEDULE OF DATA SHEETS AND RECOMMENDATIONS:  
GLEN EIRA HERITAGE MANAGEMENT PLAN**

Place*	Address	Date Built	Recommendations		
			Heritage Council Register	National Estate Register	Planning Scheme Control
"Portavoe"	359 Alma Road	1903	-	-	✓
"Atta Vista" ("Lovell House")	389-393 Alma Road	pre 1888	-	-	✓
"Myoora"	405 Alma Road	1886	-	-	✓
"Merton"	12 Avoca Grove	1865	-	-	✓
Tram Shelter	Cnr Balaclava Road & Orrong Road	c.1913	✓	-	✓
Grand Union tramway junction	Cnr Balaclava Road & Hawthorn Roads	1913	✓	✓	✓
"Noris" (demolished)	34 Balaclava Road	pre 1875	-	-	✓
"Harleston"	67 Balaclava Road	1875	✓	✓	✓
"Nettalie"	73 Balaclava Road	pre 1871	-	✓	✓
St. Stephens Uniting Church	158 Balaclava Road	1926	-	-	✓
St. Aloysius Catholic church	233 Balaclava Road	1923-24	-	-	✓
House	259 Balaclava Road	1916	-	-	✓
"Bambra House"	5 Bambra Road	1911-12	-	-	✓
"Halstead"	23 Bambra Road	pre 1857	-	-	✓
"Kynaston"	70 Bambra Road	1888-89	-	-	✓
"Grace Darling" & stables	1 Bond Street	1887	-	✓	✓
"Andover" & stables	30 Booran Road	1890	✓	✓	✓
"Burreel"	10 Burreel Avenue	pre 1866	-	✓	✓
"Kiora"	33 Clarence Street	1888-89	-	-	✓
"Rosecraddock"	10 Craddock Avenue	1857	-	-	✓
Tramway	Dandenong Road	1911	✓	✓	✓
Church of Christ	514 Dandenong Road	1918	-	✓	✓
House	31 Downshire Road	1911-12	-	-	✓
Terrace	2-24 Edward Street	1890	-	-	✓
"Kerrilleen"	10 Elizabeth Street	1910-11	-	-	✓
House	22 Elizabeth Street	1912	-	-	✓
"Tavistock"	29 Elizabeth Street	1910	-	-	✓
House	30 Elizabeth Street	1937	-	✓	✓
"Delabaree"	32 Elizabeth Street	1909	-	-	✓
"Karimba"	37 Elizabeth Street	1909	-	-	✓
"Clifton"	44 Elizabeth Street	1909	-	-	✓
"Fresch" (?)	11 Gladstone Parade	1888	-	-	✓
"Monkleigh"	12 Gladstone Parade	1889	-	-	✓

Place*	Address	Date Built	Recommendations		
			Heritage Council Register	National Estate Register	Planning Scheme Control
"Payneswicke"	13 Gladstone Parade	1889-90	-	-	✓
"Hartington"	15 Gladstone Parade	1888	-	-	✓
"Rathow"	25 Gladstone Parade	1889	-	-	✓
"Swibiton"	28 Gladstone Parade	1890	-	-	✓
"Kenly"	34 Gladstone Parade	1889	-	-	✓
"Nulmore"	36 Gladstone Parade	1889	-	-	✓
St. Mary's Anglican Church	Glen Eira Road	1870-1912	-	-	✓
"Hengar"	356 Glen Eira Road	1889-90	-	-	✓
"Anselm"	4 Glenferrie Street	1906	✓	-	✓
Caulfield City Rifle Club	294 Glen Huntly Road	c.1915	-	-	✓
fmr. Elsternwick Post Office	296-298 Glen Huntly Road	1891	-	-	✓
"Moore's Buildings"	305-313 Glen Huntly Rd	1891	-	-	✓
Shops	323-329 Glen Huntly Rd	1889	-	-	✓
E.J. Buckeridge's Buildings	357-371 Glen Huntly Rd	1911-14	-	-	✓
Caulfield State School No. 773	724 Glen Huntly Road	1877-1891	✓	✓	✓
fmr. Primitive Methodist Church	152 Grange Road	1909	-	-	✓
"Thornleigh Grange"	504 Hawthorn Road	pre 1872	-	-	✓
Murrumbeena State School No. 3449	Hobart Road	1916-17	-	-	✓
"Shelford School"	1 Hood Crescent	1904	-	-	✓
"Melrose"	2 Hopetoun Street	1890	-	✓	✓
"Rippon Lea"	192 Hotham Street	1868-87	-	-	✓
"Glenfern"	417 Inkerman Road	1857	-	-	✓
"Nithsdale"	133 Kambrook Road	1858-86	-	-	✓
"Knowsley"	141 Kooyong Road	1899-1900	-	-	✓
"Rothesay"	283 Kooyong Road	1888(?)	-	-	✓
"Tarqua"	1-3 Lirrewa Grove	1886	✓	-	✓
"Craigellachie"	2b Lynedoch Avenue	1876	✓	-	✓
"Ontario" ("Labassa")	2 Manor Grove	1863-87	-	-	✓
"Myatt"	2 Mayfield Grove	1902	-	-	✓
"Maysbury"	1 Maysbury Avenue	1887	-	-	✓
House	32 Murray Street	1888-89	-	-	✓
fmr. "Star of the Sea" O'Neill College	1a Nagle Avenue	1908	✓	✓	✓

Place*	Address	Date Built	Recommendations		
			Heritage Council Register	National Estate Register	Planning Scheme Control
fmr. Melbourne Hospital gates	Springthorpe Reserve Neerim Road	(relocated 1910)	-	-	✓
"Edenkillie"	37 Neerim Road	1889	-	-	✓
"Heatherbrae"	73 Neerim Road	pre 1876- c.1890	-	✓	✓
Uniting Church Complex	252-254 Neerim Road	1914-33	-	-	✓
Caulfield rail station	Normanby Road & Railway Avenue	1913-14	✓	✓	✓
"Wisteria"	135 Normanby Road	1897-98	-	-	✓
Sexton's quarters	Brighton Cemetery North Road	?	-	-	✓
Miller Mausoleum	Brighton Cemetery North Road	1902(?)	✓	✓	✓
"Manair" (?)	225 North Road	1890	-	✓	✓
"Ascog"	10 Orrong Road	1887-88	-	-	✓
House	56 Orrong Road	1900	-	-	✓
Wesleyan Methodist Church	66 Orrong Road	1887-88	-	-	✓
House	70 Orrong Road	1889	-	-	✓
fmr. Union Church	84-86 Orrong Road	1889-90	-	✓	✓
"Palmyra"	88 Orrong Road	1911-12	-	-	✓
"Roseneath"	31 Point Nepean Road	1874	-	✓	✓
"Athole"	18 Poplar Grove	1889	✓	-	✓
House	57 Prentice Street	pre 1885	-	-	✓
House	59 Prentice Street	pre 1885	-	-	✓
fmr. Caulfield Technical School (Art & Applied Science)	Cnr. Railway Avenue and Dandenong Road	1950	-	-	✓
fmr. Caulfield Technical School	Railway Avenue	1922	-	-	✓
"Alnwick"	11 Railway Avenue	1892-93	✓	✓	✓
fmr. P&MTT substation	6-8 Rusden Street	1914	-	✓	✓
"Glenmoore"	1 St Georges Road	1869-70	-	-	✓
"Elston"	3 St Georges Road	1896	-	-	✓
"Monaro"	7 St Georges Road	1904	-	-	✓
"Dacre"	8 St Georges Road	1900-01	-	-	✓
"Belle Vue"	63 St Georges Road	1908	-	✓	✓
"Pencarrow"	71 St Georges Road	1904-05	-	-	✓

Place*	Address	Date Built	Recommendations		
			Heritage Council Register	National Estate Register	Planning Scheme Control
"Stanmere" (Elsternwick Club)	19 Sandham Street	1889	-	-	✓
"Kooroowa"	20 Sandham Street	1899	-	-	✓
"Chiselhurst" (Presentation Convent)	28 Sandham Street	1885	-	-	✓
fmr. Elsternwick fire station	2-4 Selwyn Street	1895	-	✓	✓
"Beemery"	85 Seymour Road	1891	-	-	✓
House	88 Shoobra Road	1910-11	-	-	✓
Carnegie State School No. 2897	51 Truganini Road	1899, 1909	-	✓	✓
"Kerrimuir"	17 Wyuna Road	1915	-	-	✓
<p>* The earliest known name of the place has been given in the table with the better known contemporary name where appropriate in brackets.</p>					

The work of the following architects has been studied in the data sheets.

**TABLE 4.2 SCHEDULE OF ARCHITECTS AND THEIR WORK : GLEN EIRA HERITAGE MANAGEMENT PLAN**

ARCHITECT	PLACE	ADDRESS	DATE BUILT
A.P. Coles	Methodist Church	252-254 Neerim Road	1914
T.Crouch	"Nithsdale"	133 Kambrook Road	1858
	fmr Wesleyan Methodist Church	66 Orrong Road	1887-88
Crouch and Wilson	"Ontario"	2 Manor Grove	1873
G. de Lacy Evans	fmr. Union Church	84-86 Orrong Road	1889-90
L.J. Flannagan	rest verandah (P&MTT)	Balaclava Road	c:1913
	substation (P&MTT)	6-8 Rusden Street	1914
S. Goldsworthy	Church of Christ	514 Dandenong Road	1918
R. Haddon	"Anselm"	4 Glenferrie Street	1906
Haddon & Henderson	St. Stephens	158 Balaclava Road	1926
M. Hennessy	"Glenfern"	417 Inkerman Road	c.1876
T. B. Jackson	"Nulmore"	36 Gladstone Parade	1889
	"Rathow"	25 Gladstone Parade	1889
	"Kenly"	34 Gladstone Parade	1889
J.T. Kelleher	"Athole"	18 Poplar Grove	1889
J.A.B. Koch	"Ontario"	2 Manor Grove	1887
C. Laing	"Glenfern"	417 Inkerman Road	1857
B. Moriaty	St. Aloysius	233 Balaclava Road	1923-24
A. Peck	St. Mary's Church-Vestry	Glen Eira Road	1912
Reed and Barnes	"Rippon Lea"	192 Hotham Street	1868, 1882-83
	St. Mary's Church	Glen Eira Road	1871
Reed Henderson & Smart	"Myoora"	405 Alma Road	1886
A.J. Smith	"Kiora"	33 Clarence Street	1888-89
J.F. Snell	Methodist Church Hall	252-254 Neerim Road	1933
L. Taylor	"Rosecraddock"	10 Craddock Avenue	1857
T. Watts	"Harleston"	67 Balaclava Road	1875
C. Webb	"Melrose"	2 Hopetoun Street	1890
C. Webb & Sons	"Shelford"	1 Hood Crescent	1887

## 4.2 THE DATA SHEETS

## CAULFIELD CONSERVATION STUDY

---

359 Alma Road

Residence, "Portavoe"

---



Photo: October, 1994

---

### Existing Registrations:

Historic Buildings Register: Nil

National Estate Register : Nil

National Trust Register : Nil

---

### Description:

An exceptionally picturesque Federation period villa having a complex slated roof form with conical roof surmounting a corner bay, upper level balcony, vented gable ends and enriched chimney stacks. A turned timber posted verandah links projecting wings with hood moulds to lead lit windows and half timbered gable ends. White tuckpointed red bricks are relieved with stucco and axe finished bluestone plinth. Extensive use is made of lead light work.

---



---

**359 Alma Road**  
Residence, "Portavoe"

---

**Condition:** Good

**Integrity:** Good, sympathetic additions at rear.

---

**History:**

In 1903, John M. Edgar, a manager, owned land with 110 foot frontage to Alma Road on the south-west corner of Muntz Street. In December of that year, a ten roomed brick house was in the course of erection on the site, being completed in 1904 with a net annual value of £75.

Edgar moved from his former residence "Portavoe" which was also in Alma Road, south side, but west of Kooyong Road. He leased the house and in 1906, transferred the name to his new home at no. 359. His former residence became known as "Bon Accord".

Edgar continued as owner/ occupant of "Portavoe" in 1908 at which time there were six people in residence.

---

**References:** CCC Rate Books  
MMBW Plan No. 62, 1905

---

**Thematic Context:** Caulfield's post Federation suburban expansion.

---

**Statement of**

**Significance:** "Portavoe" is locally important as an exceptionally picturesque Edwardian villa and sophisticated example of the emerging forms of Federation villas.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

### 389- 393 Alma Road

House, "Atta Vista" (1899), "Bella Vista" (1903), School "Adamsdown" (1907), School "Lovell House" (1926).

---



**Photo:** January, 1995

---

#### Existing Registrations:

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

---

#### Description:

A defaced stuccoed two storeyed Italianate villa with two storeyed south facing facade and verandah now demolished.

---

---

### 389-393 Alma Road

House, "Atta Vista" (1899), "Bella Vista" (1903), School "Adamsdown" (1907), School, "Lovell House" (1926).

---

**Condition:** Good

**Integrity:** Poor, secondary elevations intact, additions, staircase replaced, interior rooms reconstructed.

---

#### History:

The rate book entries for this property are unclear prior to 1888. In September 1888, John Grice was owner of a twelve-roomed brick house on four acres of land in Alma Road, south side, near "Bagatelle" (formerly "Myoora"). NAV was £340. Hector Macdonald rented the property. Grice was an investor, chairman of the National Bank and an owner of "Stonnington" in Glenferrie Road, Malvern (Cannon, M., The Land Boomers, Lloyd O'Neill, 1986, pp.120, 320).

In 1888-9, the pattern of street listings in the rate book, suggest that this was the property owned by Major Small in that year, although there are discrepancies - the land area being listed as three and three quarter acres and NAV at £500.

Between 1890 and 1900, extensive additions were carried out to the house. By 1900 it was described as brick with thirty five rooms on two acres of land with an adjoining three acres. NAV for the combined properties was £320. William Oram rented the house named "Atta Vista", from Small.

In 1903 S.T. Small was listed as owner/occupant of "Bella Vista", however by 1907, the property had been leased to Edith Gilbert, a school principal and was renamed "Adamsdown". Martha Bruford took over tenancy in 1908.

In 1912, ownership passed to C.H. Small. Martha and Elizabeth Bruford, school principals occupied the property, the land area of which had been reduced to two and a quarter acres. NAV was £200.

By 1926, the property had been acquired by the Church of England Girls' Grammar School of Anderson Street, South Yarra. It was named "Lovell House" and was described as "brick, twenty-six rooms" on Lot 2. The land measured 100' x 200' and NAV was £145.

In 1926, architects Gawler and Drummond carried out alterations and additions to "Lovell House".

---

**References:** CCC Rate Books 1886-1889, 1899-1901, 1903-4, 1907-9, 1912-13, 1926-27.  
Early view held at "Lovell House"  
MMBW Plan No. 62, 1905.  
MU Architectural Index

---

**389-393 Alma Road**

House, "Atta Vista" (1899), "Bella Vista" (1903), School "Adamsdown" (1907), School "Lovell House" (1926).

---

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

---

**Statement of Significance:**

"Atta Vista" is a defaced but substantial Italianate villa understood to have been built by 1888 when it was owned by John Grice.

It is of architectural and historical interest. Its architectural value derives from its survival, although in a defaced state, as one of several substantial late Victorian villa residences in Caulfield. Its historical value derives from its association with John Grice, chairman of the National Bank during the nineteenth century Land Boom and for its role as a school for a period during this century.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, January, 1995.

---

## CAULFIELD CONSERVATION STUDY

---

405 Alma Road  
"Bagatelle", formerly "Myoora"

---



Photo: March 1994

---

### Existing Registrations:

Historic Buildings Register:	Reg No. N490
National Estate Register :	Reg No. 5756
National Trust Register :	Classified

---

### Description:

A most substantial stuccoed 2 storeyed late Victorian Boom style villa residence, distinguished by its tower and circular bay with conical roof recalling French Chateau forms. The tower surmounts a round arched porch with diaper work to the spandrels. The first floor has a semi-circular balconette with surmounting corbelled pediment. The upper most (4th) level has an encircling balcony, the slated and pyramidal tower roof being distinguished by a small louvred lantern. Relatively plain moulds and brackets are relieved by tall chimney stacks, grouped and with strapwork in the Queen Anne

---

---

mode whilst the lower conical roofed tower shows French Romanesque influence in its diaper work and battlemented upper section. A sympathetic extension of the main house at the west end also shows Queen Anne influence and has iron ridge cresting. At the east end a 2 storeyed bayed window and balconette with a "Palladian" window overlooks the present tennis court. A 2 storeyed verandah with pedimented treatment faces south over the remains of formerly spacious gardens.

---

**Condition:** Good

**Integrity:** Good, stucco overpainted

---

### **History**

In 1855-6 Thomas Christian, mining entrepreneur, purchased 19 acres of land in Alma Road on the south-west corner with Hawthorn Road from John Charles Lloyd. A brick house for Christian and his family was commenced in 1886 to the design of Anketell Henderson of Reed, Henderson and Smart. In 1888, the property was described as "a brick house of fifteen rooms on two acres of land, N.A. V. £450".

Thomas Christian (1845-1890) was amongst the first prospectors on the Charters Towers gold field, following the discovery of 1872. In 1874 he founded the "Day Dawn" mine here with William Levers and Frederick Pfeiffer. Christian's fortunes grew with the prosperity of the "Day Dawn". By the early 1880's he owned large properties at Charters Towers.

Christian, who never saw the property known as "Myoora", died in 1890. His wife, Violet, was his beneficiary, living there with her eight children, and managing the property which had 18 rooms in 1890. It had been expanded further to 22 rooms by 1891 and by 1900 had stone stables on Alma Road, swimming baths at the rear and an asphalt tennis court. Violet Christian continued as owner/occupant until her death in 1930.

In 1931 "Myoora" was sold to the Brooke family who converted it into three flats in 1939, the largest of 12 rooms being occupied by Mrs Brooke. A six roomed flat was leased to Eric McKay and a five roomed flat to Reginald McCallum, a dentist.

In 1972 "Myoora" was sold and subsequently divided into six flats. The property is now known as "Bagatelle".

---

---

**References:** NT Aust (Vic) File No. 3366  
Solom G. Caulfield's Heritage, 1989, City of Caulfield  
Vol 1, pp 27-29  
MMBW Plan No. 62, 1905

---

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

---

**Significance:**

"Bagatelle", formerly "Myoora" is important at the State level as a very large villa residence showing Italianate, Medieval, French and Queen Anne influences, skilfully combined by noted Melbourne architect, Anketell Henderson with north facing facade and important secondary elevations facing east and south. It is important also as a most opulent demonstration of the fortunes derived from gold mining in Australia last century. "Bagatelle" is one of Caulfield's most substantial late Victorian villa residences, comparable with "Labassa" and "Rippon Lea"

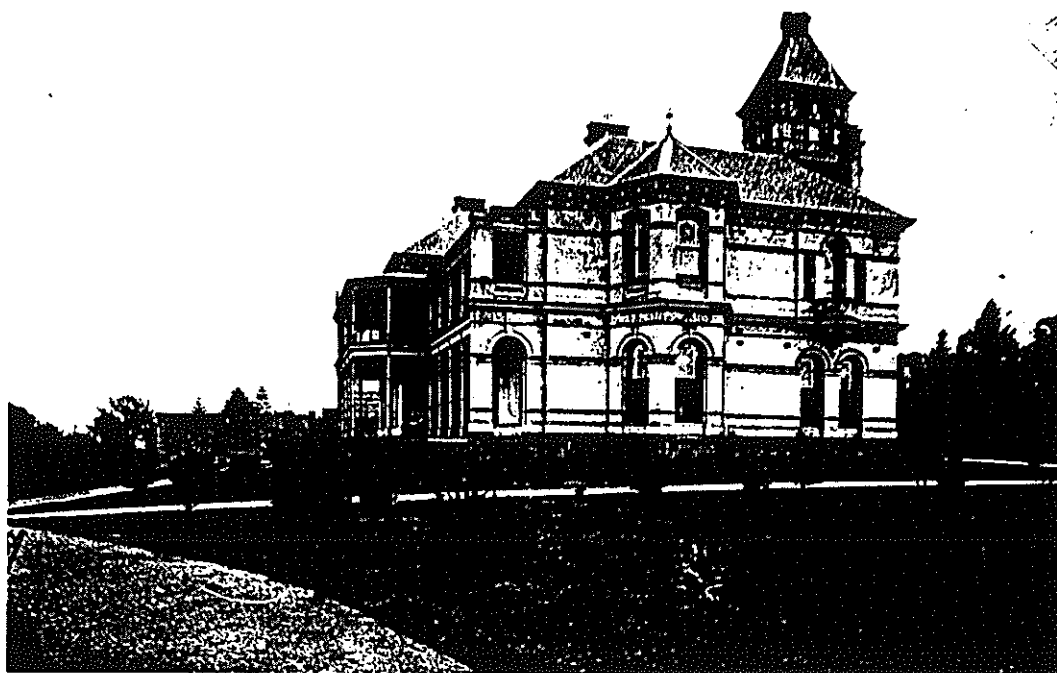
---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, March 1994

---



CAULFIELD CONSERVATION STUDY

---

12 Avoca Grove  
House, formerly part of "Merton"

---

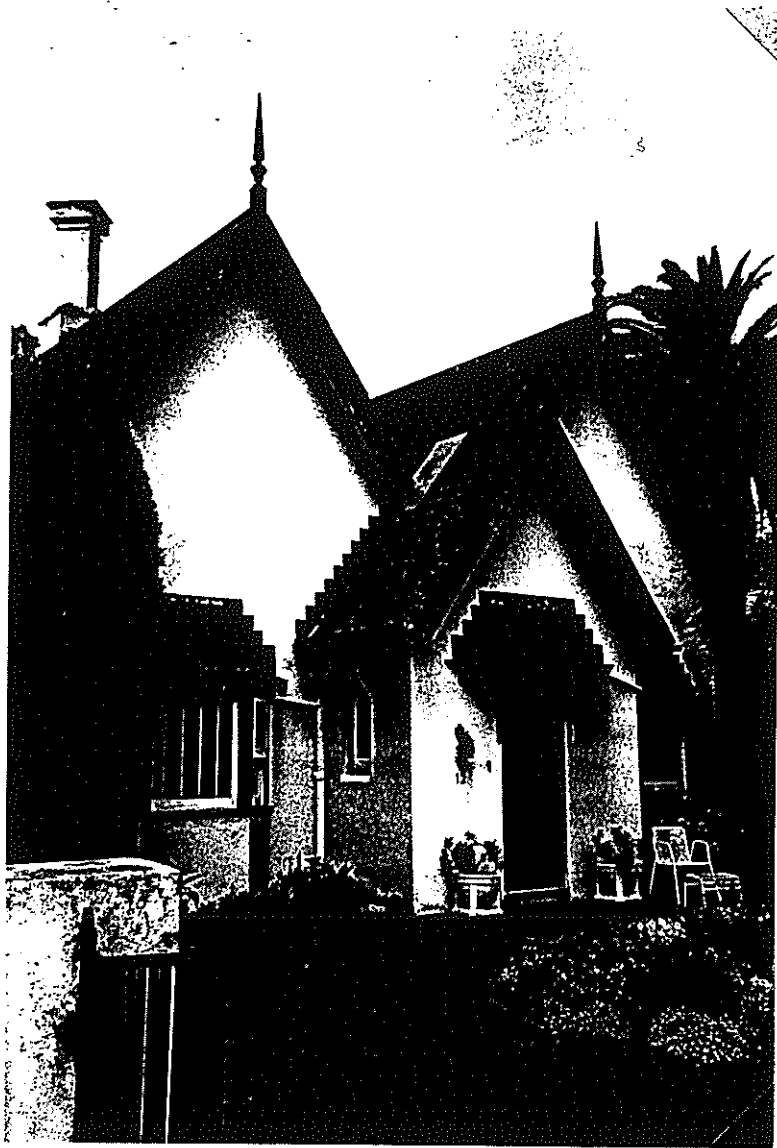


Photo: January, 1995

---



---

## 12 Avoca Grove

House, formerly part of "Merton"

---

### Existing Registrations:

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

---

### Description:

A defaced early villa in the Cottage Orne manner, with steeply pitched slate roof and paired chimney stacks being the principal features, the balance of the exterior structure having been reconstructed after the demolition of "Merton" in 1915-1916. Walls are stuccoed and there is an oculus vent in the north facing gable end.

---

**Condition:** Good

**Integrity:** Poor

---

### History;

In the first land sales in the district, J.M. Holloway purchased crown allotment 243 comprising ten acres on the north-east corner of Glen Eira and Orrong Roads. By 1887, the site was owned by James Wilberforce Stephen. There was a house and ten acres "cultivated". Stephen was a prominent resident of Caulfield. He served as chairman of the Roads Board in 1862-63, was MLA for St Kilda in 1871, became Attorney-General and the first Minister for Public Instruction. In 1874, Stephen was appointed judge of the Supreme Court Bench and was later knighted in recognition of his work. He lived at "Merton" until 1879(?).

The first house was a six roomed wood building. By 1865 it was described as "brick, ten rooms" and in 1869, "brick and wood, twenty-two rooms". In 1878 it was again listed as brick with twenty-three rooms. The property had a long driveway from the Glen Eira/Orrong Road corner and was named "Merton". In 1879 George Whittingham purchased the "brick and wood" structure for his residence. In 1880 it was listed as having sixteen rooms and in 1889 as having twenty rooms. Whittingham lived at "Merton" for twenty years.

From 1901 to 1915, J. D. Oswald occupied the property. During this time, land was subdivided and Merton Street and Nyora Grove were built. In 1915-16 part of "Merton" was demolished, the remaining land subdivided and Avoca Grove constructed. The section of "Merton" that remained became the house at No. 12 Avoca Grove. It was most probably the back wing of the former mansion. Alexander Eggleston, architect (?) was occupant.

---

---

## 12 Avoca Grove

House, formerly part of "Merton"

---

**References:** National Trust of Australia (Victoria) File No. 3378  
Sands and McDougall Directory 1885  
MMBW Plan No.49, 1898 and 1928  
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.36.  
Murray, P., and Wells, J., From Sand, Swamp and Heath...A History of Caulfield, City of Caulfield 1980, p.129-130.

---

**Thematic Context:** Pre-boom residential development.

---

### Statement of Significance:

The house at 12 Avoca Grove, part of "Merton", now demolished, is understood to have been built for and occupied by James Wilberforce Stephens from c.1865.

It has aesthetic and historical significance.

The building's aesthetic value is derived from the manner in which it demonstrates aspects of the Cottage Orne style, popular among Melbourne's gentry during the mid Victorian period. Its historical value is derived from its association with J.W. Stephens, MLA, for East St Kilda and a prominent Caulfield resident.

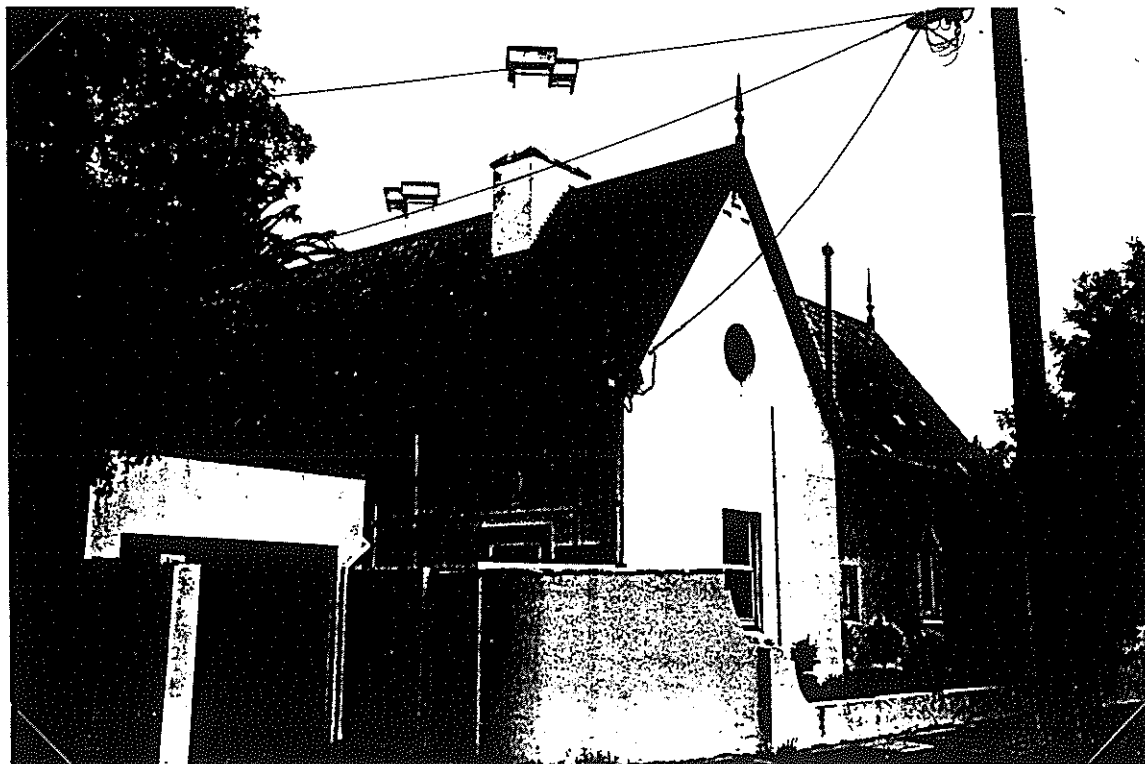
---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, January, 1995

---



---

CAULFIELD CONSERVATION STUDY

---

Corner Balaclava Road and Orrong Road (East Malvern Darling Road tram route No. 3)

Tram Shelter ("rest verandah")

---

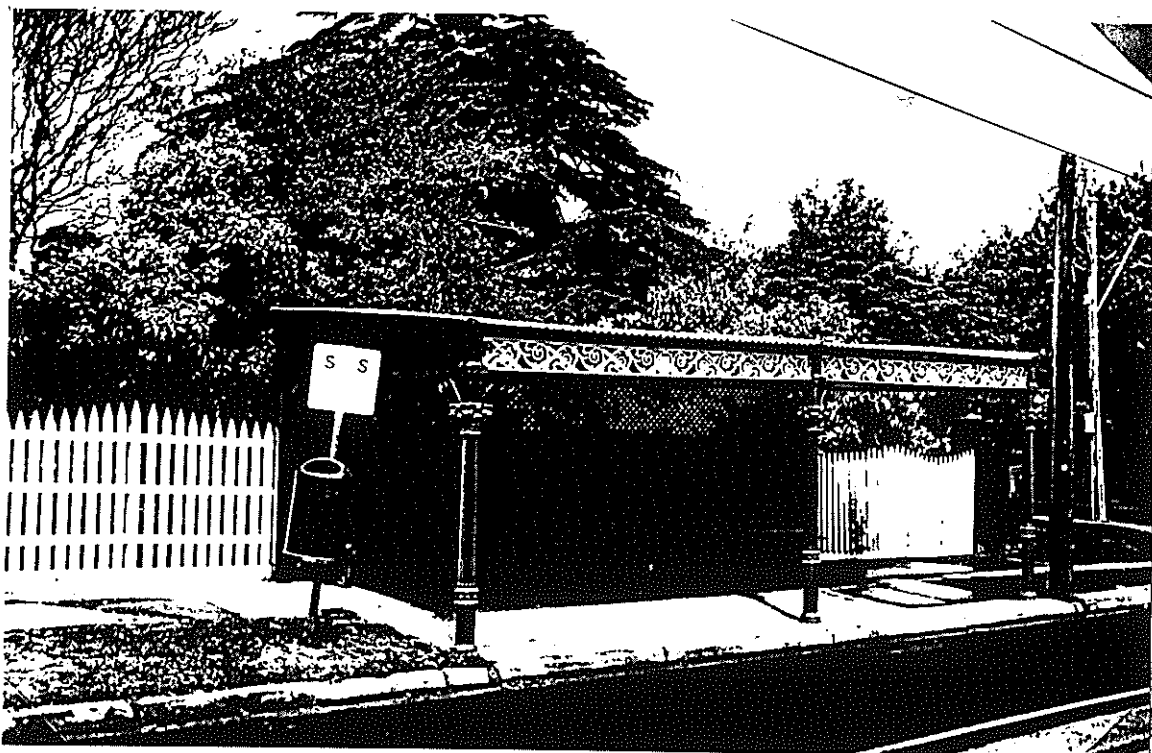


Photo: October, 1994

---

**Existing Registrations:**

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

---

**Description:**

An early cast iron and timber posted rest verandah having cast iron column supports at the kerb line, timber posts at the rear and a shallow lean-to roof. There is a cast iron lace frieze above the iron columns, angle iron roof frame and ripple iron rear wall lining with recent timber seats which are replicas of the surviving seats at the similar shelter in Cotham Road, Kew.

**Condition:** Good

**Integrity:** Good

---

Corner Balaclava Road and Orrong Road (East Malvern Darling Road tram route No. 3)

---

**History:**

The Prahran and Malvern Tramways Trust route along Balaclava Road to Acland Street, St. Kilda, was opened as a double track tramway with centre span poles on 12.4.1913. L.J. Flanagan, chief architect for the Trust, is presumed to have designed this rest verandah for construction around this time. It compares with similar structures on the Trust's Cotham Road route to Deepdene, at Burke Road, (opened 30.5.1913) and on the Malvern Road route to St Kilda Road, at Orrong Road, (opened c. 1915).

---

**Thematic Context:** Public Services: Caulfield's electric tramways

---

**Statement of**

**Significance:** The Balaclava Road "rest verandah" is important at the State level as a rare surviving structure of its type, recalling the operations of the former Prahran and Malvern Tramways Trust and demonstrating aspects of a way of travel which was introduced during the post Edwardian era and remains as a distinguishing characteristic of the City of Melbourne at the present time. It is important at the local level as a unique contributor to the tramway heritage of the municipality which has been closely associated with Caulfield's urban growth.

---

**Recommendations:** Recommended for inclusion on the Historic Buildings Register, and for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## 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:** Good

**Integrity:** Good

---

**History:**

The Prahran and Malvern Tramway Trust opened a double track electric tramway running south along Hawthorn Road and east along Balaclava Road with a single track extension to the south along Hawthorn Road on 13.11.1913. It is understood that a double track line along Balaclava Road from Acland Street had been opened on 12.4.1913. P.W. Duckett in "Prahran and Malvern District Tramways" (ARHS Bulletin No. 90, April 1945) notes that the completed junction as built by the Trust formed one of the largest tramway junctions of its type in Australia, conforming in general arrangement to its present form.

---

**References:** CCC Rate Books  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Public Services: Caulfield electric tramways

---

**Statement of**

**Significance:** The Balaclava Road/ Hawthorn Road tramway junction is nationally significant as the only remaining junction of its type. It compares with 3 others known to have existed on the Adelaide tramway system and is an unusually complete junction at any time in Australia's Metropolitan tramway history. It recalls the work of the Prahran and Malvern Tramway Trust and since 1919 of the Melbourne and Metropolitan Tramways Board including the routes which it served and the operational practices warranting its construction which are known to have included special race day services to the Caulfield racecourse.

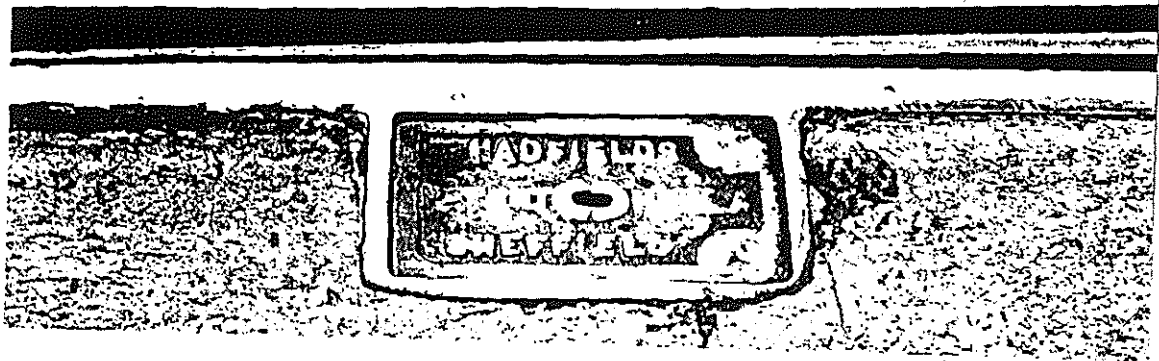
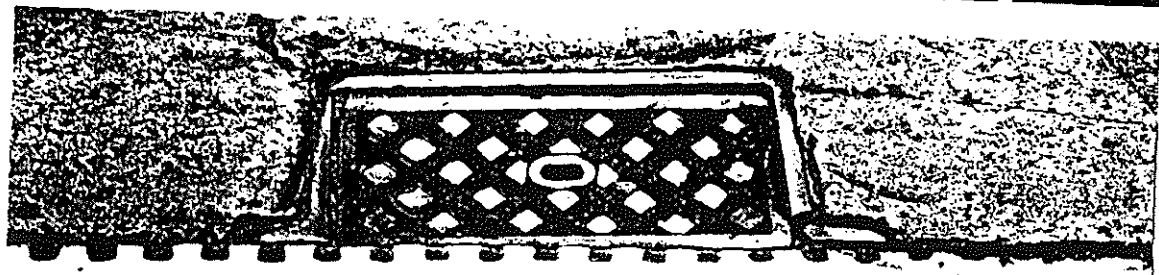
---

**Recommendations:** Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---



## CAULFIELD CONSERVATION STUDY

---

### 34 Balaclava Road

Residence, former "Noris", "Quethiock", "Koala".

---

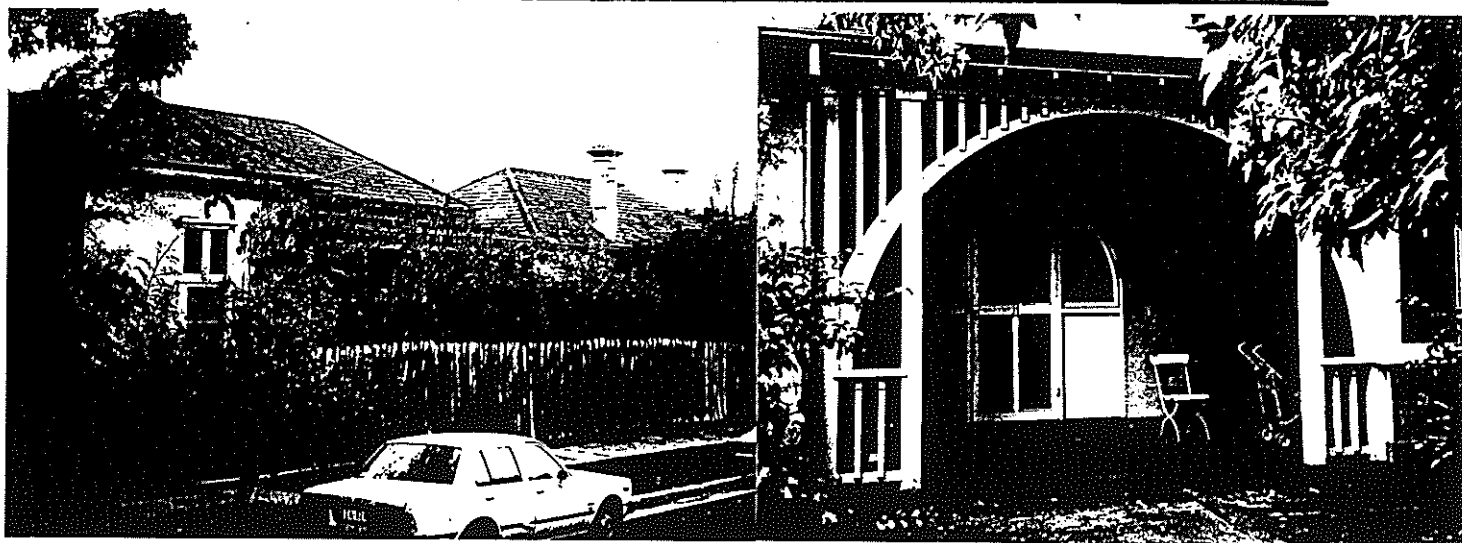


Photo: April 1993

---

#### Existing Registrations:

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

---

#### Description:

A formerly asymmetrical brick villa with hipped slate roof and ashlar markings, altered c.1920 with a bay window in the projecting wing, balancing gable ended wing at the south-east corner and having a central round arched entrance, recessed within a "moon shaped" timber archway to the verandah.

A face brick cottage is attached at the rear with independent slated hipped roof and symmetrical window treatment facing Balmoral Court. It is linked with the front house by a verandah with cast cement columns.

The front garden is comparatively large and has mature trees, including liquid ambers. Sympathetic structures associated with the period of alterations include a rear garage and the front fence in rough cast with a timber gate.

**Condition:** Fair

**Integrity:** Good, including alterations

---



---

## 34 Balaclava Road

---

### History

In 1875 Mrs Louisa East owned an eight roomed brick house in Carlisle Street, north side between Alexandra Street and Balmoral Court. Mrs East leased the house to Thomas W. Beckwith, a broker, who lived there until 1883 when the property was described as covering one acre and two roods.

In 1884 Alfred Johnson, a squatter took over occupancy. Mrs East continued as owner.

The property was known as "Noris" in 1902 when Adolf Wertheimer lived there, and "Quethiok" when Colonel James Taunton was owner in 1906. At that time, the house was described as brick with ten rooms.

By 1913 Oscar Rosenhain, a merchant, had become owner/occupant, the property having a frontage of 90' and depth of 532'. The property had passed to Mrs Louise Rosenhain by 1919, when it was known as "Koala".

William Cuming, a chemical manufacturer, purchased the property in 1920 when the NAV was £100. The following year, 1921, the property was listed as number 34 with a NAV of £204. A garage was listed in 1923 to which additions were made in 1927. Cuming continued as owner/occupant in 1927. (Rate Books 1874-1885, 1906, 1914, 1920, 1921, 1924, 1927, 1928 Sands & McDougall 1885, 1902).

**Rate Search Note:** This property not found in Rate Books prior to 1875, suggesting a construction date of 1875.

William Cuming was the grandson of James Cuming Snr, co-founder of Cuming, Smith and Co. Pty Ltd operators of a sulphuric and works in Yarraville from 1872. In 1920, when William became manager of the company's wood distillation works at Britannia Creek, he also acquired no. 34 Balaclava Road as his city home. It was at that time that substantial alterations were carried out. The company assigned a car and chauffeur to William presumably to assist him in his journey to work from Caulfield to Britannia Creek where he also had a house which became a "showpiece" at the works and is surviving today (1986).

**References:** CCC Rate Books  
Winzenried, A.P., Britannia Creek : an Essay in Wood Distillation, APW Productions, Melbourne, 1986, for information on W.F. Cuming.

---

**Thematic Context:** pre Boom residential development.

---

---

## 34 Balaclava Road

---

### Statement of

**Significance:** No. 34 Balaclava Road is historically important as an early surviving mid Victorian residence in Caulfield, enhanced by its known links with Cuming Smith and Co, fertiliser manufacturer's, described in Wise's Victorian Directory of 1899-1900 as the oldest and most reliable manufacturers of fertilisers in the colony. This association is demonstrated by the alterations made c.1920.

It is aesthetically important as a rare surviving nineteenth century villa in Balaclava Road, remaining in its mature garden setting and comparing in these respects only with No. 6 Balaclava Road but recalling others shown on the attached plan. The c.1920 additions are contributory elements.

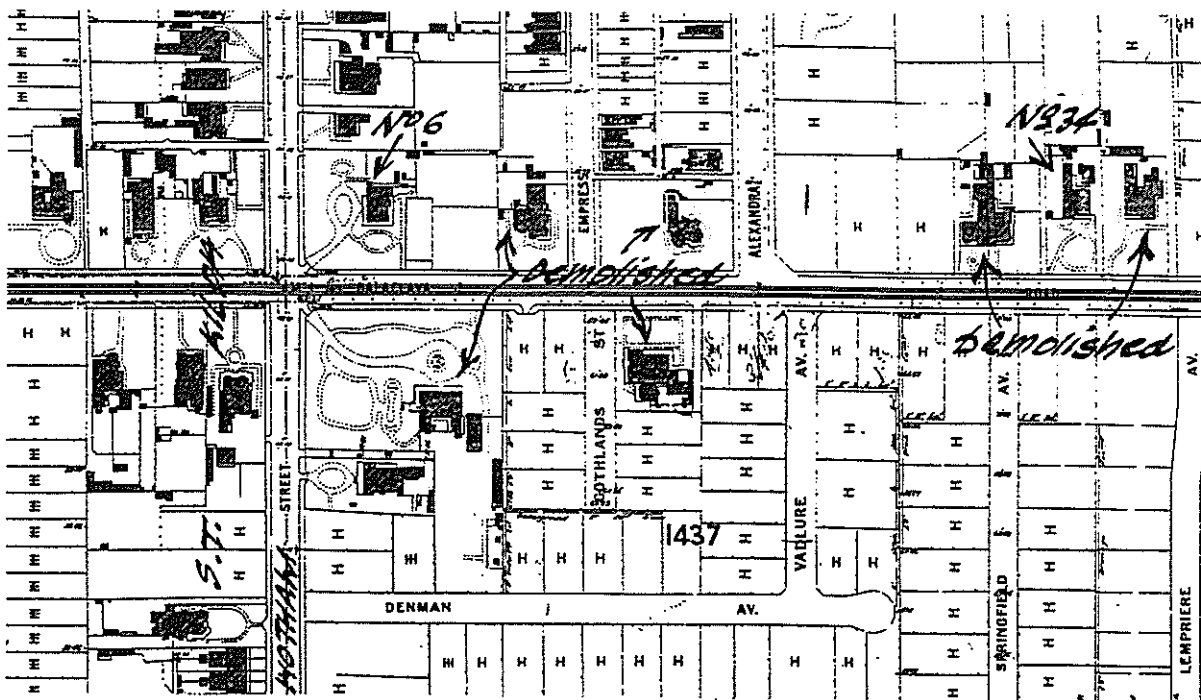
---

**Recommendations:** Recommended for planning scheme protection.

---

Assessed by Andrew Ward, April, 1993

---



## CAULFIELD CONSERVATION STUDY

---

### 67 Balaclava Road

Former "Harleston", now "Grimwade House" (Melbourne Grammar Junior School).

---

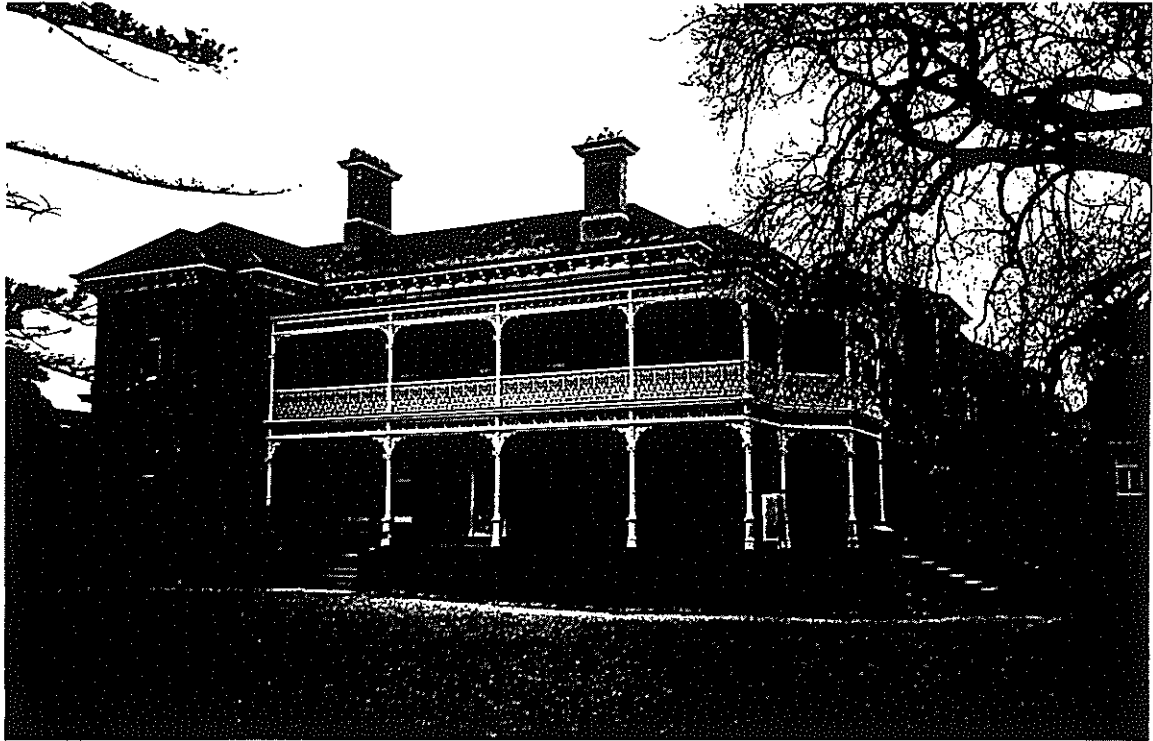


Photo : August 1993

---

### Existing Registrations :

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

---

### Description:

A substantial and largely intact mid-late Victorian villa with grounds and post 1918 additions undertaken by Melbourne Grammar School. Elements relating to the period of occupation by the Grimwade family include:

---

- 
1. **The Main House**, a two storeyed stuccoed Italianate villa with earlier verandah-protected central section and flanking bayed pavilions having rich stuccoed ornamentation, massing and interior treatments characteristic of the late Victorian Boom period. The principal facades are raised on a grassed podium in the manner of the period and the lower level cast iron work (1875) is distinguished by solid cast iron spandrels and finely cast "rinceau" frieze. Bayed windows are reflected in the verandah to the facade which is also bayed, overlooking the former south lawns. Inside, early surviving finishes include embossed "leather" dados (overpainted), ornamental plaster ceilings, pedimented architraves with heraldic shields (mostly overpainted) and extensive stained glasswork including a coat of arms over the front door and figure of "Pomona", the Roman goddess of fruit, illuminating the substantially intact staircase.

The interior rooms of the pavilions retain their polished timber architraves and "leather" dados with coffered ceilings to the former billiard and music rooms, the latter retaining its stencilled decoration:



A coffered barrel vault is a distinguishing feature at the rear entry to the main lobby.

---

- 
4. **Garden**, retaining principle parts of the original layout including circular driveway (rebuilt) and some plantings (Norfolk Is. pine, oak)
  5. **Ornamental Cast Iron Gates**, in the Gothic style with flanking pedestrian gates and having cusped details and finials to the 4 main pillars with "Harleston" to the driveway pillars. Stone bollards mark the former carriage driveway. Remnants of early (?) timber pillars are associated with the gates and mark the commencement of later boundary picket fences.



**Condition:** Good

- Integrity:**
1. Main House : Good, Interior overpainting, substantial classroom additions at east end.
  2. Stables : Fair, substantial internal alterations, original points of entry for horses bricked up.
  3. Outbuilding : Good
  4. Garden : Fair
  5. Gates : Good
-

---

## History

"Harleston" was built in 1875 by Frederick (later Sir) S. Grimwade to a design of local architect Thomas Watts. Watts was a prominent figure in the Caulfield Road Board and first president of the Shire Council. His Caulfield commissions included "Bramerton" and "Glen Eira" (both demolished) and the Rosstown sugar beet factory, whilst "Valentines", now Caulfield Grammar School, was designed by Thomas Watts and Sons in 1891. Grimwade, together with Alfred Felton, founded a drug importing and manufacturing firm which was later incorporated into Drug Houses of Australia and Australian Consolidated Industries. He extended "Harleston" by adding the terminating pavilions in two stages, the last in 1897-98. Following Sir Frederick's death in 1910 his sons presented the house and its surviving grounds to Melbourne Grammar School which opened the property in the following year as "Grimwade House".

Substantial development of the site as a school has been undertaken since that time.

## References:

- James A., Dugan M., A Portrait of Grimwade - the First 75 years 1918-1993, (1993), Grimwade House
  - Solomon, Dr. G., Caulfield's Heritage vol. 1. : Caulfield Building Heritage (1989), City of Caulfield, pp. 62-63.
- 

## Significance:

"Harleston", now "Grimwade House", is important at the State level as an imposing mid-late Victorian Italianate villa and grounds, formerly the home of prominent businessman, speculator, and benefactor, Sir Frederick Grimwade. Both Grimwade and his house are exemplars of the commercial enterprise of the Boom period and the amassing of personal fortunes with which it was associated.

"Harleston's" aesthetic value is enhanced by its unusual c.1875 iron verandah spandrels and by the surviving stained glass work and stencilled ceiling to the music room.

"Harleston" is important at the local level as a surviving "mansion house" from the period during which Caulfield was an attractive town address for the Colony's most prominent and wealthy citizens.

---

**Recommendations:** Recommended for inclusion on the Historic Buildings Register, National Estate Register, and for planning scheme protection.

---

**Assessment:** May 1993

---

## CAULFIELD CONSERVATION STUDY

---

**73 Balaclava Road**  
House, "Nettalie" (1899)

---



**Photo:** January, 1995

---

### Existing Registrations:

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

---

### Description:

A single storeyed symmetrical stuccoed villa with recessed hip roofed central section with bell cast, cast iron verandah and flanking pavilions with bayed windows and distinguishing fretted bargeboards. The roof pitch is shallow giving an appearance to the pavilions characteristic of the mid Victorian period. The interior spaces with stained glass screen to the hallway are intact.

---

<b>Condition:</b>	Good
<b>Integrity:</b>	Good, rear additions to accommodate music room, mature plantings in garden.

---

---

**73 Balaclava Road**  
House, "Nettalie" (1899)

---

**History:**

In 1857, William Forsyth (Forsyte) owned crown allotment 209B in Balaclava Road, south side between Orrong Road and Fosbery Avenue. The land measured just over five acres and was unoccupied.

By 1871, William Noall owned eight and a half acres of land on the south-east corner of Balaclava and Orrong Roads being most of CA 209A and 209B. The property was rated to Balaclava Road and included a "brick house, eight rooms and offices". NAV was £80. In 1876, Noall, a broker, sold six acres on the corner of Balaclava and Orrong Roads to Frederick Shepherd Grimwade, a druggist. Noall retained 2.2 acres for himself. By this time, the property was listed as having "stables". NAV had increased to £135.

By 1883, Alfred Desailly, a squatter, was owner/occupant. The house had ten rooms by then. In 1886, Frederick Grimwade purchased the property, renting it to Bessie Bryant, a widow, in 1887. The property was described as "brick with twelve rooms on one and three quarter acres" in 1889. NAV was £160. Herbert Bryant, a barrister was occupant in 1899 and the property was named "Nettalie". The number of rooms had been reduced to eight and NAV to £120.

In 1910, the property was in the hands of the executors of Grimwade. Martha Ware, a widow, was occupant.

By 1926, the house was owned and occupied by William Cameron, a physician, and was listed as "flats". The house had nine rooms and was on land measuring 99' x 275'. Twelve people lived there and NAV was £320.

In 1954, "Nettalie" ("Netley") was acquired by Melbourne Grammar School which occupied the adjacent property, Grimwade's former mansion "Harleston".

---

**Reference:** CCC Rate Books, 1871-1877, 1883-1889, 1899, 1910-1, 1926-27  
Caulfield Road Board Assessment Book 1857-58  
Pahran Parish Plan 1882  
MMBW Plan No. 47 1935  
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.62-63.

---

**Thematic Context:** Pre-boom residential development. Caulfield as a location for Melbourne's gentry.

---



---

**73 Balaclava Road**  
House, "Nettalie" (1899)

---

**Statement of**

**Significance:** "Nettalie" is understood to have been built prior to 1871 and has local importance as an early residence in Caulfield North demonstrating the settlement of the area by Melbourne's gentry and having architectural distinction for its fretted barge in the Carpenters' Gothic manner. This importance is enhanced by the villa's intact state and the mature plantings in the front garden.

---

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

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

**158 Balaclava Road**

"St Stephens Church", formerly Presbyterian, now Uniting

---



Photo: February, 1994

---

### Existing Registrations:

Historic Buildings Register :	Nil (1993)
National Estate Register :	Reg No. 5747
National Trust Register :	Classified

---

### Description:

A red brick and stuccoed Arts and Crafts influenced inter-war church, symmetrical and cruciform on plan with pillared and gable roofed porches flanking the facade. The facade skilfully combines the elements of a cross, in cement, buttresses and tall thin windows into an integrated composition, enriched by Gothic ornamentation but eschewing conventional forms. The picturesque and flared roofs have terra cotta shingles whilst the sides of the nave use more stereotyped Gothic enrichment.

Inside, the timber lined ceiling is a noteworthy element.

---

---

**Condition:** Good

**Integrity:** Good, includes brick and iron fence

---

**History:**

In 1905, the land was vacant in Balaclava Road, north side, from Kooyong Road east to the right of way, except for one house. A block of this land was acquired by the Presbyterian community and a timber church erected there in 1910. In time, a larger church was required. After several years of fund raising led by George Kinross, a new red brick St Stephen's church was built in 1926 to the design of architects Haddon and Henderson. George Currie was the builder and the cost of construction was £5,100.

---

**References:** National Trust of Australia (Vic) File No. 6028  
Solomon, G. Caulfield's Heritage, 1989 City of Caulfield  
Vol 1. page 72  
MMBW Plan 62, 1905

---

**Thematic Context:** Worship: Presbyterian (Uniting)  
Caulfield as a pre-eminent inter-war suburb.  
Architects well represented locally : Robert Haddon

---

**Significance:**

St Stephens has architectural importance as a noteworthy example of a Gothic Transitional design in the Arts and Crafts eclectic manner (see Stylistic Typology in National Trust's Historic Church's Study). The facade treatment successfully combines Christian symbols with Gothic forms in the Arts and Crafts mode (comparable with Haddon's Presbyterian Church, Malvern (1906) and Haddon and Henderson's Oakleigh Church (1928). It is locally important as an example of Robert Haddon's work in Caulfield, where he also lived (4 Glenferrie St q.v.).

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, February 1994.

---

## CAULFIELD CONSERVATION STUDY

---

**233 Balaclava Road**  
**"St Aloysius' Church" (Catholic)**

---



**Photo:** February 1994

---

### **Existing Registrations:**

Historic Buildings Register :	Nil (1993)
National Estate Register :	Nil (1994)
National Trust Register :	Classified

---

### **Description:**

A substantial red brick church in the Early English Gothic-style, imposingly situated on a rise and consisting of cruciform plan with lofty nave and flanking aisles, lower narthex accentuating "west windows" above bell tower and apsidal end with unusual corbelled projection, the whole forming a picturesque composition. The upper sections of the facade gable ends have terra cotta diaper work, the lower cross at the gable apex also being in terra cotta. Further enrichment includes a central "IHS" emblem, hood moulds and Gothic ball flowers to the cornices in brick.

---

---

**Condition:** Good

**Integrity:** Fair, spire removed

---

**History:**

The parish church of St Aloysius is in Balaclava Road on the south-west corner with Catherine Street, part of Portion 32 surveyed in 1853 and granted to Henry de Carle.

Two milestones preceding the building of St Aloysius Church were Mass being said in the old Town Hall in 1919 and the opening of a new church-school in 1920. The church community worked to raise funds to build its church, the foundation stone of which was laid August 18, 1923 by Archbishop Mannix. The red brick Gothic building designed by Bartholomew Moriarty, with seating for 1000 people, cost £13,200. The church was completed in May 1924.

---

**References:** Notes Caulfield, Diocesan Historical Commission St Patrick's Cathedral, Melbourne.  
National Trust of Australia (Vic) File No. 6028

---

**Thematic Context:** Worship: Catholic  
Caulfield as a pre-eminent inter-war suburb.

---

**Significance:**

St Aloysius is architecturally important as an exceptionally imposing red brick church in the Early English Gothic Style from the inter-war period. Its significance, however, is compromised by the recent removal of its Pyrmont stone spire. It is locally important as a focus of Catholic worship in Caulfield.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, February 1994.

---

---

CAULFIELD CONSERVATION STUDY

---

259 Balaclava Road  
House

---



Photo: August 1994

---

**Existing Registrations:**

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

---

**Description:**

A picturesque Federation villa with conical corner roof surmounting a bayed verandah balancing projecting gables and surmounting centrally placed rough cast chimney stack in the Arts and Crafts manner. The verandahs have turned timber posts, balustrades and arched ladder friezes, additional elements including a window hood, red brick walls with upper sections in rough cast and terra cotta ornamentation to the tiled roof.

---

---

CAULFIELD CONSERVATION STUDY

---

5 Bambra Road  
House "Bambra House",

---



Photo: August, 1994

---

**Existing Registrations:**

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

---

**Description:**

An exceptional single storeyed Federation villa distinguished by the corner treatment of the verandah with radiating sun's rays motif to the frieze, surmounted by a shingled balcony, now enclosed. This axis is further accentuated by the approach steps and corner bay window. Other elements are highly representative of the era and include projecting half timbered gables, a porthole window and lead light work to the main window.

---

---

**5 Bambra Road**  
House "Bambra House"

---

**Condition:** Good

**Integrity:** Good, later additions including dormer windows.

---

**History:**

In 1909 the lands of "Halstead" were subdivided into housing lots and sold. In 1911 Charles McLennan of Kambrook Road purchased lots 8 and 9 measuring 100 x 155 feet in Bambra Road, west side, between Halstead Street and Balaclava Road. He commenced building a seven roomed brick house for his residence. The house was completed in 1912. Wood stables were also built along the rear boundary that year and the NAV of the property was £70.

McLennan, a gentleman, continued as owner/occupant of the property in 1925. The description of the property remained unchanged. NAV was £90 and five people lived there. "Bambra House" is now a private nursing home.

---

**References:** CCC Rate Books 1907-1912, 1925  
MMBW Plan No. 79, 1908, 1934

---

**Thematic Context:** Caulfield's Post Federation Suburban expansion

---

**Statement of**

**Significance:** "Bambra House" is locally important as a post Edwardian residence demonstrating an exceptionally skilful treatment of the diagonal axis which was invariably a feature of houses of the period.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, August 1994

---



## CAULFIELD CONSERVATION STUDY

---

23 Bambra Road  
"Halstead"

---

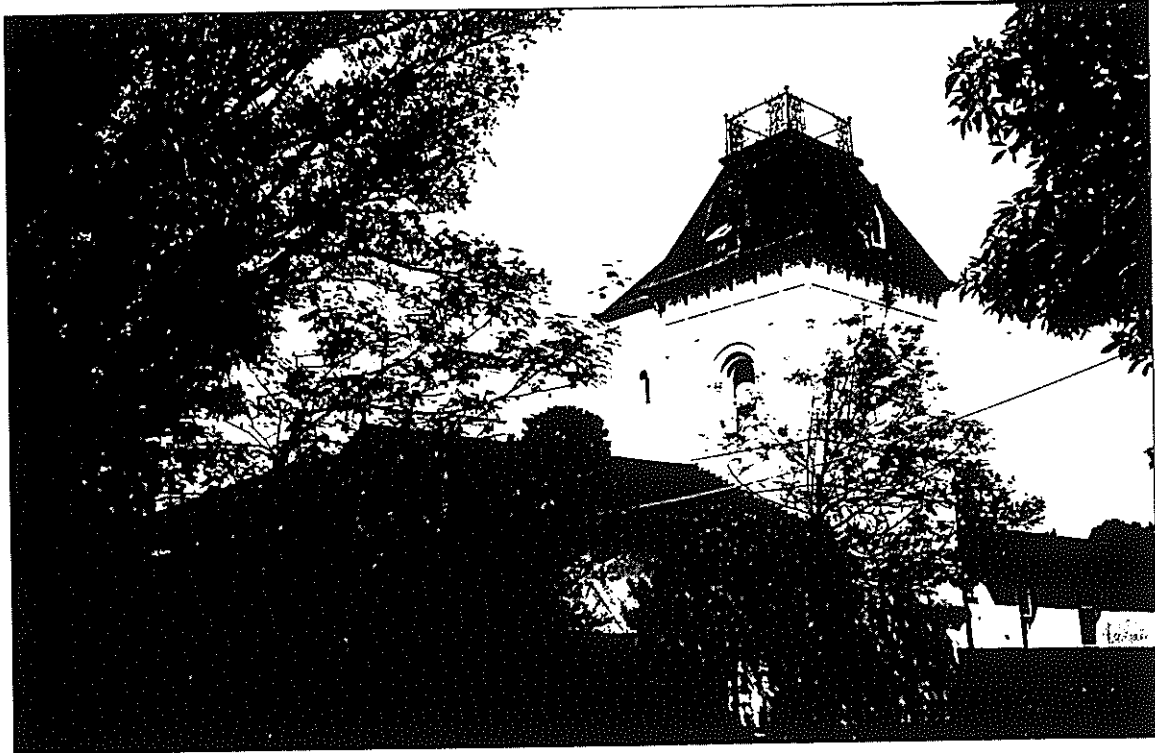


Photo: January 1994

---

### Existing Registrations:

Historic Buildings Register : Reg no. 450  
National Estate Register : Reg no. 5757  
National Trust Register : Classified

---

### Description:

A single storeyed stuccoed villa with symmetrical east facing facade having a central hipped roof section with gable ended pavilions and timber posted verandah with cast iron frieze and spandrels across the facade. The gable ends are distinguished by oculi and finials and there are symmetrical chimney stacks. A two storeyed tower with attic floor is situated at the north-west corner of the main villa. It has a slate mansard roof with cast iron railing whilst the frieze, round arched openings and corner treatments of the stuccoed tower have Medieval Romanesque details.

---

---

**Condition:** Good

**Integrity:** Good, later additions at rear. Mature gardens facing Bambra Road

---

### History

An 1853 surveyor's plan of portions marked at Caulfield (Parish of Prahran Plan No. 25) showed lot 35 on the west side of Bambra Road between Balaclava and Glen Eira Roads, as being owned by John William Crawley, covering 14a. Or. 32p. The land was described as "High land moderately wooded". By 1857, James Dickson, stockowner, was listed as owner of a building on 14 acres of land in Bambra Road, west side. In 1858 Dickson continued as owner/occupant when the property was described as "brick of six rooms and kitchen, servants' rooms, stables, outbuildings". The description in 1863 varied from this in that it was described as "six rooms and offices on allotment 35, standing on 14 acres of cultivated land".

On his death in 1880, the property passed to George Dickson who remained there until 1885 when Mrs Ellen Theresa Dickson took over ownership and occupancy. The house had 10 rooms at that time.

By the early 1890's the property was subdivided leaving the house on two acres of land.

Ownership passed back to George Dickson in the 1890's, the house having a series of tenants in that and the next decade. Directories listed their address as "Halstead House", Bambra Road, Caulfield, although a 1905 MMBW Plan identified it simply as "Halstead" showing the brick house with tower, servants' quarters and stables. A timber structure adjoined the stables.

When Mr and Mrs Ercil Plain purchased the house c.1911, servants' rooms were converted to a billiards rooms and attached to the house. By 1940 "Halstead" stood on land 100' x 247' and was owned by the Mrs E Plain Est. William Plain lived there. The Ercil N Plain Trust continued to own the property until 1977.

---

**References:** National Trust of Australia (Vic) File No. 3377  
Solomon G. Caulfield's Building Heritage, 1989 City of Caulfield  
Vol 1. pages 29-30  
Plan of Caulfield, Parish of Prahran No. 25, 1853  
MMBW Plan 80, 1905

---

---

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

---

**Significance:**

"Halstead" is regionally important as a surviving large villa from the early Victorian (1850's) period, offering insights into the lifestyles of the privileged in Caulfield at that time. The later tower is of architectural interest for its use of Medieval Romanesque enrichment.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, February, 1994.

---

---

CAULFIELD CONSERVATION STUDY

---

**70 Bambra Road**  
House, "Kahlyn" formerly "Kynaston"

---



Photo: August 1994

---

**Existing Registrations:**

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

---

**Description:**

A substantial late Victorian stuccoed Boom style villa residence with tower surmounting the entrance porch, fluted columns to the ground level verandah and parapeted balcony over, now built in with a sympathetic addition at the north-west corner. The principal rooms and staircase are intact and representative of the period.

---

---

**70 Bambra Road**  
House, "Kahlyn" formerly "Kynaston"

---

**Condition:** Good

**Integrity:** Good, further additions at rear, spacious aspect to Bambra Road, early timber outbuilding in yard.

---

**History:**

In 1886 Horatio Beauchamp, an auctioneer, owned a four roomed wood house on land 4 acres and 2 roods in Bambra Road, on the north-east corner with Hudson Street.

In 1888, Kynaston L. Murray, an electrician (RB) purchased the property. NAV was £115. In 1888-1889 a twelve roomed brick house was built rated to Reginald Murray. NAV was £250. Later in 1889 however, Kynaston Murray was again listed as owner/occupant of a twelve roomed brick house on four acres.

Murray, who had been the chief telegraph engineer with the Victorian Railways from at least the early 1880's was a commissioner from 1.7.1892 to 31.3.1894.

In 1893, ten people lived in the house known as "Kynaston". Murray continued to live there in 1900 but by 1910 he had leased the property to Frederick Holst, a sharebroker.

By 1925 "Kynaston" had become a private hospital, owned and operated by nurses Grace Anderson and Catherine Danphy. The land had been subdivided and Hudson Street built. The house was described as brick with seventeen rooms on lot one which measured 140 x 295 feet. When the rate was made, fourteen people were in residence and the NAV was £130. It became known as "Kahlyn Private Hospital".

---

**References:** CCC Rate Books 1886-1894, 1900, 1910, 1925  
MMBW Plan No. 79, 1908 and 1934

---

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

---

**Statement of**

**Significance:** "Kynaston" is locally important as a large late Victorian villa residence, demonstrating something of the lifestyle to which a senior government bureaucrat could aspire during the late nineteenth century boom period. The design of the verandah, though defaced, is unusual in Caulfield and, therefore, important.

---

---

**70 Bambra Road**  
House, "Kahyln" formerly "Kynaston"

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, August 1994

---

---

CAULFIELD CONSERVATION STUDY

---

**1 Bond Street**  
House, "Grace Darling"

---



Photo: August 1994

---

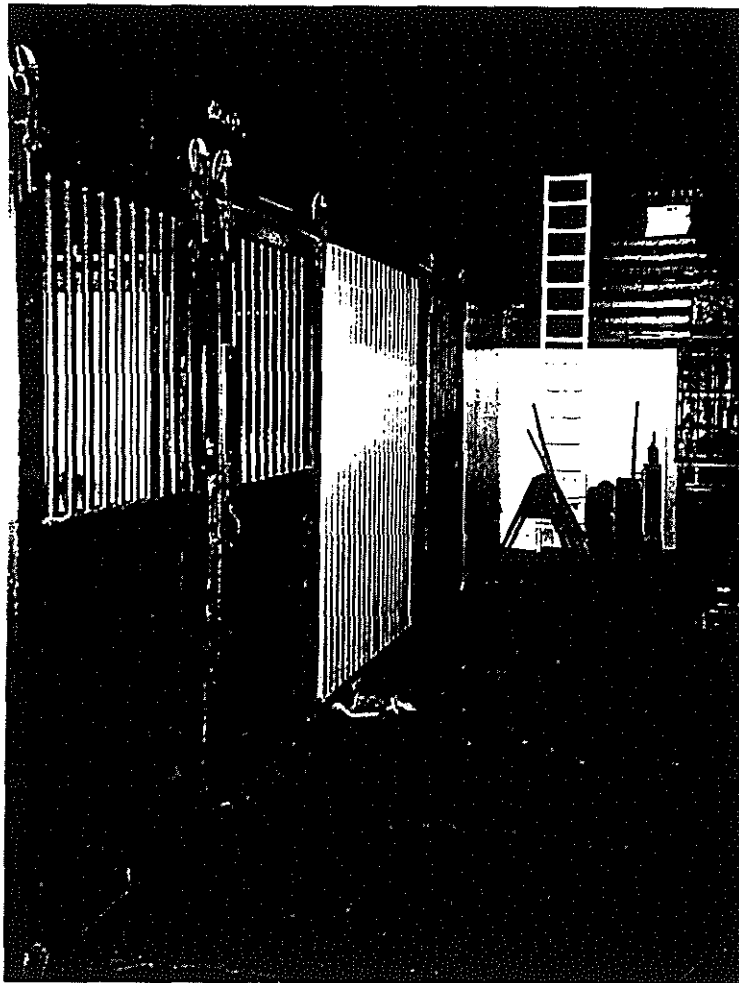
**Existing Registrations:**

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"**

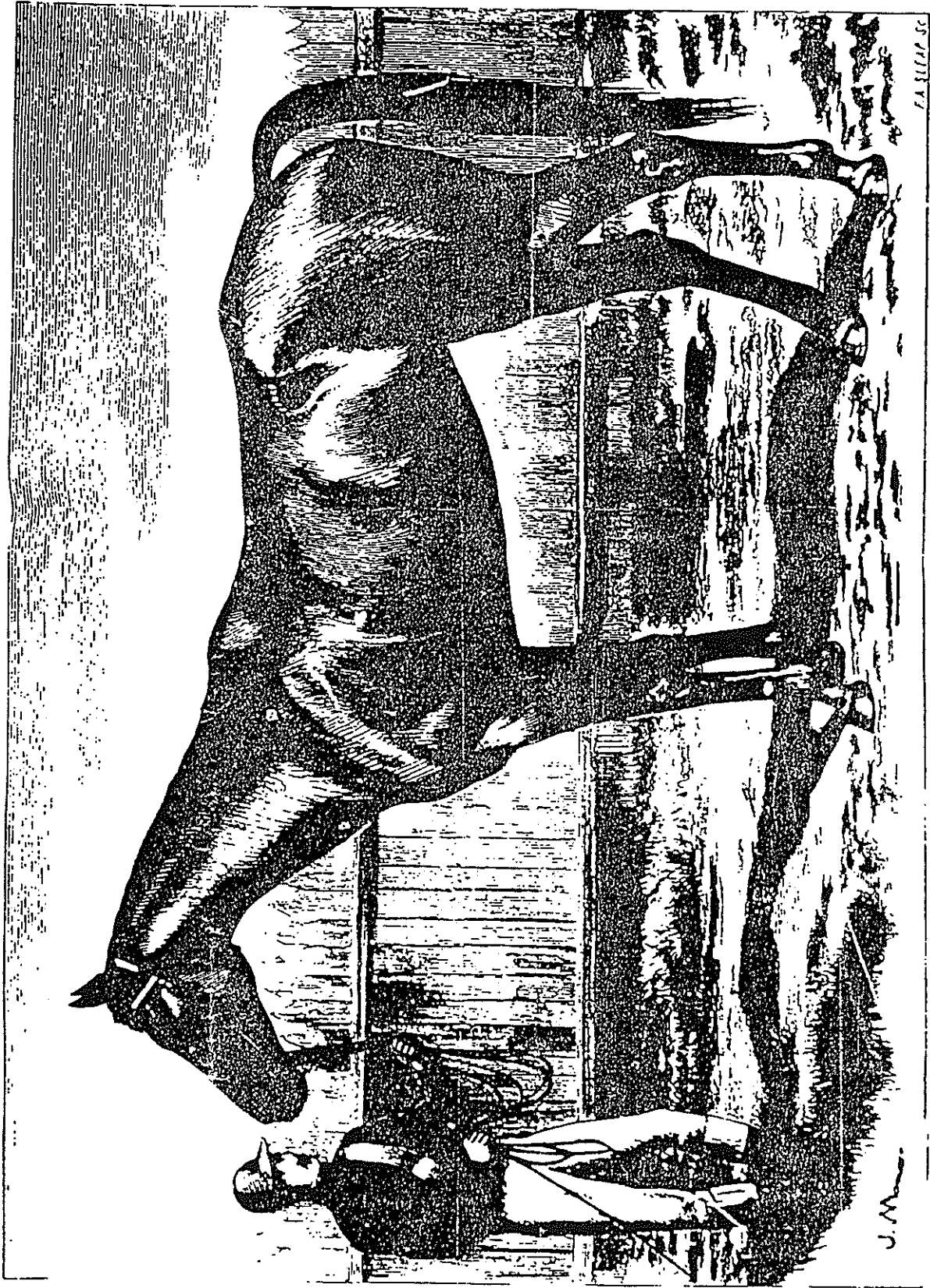
---

**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.

CAULFIELD CONSERVATION STUDY

---

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

---

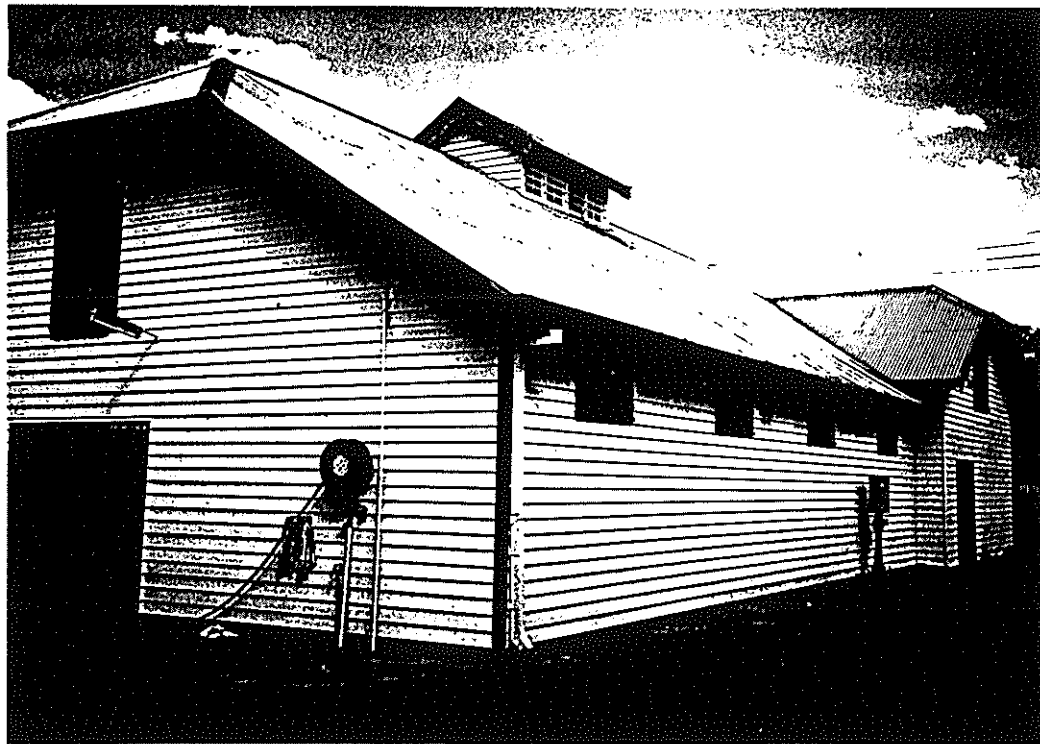
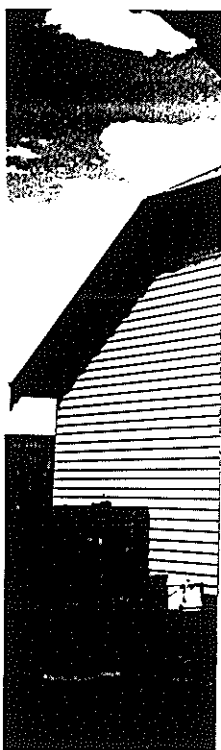


Photo: January, 1995

---

**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**

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

---

By 1910, Leslie Macdonald, a gentleman had purchased the property and renamed it "Moidart". In 1910-11 Macdonald sold it to John Robertson. The property had extensive wood stables on its north-east boundary and several other outbuildings. The house continued to be described as "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 a NAV of £235. Nine people lived there. In 1926, Arthur also owned the adjoining Lot 16.

Other racehorses of note, known to have been stabled here include Sobar, Havelock, Proud, Future and Lord.

---

**References:** CCC Rate Books 1888-1891, 1910-11, 1926-27  
MMBW Plan No. 79, 1908 and 1934.  
VATC archives

---

### **Assessment against HBC Criteria**

**A**

**B** "Andover" is highly representative of the opulent life styles enjoyed by Caulfield's gentry immediately prior to the 1890's Depression. The stables are an extraordinary example of a building of their type.

**C** "Andover" is a creative example of a Boom style period villa whilst the stables also demonstrate a high level of architectural creativity, given their utilitarian purpose.

**D**

**E** "Andover" is representative of its period. The stables is an extraordinary and rare example of a building of its type.

**F** "Andover" and its associated stables are remarkable in that their pattern of occupancy and function has remained unchanged since the turn of the century.

**G**

**H** "Andover" is representative of a Boom period residence.

**I** "Andover" demonstrates outstanding cast plaster work.

**J** The stables is an especially early surviving example of a building of its type.

---

---

**30 Booran Road**

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

---

**Thematic Context:** Horse Racing and Victoria Amateur Turf Club

---

**Statement of Significance:**

"Andover" is a substantial stuccoed single storeyed Italianate villa with central tower whilst its extensive timber stables at the rear, built with "Andover" in 1890, were both owned and built by a horse trainer, John Leek.

The complex is aesthetically and historically important.

"Andover" is highly representative of a substantial late Victorian Boom period villa, distinguished by its intact state and interior plaster ornamentation. The stables are aesthetically important for their picturesque design and high standard of construction whilst the survival of the residence and stables is rare, offering a valuable insight into horse racing and the life style associated with it during the Boom period and the following decade. In this respect it compares with "Grace Darling" at 1 Bond Street, Caulfield.

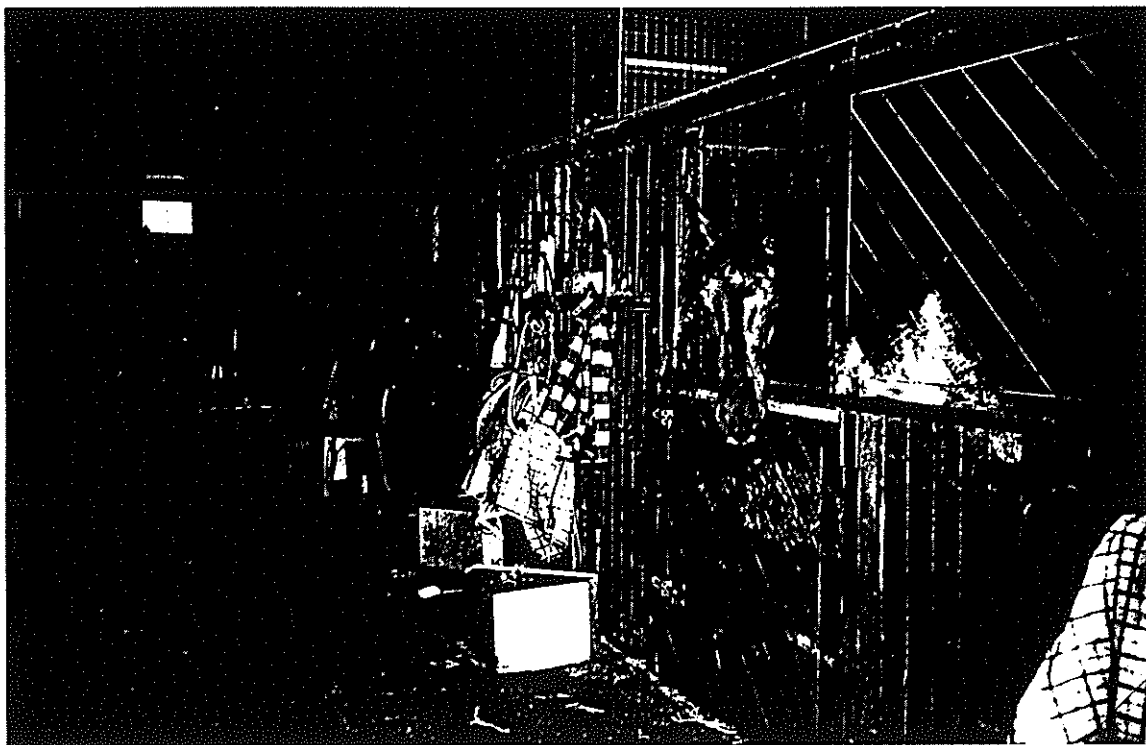
---

**Recommendations:** Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme control.

---

**Assessment:** Andrew Ward, January, 1995

---



## CAULFIELD CONSERVATION STUDY

---

10 Burreel Avenue (331 Kooyong Road)  
House

---



Photo: September, 1994

---

### Existing Registrations:

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

---

### Description:

A substantial two storeyed stuccoed mid Victorian symmetrical villa residence with restrained ornamentation representative of the period, hipped slate roof and cast iron two storeyed verandah with delicate lacework encircling the front portion. Emphasis is given to the central entrance by a slightly projecting and pedimented verandah bay. There is an early single storeyed wing at the rear.

---



---

**10 Burreel Avenue (331 Kooyong Road)**  
House

---

**Condition:** Good

**Integrity:** Good, landscaped grounds with mature plantings and remnant fountain.

---

**History:**

In 1856, John Allee, a builder from Brighton, purchased C.A. 37 on the south-west corner of Glenhuntly and Kooyong Roads. The land comprised just over 45 acres. By 1863, Francis John Sidney Stephen, a lawyer and cousin of J. Wilberforce Stephen, owned most of lot 37. By 1866, Stephen had a built a "small mansion" named "Burreel". It was a brick house and Stephen lived there until 1882. By 1884, Mrs Buxton of Hillside Terrace, East Melbourne, had purchased the property. Richard Buxton, a gentleman was listed as occupant and the house described as "brick, eight rooms". NAV was £300. Richard Buxton continued residency in 1887 however in 1888, George Allen, music seller, became occupant. At that time the house had thirteen rooms on twenty-three acres of land. Twelve people lived there and NAV was £920.

In 1900, Daniel Luxton, stock and sharebroker and the Honourable John Taverner, M.H.A. leased the property. Fourteen people lived there. Mrs Buxton continued as owner. By 1910, ownership had passed to Mrs Mary Neate, who converted the house to a nursing home. The land had been subdivided by 1913 and sold by "Buxtons Estate". Burreel Avenue, Baxter, Buxton and Hoddle Streets were created. "Burreel" was rated to Burreel Avenue and stood on lot 13 with frontages to Burreel Avenue and Kooyong Road of 198' and 214'. The house had ten rooms. NAV was £60.

Mary Neate, a nurse, continued as owner/ operator of "Burreel" nursing home in 1927. At that time there were sixteen rooms and fourteen residents. NAV was £100. Mrs Neat remained there until 1947. In 1948, the house was turned into apartments. In the 1980's, the Alexander family purchased it and restored it to a private residence.

---

**References:** CCC Rate Books 1884, 1887, 1888-9, 1900-01, 1913-14, 1927-28  
Sands and McDougall Directoress 1868, 1885, 1895, 1900, 1910,  
1920, 1930, 1941.  
Solomon G. Caulfield's Heritage Vol. 1. City of Caulfield 1989.  
pp.48-49.  
Parish Plan Prahran 1882

---

---

**10 Burreel Avenue (331 Kooyong Road)**  
House

---

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

---

**Statement of**

**Significance:** "Burreel" is locally important as a large and substantially intact surviving mid Victorian villa residence, recalling Caulfield's early role as a location for Melbourne's gentry, and comparing stylistically with "Harleston" (qv) of 1875 and "Halstead" (qv) of pre 1857.

---

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

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

33 Clarence Street  
House, "Kiora" (1913) "Lincoln" (present)

---



Photo: October, 1994

---

### Existing Registrations:

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

---

### Description:

A symmetrical single storeyed single fronted classically inspired timber villa with Queen Anne turned timber posted verandah having distinctive brackets. Windows flanking the door are bayed and the facade linings are ashlar boards. A central gable end reinforces the symmetry of the facade.

---

---

**33 Clarence Street**  
House, "Kiora" (1913) "Lincoln" (present)

---

**Condition:** Good

**Integrity:** Good, sympathetic "cottage" garden.

---

**History:**

In 1888, A.J. Smith, an architect of Caulfield, owned lots 161 to 172 of the Kooyong Park Estate. The land was on the south side of Clarence Street between Gladstone Parade and Kooyong Road.

In 1888, Smith commenced building eight roomed wood houses on lots 168, 169, 171 and 172. The houses were completed in 1889 and each had an NAV of £50. Number 33 on lot 172 was sold to Wilfred Gudgeon, an accountant, in 1890. Gudgeon continued occupancy in 1895 however by 1900, Mrs Hume was owner and Thomas Hume, an agent, occupant.

By 1910 Mrs Mary Emmerson had purchased the property. Joseph Emmerson, a gentleman, was in residence. The property was named "Kiora" and was described as an eight roomed wood house on part lot 172, measuring 50' x 146'. NAV was £35. Emmerson continued as owner in 1920.

By 1927, ownership had passed to Mrs A Finlay and subsequently to Mrs Jessie Harper who continued to live there in 1941.

---

**References:** CCC Rate Books 1887-90, 1900-01, 1912-13, 1927-8  
Sands and McDougall Directories, 1895, 1900, 1910, 1920, 1930, 1941  
MMBW Plan No. 82, 1934

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Kiora" is locally important as an early Queen Anne influenced villa, demonstrated by the design of the timber verandah, which is rare in Caulfield. It is of interest also as an example of the work of local (?) architect A.J. Smith.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

### 25 Gladstone Parade

House, "Rathow" (c.1930) "Chimeres" (present)

---



Photo: October, 1994

---

#### Existing Registrations:

Historic Building Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

---

#### Description:

Prominently situated Elizabethan influenced two storeyed overpainted brick residence with corner bays and distinguishing curved and triangular pediments and slated hipped roof. Timber stables, now altered, are situated at the rear.

---

Condition: Good

Integrity: Fair, single and two storeyed timber posted verandah demolished, overpainting, addition at east end.

---

## CAULFIELD CONSERVATION STUDY

---

### 10 Craddock Avenue

"Rosecraddock" formerly "Ringwood"



Photo: February, 1994

---

#### Existing Registrations:

Historic Buildings Register	:	Reg No. 589 (1993)
National Estate Register	:	Rejected
National Trust Register	:	Classified

---

#### Description:

A single storeyed stuccoed villa with west facing facade consisting of a parapeted and recessed central section with hipped slate roof and timber posted verandah with cast iron lace. Projecting pavilions have bayed windows and a secondary wing runs north with angled corners and prominent chimney stack. The front entrance is situated at the north end of the central section and is given emphasis by a small hip roof and false pediment to the verandah.

Outbuildings include the timber stables with characteristic hay loft gablet and fretted barges to the south-east.

Rear additions in brick and timber are of an early date and utilitarian in character.

---

---

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

---

**Significance:**

"Rosecraddock" is regionally important as a surviving large villa from the early Victorian (1850's) period, offering insight into the lifestyles of the privileged in Caulfield at that time. Its importance is enhanced through its long association with the Langdon family and, in particular, Henry Joseph Langdon, founder of H.J. Langdon and Company, China merchants.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, February 1994.

---

## CAULFIELD CONSERVATION STUDY

---

### Tramway Reservation Dandenong Road

---



Photo: March 1994

---

#### Existing Registrations:

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

---

#### Description:

This reservation is situated in the centre of Dandenong Road, commencing just east of Chapel street and finishing at Glenferrie Road. The major part is situated on the common boundary of the Cities of Malvern and Caulfield.

The principal elements are the electric double track tramway with centre span poles and open ballasted road bed, grass verges and treed avenue. The verges are approximately 6 metres wide, with reductions in width for turning lanes. They have pitched edges, along the south (Caulfield) alignment only whilst the tramway also has pitched edging, retaining the ballast. Mature plane trees predominate although every third tree on the south (Caulfield) side is a palm.

---



---

The tramway is traversed in part by routes 64 (East Brighton) 5,35 (Malvern Burke Road), and 69 (Kew Cotham Road - St Kilda Beach). The centre span poles are prominent picturesque features carrying the overhead wires from the western end of the reservation to Hawthorn Road.

Pole No. 50 marks the commencement of the tramway reservation at Orrong Road abutting Caulfield's northern and western boundaries. This pole has been stripped of its ornamental base casting and bracket arms. Pole No. 51 has its bracket arms cut back to the ornamental spandrels. An additional pole of recent origin has been provided alongside. Pole No. 52 is typical and substantially intact, having a dome base with ornamental casting. This casting is distinguished by its cylindrical form which reduced in diameter with height and foliage ornamentation. Reductions in pole width are achieved by a smooth transition, in lieu of the original cast iron mould whilst the bracket arms now extended, are fitted into a circular casting and enriched with elaborate wrought iron spandrels. At the top, 4 electric wires are carried on insulators with metal brackets forming part of the overall design and there is an unusual bell shaped finial.

These poles continue with minor interruptions to pole No. 89 at stop No. 42 (Hawthorn Road) where there is a most substantial timber waiting shelter in the Arts and Crafts manner. Symmetrical on plan, this structure has a Dutch gabled shingled roof with terra cotta ridge tiles and framed and panelled timber screen containing 4 slatted timber seats. Ornamental bracket and ceiling joist terminations express the style of the structure.

The reservation continues as far as Glenferrie Road without centre span poles, the grassed reservation retaining elements of the mostly abandoned rockeries at this location.

---

**Condition:** Good, plantation between Hawthorn and Glenferrie Road, Fair.

**Integrity:** Good, alterations to span poles, as noted, to grassed reservations and street channels, as noted. Integrity of reservation east of Hawthorn Road is poor.

---

### History

During the late 1890's, the Shire of Caulfield ordered Huntingdon elms, oaks and planes for its streets and planted pines in the Dandenong Road reservation.

The Prahran and Malvern Tramways Trust Constitution Bill passed both houses of Parliament in December, 1907. Mr A Cameron of the Malvern Council was elected chairman and the first tram services commenced running on 30.5.1910. The new routes along High Street, Glenferrie Road and Wattletree Road used centre span poles with ornamental brackets designed by the contractor, Noyes Brothers.

---

---

Caulfield and St Kilda Councils were admitted as constituent members of the Trust in September, 1910 and the opening of the Dandenong Road tramway followed on 16.12.1911. "Rest houses" were built along its route, to the design of Leonard J Flannagan, one surviving today at Hawthorn Road.

During 1915, the Tramways Trust renewed the centre span poles on its original routes in favour of kerb side poles. On 2.2.1920 the operations of the Trust passed into the hands of the Melbourne and Metropolitan Tramways Board.

---

**References:** Duckett, P.W.: "Pahran and Malvern District Tramways, 11-IV" in ARHS Bulletin No. 39, March 1945, April 1945, May 1945

---

**Significance:**

The Dandenong Road tramway and central reservation forms the key element in one of Melbourne's "landmark" boulevards, imparting character to this City and demonstrating the important early role of the Prahran and Malvern Tramways Trust not only to the municipalities of Caulfield and Malvern but to all of Melbourne's south-eastern tramway suburbs. Its special importance and unique character at the State level is demonstrated by the P. & M. T. T.'s ornamental centre span poles and by the surviving passenger "rest house" at Hawthorn Road. The span poles are more decorated than the Melbourne and Metropolitan Tramways Board's later designs of the 1920's (in Fitzroy Street, Victoria Parade, Peel Street and at the Bylands tramway museum - ex William Street). They compare with the earlier British centre span poles in Pall Mall, Bendigo (now substantially altered) and are representative of the highest standards in electric street tramway construction practice during the Edwardian period. The span poles also have local significance in that they recall the P. & M.T.T.'s practice of providing similar poles throughout its network of lines in 1910.

---

**Thematic Context:** Caulfield's electric tramways.

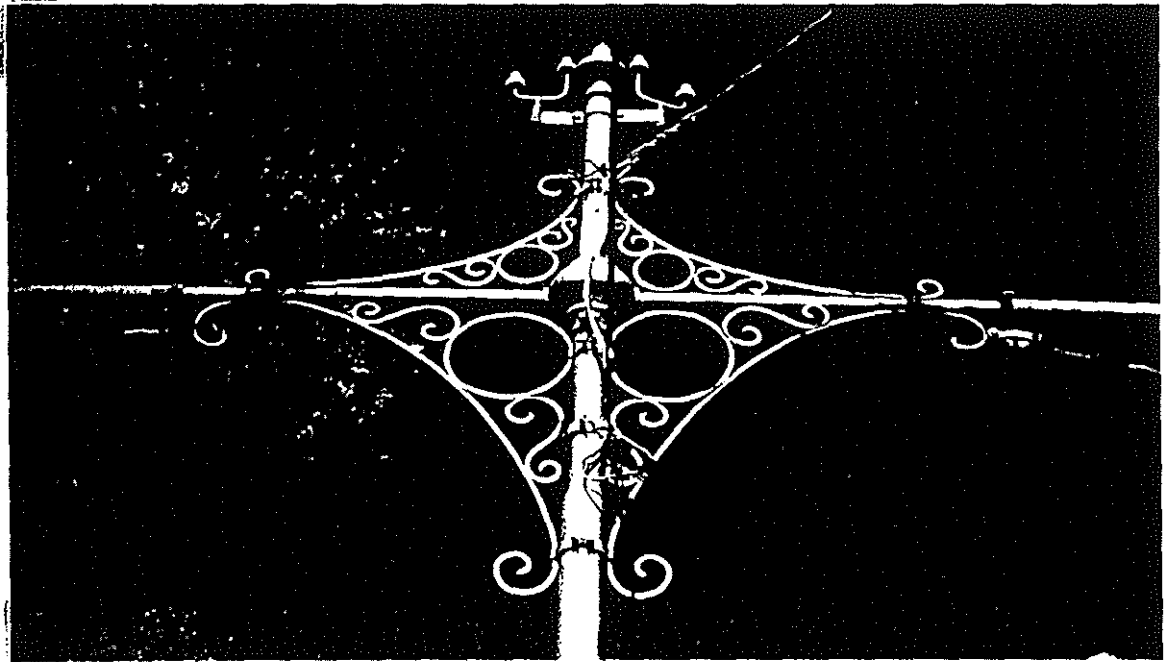
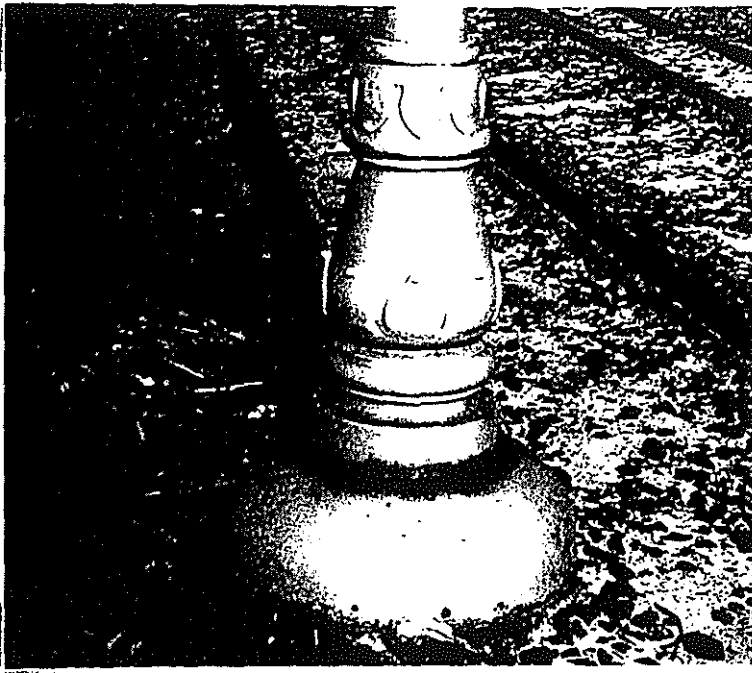
---

**Recommendations:** It is recommended that the Dandenong Road tramway reservation, excluding the portion between Hawthorn Road and Glenferrie Road and including the centre span poles, road bed, landscaped reservations and the rest house be included on the Historic Buildings Register, the National Estate Register and be afforded planning scheme control.

---

**Assessment:** Andrew Ward, March 1994

---



## CAULFIELD CONSERVATION STUDY

---

514 Dandenong Road, Caulfield North  
Church of Christ

---



Photo: January, 1995

---

### Existing Registrations:

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

---

### Description:

A prominently situated Romanesque influenced church with central battlemented bell tower surmounting the entrance and incorporating a cross in the stucco work on each elevation. Flanking battlemented and curved walls link with the nave which has corner buttresses with cupola terminations. Windows are flat and segmental arched and there is interesting corbelled brickwork.

---

**514 Dandenong Road, Caulfield North**  
**Church of Christ**

---

**Condition:** Good

**Integrity:** Good, later sympathetic rear hall, stucco overpainted.

---

**History:**

In 1918, the Church of Christ purchased the wedge of land in Dandenong Road, south side, at the intersection of Alma road for £1400. The land was in portion 26A and in the 1860's had been set aside as a "reserve". However it was later sold and formed part of the estate owned by C. Lloyd known as "Yanga".

The Church of Christ purchased the corner block and the next one adjoining it. A New Zealand architect living near the site, prepared plans that were "beautiful but considered too elaborate". Stanley Goldsworthy, an architect from Kaniva revised the plans and building commenced in July 1918. The building contractors were Deague Brothers of North Fitzroy. The cost of the building was £3248. The church was built in two stages. The first stage consisted of the front of the church with the tower, and extended back to the rear of the platform. The first service took place in the completed building in December 1918. The second stage was built by Williams and Sons in 1940. It consisted of an extension to the hall at the rear, a kitchen and toilets. The building was partly financed by the sale of the vacant block at the rear of the church for £1000.

---

**References:** A History of the Malvern-Caulfield Church of Christ, The Australian Christian, North Essendon  
CCC Rate Book 1907-8  
MMBW Plan  
Plan of Subdivision, East St Kilda and Caulfield, 1864  
Vale Collection, State Library of Victoria

---

**Thematic Context:** Worship (Church of Christ)  
Caulfield as a pre-eminent interwar suburb

---

**Statement of Significance:**

The Dandenong Road Church of Christ has regional importance as a landmark building along the Dandenong Road. It successfully addresses its triangular site by placing the belltower at the apex, deploying Romanesque and Gothic elements freely and to dramatic effect, heightened by the symbolism of the Cross (compare Robert Haddon's St Stephens in Balaclava Road of 1926).

---

---

**514 Dandenong Road, Caulfield North**  
**Church of Christ**

---

**Recommendations:** Recommended for inclusion on the Australian Heritage Commission Register and for planning scheme control.

---

**Assessment:** Andrew Ward, March, 1995

---

## CAULFIELD CONSERVATION STUDY

---

### 31 Downshire Road House

---



Photo: October, 1994

---

#### Existing Registrations:

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

---

#### Description:

An imposing post Edwardian villa with distinguishing verandah to main semi-circular bay carried on tapered timber posts with rough cast and half timbered overhanging gable end. The entry porch is a balancing element whilst the verandah protects unusual timber panelled walls with lead light glazing and pressed metal work also used in the bay. The plinth is axe finished bluestone and the roof slated with terra cotta ridges.

---

---

**31 Downshire Road**  
House

---

**Condition:** Good

**Integrity:** Good, additions at rear.

---

**History:**

In 1909-10, James and Percy Rowsell, contractors, purchased land lots 48, 49 and part 50, from the Bank of N.S.W. The lots had 250' frontage to Downshire Road on the south-east corner of Rowan Street and were part of the Gardenvale Estate Subdivision of 1886.

In 1911, a brick house with six rooms was in the "course of erection" on part lots 48 and 49. The house was completed in 1912 and was on land measuring 97' x 144'. NAV was £65.

By 1920, Patrick Elly was occupant of the house, and by 1927, Thomas B. Jackson, a dental goods importer, was owner/ occupant. By that time, the house had seven rooms and an NAV of £83. Five people lived there. Jackson continued in residence in 1941.

---

**References:** CCC Rate Books 1909-14, 1927-28  
Sands and McDougall Directories 1910, 1920, 1941  
Gardenvale Estate, 13 November 1886, Vale Collection, Latrobe Library. Melb.  
MMBW Plan No. 82, 1934

---

**Thematic Context:** Caulfield's post Federation suburban expansion.

---

**Statement of**

**Significance:** No. 31 Downshire Road is locally important as a sophisticated post Edwardian villa of quality, demonstrated by the choice of construction materials, the extent of leadlight work and the unusual use of timber panelling.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---



## CAULFIELD CONSERVATION STUDY

---

2-24 Edward Street  
Houses - Terrace

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

A single storeyed row of 12 attached dwellings with cast cement parapets with alternating curved and triangular pediments and bi-chromatic brick walls (all over-painted except nos. 2 and 12). Verandah roofs are concave, lacework patterns vary and the floors have all been rebuilt.

---

---

**2-24 Edward Street**  
Houses - Terrace

---

**Condition:** Good

**Integrity:** Good, picket fences later.

---

**History:**

In 1889, all the houses in Edward Street were wood, however in 1890, a brick terrace of twelve dwellings, was erected on the north-east corner of Edward and Morton Streets. Harry Cockill (Corkill?) of Shoobra road was the owner/builder. Each dwelling had four rooms with land approximately 18' x 55'. NAV was £20.

In 1890, eight of the dwellings had tenants, however this had been reduced to two in 1893. NAV had also been reduced to £18 and ownership had been taken over by the County of Bourke Building Society.

By 1900, there was full tenancy. The dwellings housed between two and six people. Occupations of the tenants ranged from shearer, barman, traveller, butcher, driver to gentleman. NAV had dropped to £10.

By 1925, the dwellings were all privately owned and leased to tenants. Six of the dwellings housed four or more people and the occupations of the tenants were - liftman, home duties, clerk, painter, asphalter, shop assistant, attendant, butcher and "invalid". NAV was £40.

---

**References:** CCC Rate Books 1888-1893, 1900-01, 1925-6  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Victorian Working Class suburban residential development.

---

**Statement of**

**Significance:** Nos. 2-24 Edward Street are important at the municipal level as a comparatively rare large brick terrace of attached dwellings, comparable with others in Prentice Street and Glen Eira Road.

They compare also with the more commonplace rows of small detached villas throughout Elsternwick and are of interest on account of their rarity in the locality.

---

---

**2-24 Edward Street**  
Houses - Terrace

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

## CAULFIELD CONSERVATION STUDY

---

**10 Elizabeth Street  
House, "Kerrillean"**

---



Photo: September 1994

---

### **Existing Registrations:**

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

---

### **Description:**

Picturesque Federation period villa with complex roof forms with half-timbered gables and diagonal axis emphasised by conical tower with bay windows below protected by a corner verandah with turned timber posts and fretwork. The verandah is terminated by projecting wings whilst the facade is further addressed by a centrally placed gablet with surmounting tall chimney stack in the Arts and Crafts manner. Red brickwork is white tuckpointed and the upper sections of the walls and other elements are rough cast.

---

---

**10 Elizabeth Street**  
House, "Kerrilleen"

---

**Condition:** Good

**Integrity:** Good

---

**History:**

Elizabeth Street was created in 1904 when the Honourable Thomas Bent MLA subdivided the southern portion of "Rippon Lea". Bent had bought "Rippon Lea" subsequent to Sir Frederick Sargood's death in 1903.

The north end of Elizabeth Street was subdivided and sold when Thomas Bent died in 1909.

Lot 25 and part lot 26 with a frontage of 65 feet on the west side of Elizabeth Street, were purchased by Forbes Muirhead, a salesman in 1910. Muirhead commenced building an eight roomed brick house which he named "Kerrilleen". The house was completed in 1911 and was described as "brick, six rooms NAV £55". Muirhead continued as owner/occupant in 1912.

In 1926, Andrew Staley, a commercial traveller, was listed as owner/occupant. The house was described as "brick, five rooms, NAV £80". Six people lived there.

---

**References:** CCC Rate Books 1906-1913, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield 1989  
p20-21.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** "Kerrilleen" is locally important for its sophisticated expression of Federation period motifs drawn from the English domestic revival tradition.

It is one of a group giving exceptional cultural value to the Elsternwick Urban Conservation Area.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

---

## CAULFIELD CONSERVATION STUDY

---

22 Elizabeth Street  
House

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

Unusual Edwardian villa recalling late Victorian villa forms with symmetrical stuccoed facade and bay windows protected by a timber (?) posted verandah with unusual cast iron friezework using ogee motifs. The verandah has a tessellated tiled floor with bluestone margins, returning round the south elevation to the front door. The roof is hipped and slated but Edwardian references include the terra cotta ridge cresting, gablet and dominant central chimney stack and rough cast bracketed eaves. A rear wing is gable ended and there is a cast cement roundel in the centre of the facade.

---

---

**22 Elizabeth Street  
House**

---

**Condition:** Good

**Integrity:** Good

---

**History:**

In 1909 the north-west portion of Elizabeth Street was subdivided. The land had been part of the extensive "Rippon Lea" estate, purchased by the Thomas Bent, MLA, after the death of Sir Frederick Sargood in 1903.

Nettie Stephens owned part lots 30 and 31 on the west side of Elizabeth Street. In 1909 she sold them to William Dickson, a bank clerk. The land had 57 foot frontage and NAV of £10.

In 1912, Dickson built a nine roomed brick house for his residence. NAV was £62. Dickson continued as owner occupant in 1926.

---

**References:** CCC Rate Books 1906-1913, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield 1989  
p20-21.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** 22 Elizabeth Street is locally important as a distinguished Victorian/Edwardian transition villa, exploiting forms and motifs from both periods and adding interest to the architectural diversity of the Elsternwick Urban Conservation Area.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

## CAULFIELD CONSERVATION STUDY

---

29 Elizabeth Street  
House, "Tavistock"

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

Imposing Federation period two storeyed villa with picturesque roof formed by a complex pattern of gable ends and balconies, one of which has been fully glazed. There is cast cement banding as a relief to the red body bricks whilst the fretwork to the verandah and turned timber posts is distinctive. The upper level gable ends are shingled.

---



---

**29 Elizabeth Street**  
House, "Tavistock"

---

**Condition:** Good

**Integrity:** Good

---

**History:**

In 1909, the eastern portion of the "Rippon Lea" estate was subdivided and sold by the executors of Sir Thomas Bent's estate. Bent had purchased "Rippon Lea" subsequent to Sir Federick Sargood's death in 1903.

Land lots 38 and 39 on the east side of Elizabeth Street were purchased by John King. A house was completed and occupied on lot 38 in 1910. In 1910, the property was described as an eight roomed brick house on land with 91 foot frontage to Elizabeth Street. It was known as "Tavistock". John King was owner/occupant and NAV £70.

In 1926, John Good, an importer, was owner/occupant. The land was described as 91 feet frontage and covering lot 38 and part lots 37 and 39. Six people lived there and NAV was £120.

---

**References:** CCC Rate Books 1906-1913, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, page 20-21.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** "Tavistock" is locally important as an early Arts and Crafts villa within the municipality, contributing to the diversity of architectural styles encountered in the Elsternwick Urban Conservation Area.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

## CAULFIELD CONSERVATION STUDY

---

30 Elizabeth Street  
House

---



Photo: September 1994

---

### Existing Registrations:

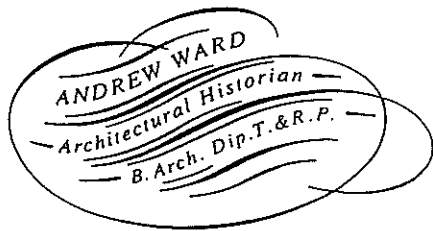
Historic Buildings Register:	Nil
National Estate Register :	Reported Place 1989
National Trust Register :	Nil

---

### Description:

A most imposing and substantial interwar villa residence with central two storeyed section and variegated brick portico. The base walls are of similar brick but the upper work is roughcast and the roof has terra cotta shingles. A prominent semi-circular bay has a conical roof recalling French chateaux forms. Ironwork to the doors shows Art Deco influence whilst the front fence, garage and sweeping driveway are contributory elements.

---



**CITY OF GLEN EIRA  
HERITAGE MANAGEMENT PLAN 1996**



**VOLUME THREE**

## CONTENTS

### VOLUME ONE

Executive Summary	1
1. Introduction	7
2. Background History of Glen Eira	10
2.1 Introduction	11
2.2 Pastoral Prelude (1830's-1840's)	12
2.3 Land Sales and the Road Boards (1850's-1860's)	19
2.4 Proclamation of Shires and Land Boom (1870's-1890's)	31
2.5 The Post Federation Years (1900's-1910's)	50
2.6 Suburban Expansion and Consolidation (1920's-1930's)	60
2.7 Epilogue (1940's onwards)	77

### VOLUME TWO

3. Historic Areas	2
3.1 Introduction	2
3.2 Elsternwick Historic Area	6
3.2.1 Description	6
3.2.2 Historical Background	16
3.2.3 Schedule of Contributory Sites	18
3.2.4 Statement of Significance	22
3.3 Gladstone Parade Historic Area	24
3.3.1 Description	24
3.3.2 Historical Background	28
3.3.3 Schedule of Contributory Sites	31
3.3.4 Statement of Significance	31
3.4 Derby Road Historic Area	32
3.4.1 Description	32
3.4.2 Historical Background	35
3.4.3 Schedule of Contributory Sites	36
3.4.4 Statement of Significance	36
3.5 Caulfield North Historic Area	51
3.5.1 Description	51
3.5.2 Historical Background	55
3.5.3 Schedule of Contributory Sites	58
3.5.4 Statement of Significance	59
3.6 Lempriere Avenue and "Greenmeadows Gardens" Historic Area	60
3.6.1 Description	60
3.6.2 Historical Background	60

3.6.3	Schedule of Contributory Sites	63
3.6.4	Statement of Significance	63
3.7	Vadlure Avenue Historic Area	70
3.7.1	Description	70
3.7.2	Historical Background	70
3.7.3	Schedule of Contributory Sites	70
3.7.4	Statement of Significance	70
3.8	The "Hillcrest" Estate Historic Area	73
3.8.1	Description	73
3.8.2	Historical Background	73
3.8.3	Schedule of Contributory Sites	73
3.8.4	Statement of Significance	75
3.9	The "Beauville" Estate Historic Area	78
3.9.1	Description	78
3.9.2	Historical Background	78
3.9.3	Schedule of Contributory Sites	79
3.9.4	Statement of Significance	79
3.10	Crompton Court Historic Area	82
3.10.1	Description	82
3.10.2	Historical Background	82
3.10.3	Schedule of Contributory Sites	82
3.10.4	Statement of Significance	82
3.11	Astolat Avenue Historic Area	85
3.11.1	Description	85
3.11.2	Historical Background	85
3.11.3	Schedule of Contributory Sites	85
3.11.4	Statement of Significance	85
3.12	Park Crescent Historic Area	88
3.12.1	Description	88
3.12.2	Historical Background	88
3.12.3	Schedule of Contributory Sites	88
3.12.4	Statement of Significance	88
3.13	Glen Eira Road Historic Area	91
3.13.1	Description	91
3.13.2	Historical Background	91
3.13.3	Schedule of Contributory Sites	97
3.13.4	Statement of Significance	97
3.14	Chloris Crescent Historic Area	99
3.14.1	Description	99
3.14.2	Historical Background	99
3.14.3	Schedule of Contributory Sites	103
3.14.4	Statement of Significance	104
3.15	"Glen Huntly Park" Estate Historic Area	105
3.15.1	Description	105
3.15.2	Historical Background	105
3.15.3	Schedule of Contributory Sites	106
3.15.4	Statement of Significance	106
3.16	Sidwell Avenue Historic Area	112
3.16.1	Description	112

5.3.3	The Heritage Act 1995	7
5.3.4	Heritage Victoria	8
5.3.5	Planning Scheme Controls	8
5.3.6	Recommendations to Council	8
5.4	Conservation Strategy - non-statutory initiatives	17
5.4.1	Detailed Policies and Guidelines	17
5.4.2	Reference Library of Conservation Literature	18
5.4.3	Capital Works Program	18
5.4.4	Community Consultation	19
5.4.5	Heritage Advisory Service	19
5.4.6	Rate Abatement	20
5.4.7	Publication of the Heritage Management Plan	20

**Appendix A:** Heritage Guidelines for Homes in Elsternwick

**Appendix B:** Model Heritage Controls

**Appendix C:** Field Surveys (separate)

**Glossary**

---

**30 Elizabeth Street  
House**

---

**Condition:** Good

**Integrity:** Good

---

**History:**

The north portion of Elizabeth Street was formerly part of Sir Frederick Sargood's "RipponLea" estate. It was subdivided in 1909 when the owner at that time, Thomas Bent, MLA, died.

Joseph Smith, a manager, purchased lots 34 and 35 and in 1909, built a nine roomed brick house which he named "Tren Grove". The property had a 120' frontage to Elizabeth Street, west side, and an NAV of £75. In 1926 Smith continued as owner/occupant. He had purchased lot 33 by that time, so that his property had a frontage of 180 feet. A tennis court had been installed. The house was described as "brick and wood, eight rooms" with six occupants. NAV was £160.

It is understood that this house was demolished and the present residence erected in 1937 (AHC).

---

**References:** CCC Rate Books 1906-1913, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989,  
page 20-21, 46-47.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Caulfield : as a pre-eminent interwar suburb.

---

**Statement of**

**Significance:** No. 30 Elizabeth Street is locally significant as one of Elsternwick's most impressive inter-war houses. It is an important example of the Georgian Revival Style as it was applied to residential work during the inter-war period whilst the conical bay and rear gable end show a mixture of other stylistic influences.

---

---

**30 Elizabeth Street  
House**

---

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

---

**Assessment:** Andrew Ward, September 1994

---





---

## CAULFIELD CONSERVATION STUDY

---

**32 Elizabeth Street  
House, "Delabarre"**

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

A prominent Federation villa on a corner site with picturesque terra cotta tiled roof, prominent chimney stacks and a multiplicity of half timbered gable ends. The diagonal axis is formed by a conical roof surmounting a bayed window, flanking gablets and a corner verandah with turned timber posts and enriching fretwork. The verandah is terminated by projecting wings with bayed casement windows. Walls are white tuckpointed red brick with rough cast above.

---

---

**32 Elizabeth Street  
House, "Delabaree"**

---

**Condition:** Good

**Integrity:** Good

---

**History:**

Elizabeth and Bent Streets were formed when Thomas Bent, MLA, subdivided the southern portion of the "Rippon Lea" estate, which he had acquired after Sir Frederick Sargood's death in 1903. It was not until Bent's death in 1909 however, that the land north of Bent Street was subdivided.

In 1909, Hermine Boldt, a dressmaker, purchased lot 36 on the north-west corner of Elizabeth and Bent Streets, and built an eight roomed brick house. The land measured 70' x 165' and NAV was £60. By 1910, the property was known as "Delabarre".

In 1926 Charles Tootell a broker, was owner/occupant. The house was described as "brick and wood" with six occupants. NAV was £105.

---

**References:** CCC Rate Books 1906-1913, 1926  
MMBW Plan No. 49, 1898 and 1928  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield 1989

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** "Delabaree", is locally significant as a prominent and substantial Federation period villa skilfully deploying the stylistic devices of the period.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

## CAULFIELD CONSERVATION STUDY

---

37 Elizabeth Street  
House, "Karimba" "Lucknow"

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

Substantial Federation period tuck pointed brick villa with distinguishing timber enrichment to the turned timber posted verandah, picturesque slate roof, half timbered gable end and round arched window to projecting wing with drip mould and foliated termination in the medieval manner.

---

---

**37 Elizabeth Street**  
House, "Karimba" "Lucknow"

---

**Condition:** Good

**Integrity:** Good

---

**History:**

Thirty-five land lots became available in 1904 when Sir Thomas Bent, MLA, subdivided the south portion of the newly acquired "Rippon Lea" estate from the executors of Sir Frederick Sargood.

Lot 26 on the east side of Elizabeth Street, was purchased by Miss Winnie Thomson in 1908. A seven roomed brick house was completed on the site in 1909. NAV was £55. The property was leased to William Segrave, a gentleman.

In 1911 Mrs Thomson of Elizabeth Street, was listed as owner, and Mr Fritz Miller, a manager, as occupant. The house was named "Karimba" and on land with 60 foot frontage.

In 1912 Mrs Griffiths purchased the property. James Goold, a commercial traveller, became tenant and the house was renamed "Lucknow". The land measurement was adjusted to 55' x 165' and NAV reduced to £50.

In 1926 Winifred Montgomery was owner/occupant of the house, described as "brick and wood' eighty rooms" on part lot 26. Five people lived there. NAV was £78.

---

**References:** CCC Rate Books 1906-1913, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989,  
page 20-21, 46-47.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** "Karimba" is locally important for its sophisticated expression of Federation period motifs drawn from the English Domestic Revival tradition. It is one of a group giving exceptional cultural value to the Elsternwick Urban Conservation Area.

---

---

**37 Elizabeth Street**  
House, "Karimba" "Lucknow".

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

## CAULFIELD CONSERVATION STUDY

---

44 Elizabeth Street  
House, "Clifton"

---



Photo: September 1994

---

### Existing Registrations:

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

---

### Description:

Imposing late Edwardian period Federation villa in white tuckpointed red brick with picturesque terra cotta tiled roof, half timbered gable ends and corner conical tower with bayed windows beneath pillared corner verandah which is terminated at both ends by projecting wings. The chimney stack is a prominent element in the facade, showing Arts and Crafts influence with small round arched flanking windows at the base. Verandah pillars are fluted in cast cement and there is limited use of rough cast.

---

---

**44 Elizabeth Street  
House, "Clifton"**

---

**Condition:** Good

**Integrity:** Good

---

**History:**

In 1908 Charles Ring, builder of "Belle Vue" (qv) 63 St Georges Road, purchased lot 18 on the west side of Elizabeth Street between Bent and Davis Streets, from Sir Thomas Bent, MLA. The land had become available in 1904 when Bent subdivided the south portion of the "Rippon Lea" estate. Elizabeth and Bent Streets were formed.

In 1909, Ring built an eight roomed brick house on this site. NAV was £60. The house was sold immediately to Percy John Jones, a bank manager.

Jones continued as owner/occupant in 1926 when the house was described as "brick and wood, seven rooms" on lot 18 which measured 60' x 165'. NAV was £60 and six people lived there. Charles Ring was one of several builders to develop the area. He also built house at No. 17 and 23 Elizabeth Street and several houses in St Georges Road, among them No. 71.

---

**References:** CCC Rate Books 1905-1910, 1926  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield 1989  
p20-21.  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Post Federation suburban expansion.

---

**Statement of**

**Significance:** "Clifton Hill" is locally important for its sophisticated expression of federation period motifs drawn from the English domestic revival tradition. It is one of a group giving exceptional cultural value to the Elsternwick Urban Conservation Area. It is also an important example of the work of Charles Ring who is noted for his Federation villas in this locality.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September 1994

---

---

CAULFIELD CONSERVATION STUDY

---

**11 Gladstone Parade**  
House, "Fresch" (?) (1899)

---



Photo: October, 1994

---

**Existing Registrations:**

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

---

**Description:**

Representative two storeyed late Victorian asymmetrical villa residence in bi-chrome brickwork with bluestone plinth. White tuckpointed black body bricks are relieved with white dressings to the frieze, round and flat arched openings and corners. The projecting wing is faceted and the roof slated.

---



---

**11 Gladstone Parade**  
House, "Fresch" (?) (1899)

---

**Condition:** Good

**Integrity:** Fair, unsympathetic addition forming south wing, two storeyed verandah removed and partially reconstructed.

---

**History:**

The "Kooyong Park Estate" had been subdivided by 1888. In that year, Patrick Millane, a builder, owned land with 240' frontage on the estate, including lot 90 in Gladstone Parade, east side between Trevallyn and Hartington Streets. In 1888, Millane built a nine roomed brick house on the site which he sold to Emma Stephen. Mrs Stephen continued as owner/ occupant in 1899 at which time the house was named "Fresch" (?)

By 1910, occupancy had passed to James S. Stephen, a barrister and solicitor. Stephen continued to live there in 1920 however by 1930, Frederick Mackay was in residence.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920, 1930  
MMBW Plan No. 82, 1934  
Kooyong Park Estate, 31 October 188? Vale Collection,  
Latrobe Library, Melbourne

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Fresch" is locally significant as a substantial though defaced, late Victorian villa, conservative in style for its period. Its association with local builder and developer Patrick Millane, who is understood to have built houses at Nos. 9 (demolished), 13 and possibly others in Gladstone Parade, is of interest.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

**12 Gladstone Parade**  
House, "Monkleigh" (1899)

---



Photo: October, 1994

---

### Existing Registrations:

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

---

### Description:

A symmetrical two storeyed bi-chrome late Victorian villa residence with white tuckpointed black body bricks and white string coursing and dressings. The lower level openings have a continuous moulded brick hood mould. There is a central recessed entry with leadlight work, bracketed frieze and hipped roof.

---

---

**12 Gladstone Parade**  
House, "Monkleigh" (1899)

---

**Condition:** Good

**Integrity:** Fair, two storeyed verandah removed, unsympathetic porch, tiled roof, encaustic tiled verandah floor in situ, timber outbuildings at rear.

---

**History:**

In 1888, Lucy Hume of Trevallyn Street, owned lots 51-56 of the Kooyong Park Estate, in Gladstone Road, west side, between Carlingford and Clarence Streets.

In 1889, on lot 52, a nine roomed brick house was built. Lucy Hume was the owner/ occupant. In 1890, Mrs Richard Webster purchased the property. Mrs Webster lived there although occupancy had passed to Joseph Webster by 1895. By 1899 Jabez Ellis, an importer, had purchased the property and the adjoining lots 51 and 53. The house was named "Monkleigh".

Colin Wimberley was in residence in 1910. Chas. Vale lived there in 1920 and G.T. Judge lived there in 1930.

---

**References:** CCC Rate Books 1888-1891, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920, 1930  
MMBW Plan No. 82, 1934  
Kooyong Park Estate, 31 October 188? Vale Collection,  
Latrobe Library, Melbourne

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Monkleigh" has local significance as a substantial, though defaced, late Victoria villa, conservative in style for its period.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

---

## CAULFIELD CONSERVATION STUDY

---

**13 Gladstone Parade**  
House, "Payneswicke (1989)

---



Photo:           October, 1994

---

### Existing Registrations:

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

---

### Description:

A prominent and substantially intact, representative, late Victorian villa residence with projecting wings and two storeyed cast iron verandah. Openings are round and segmentally arched with hood moulds and the projecting wings have decorative finials and paterae. There are vermiculated quoins and an unusually heavy reliance upon the use of niches.

---

---

**13 Gladstone Parade**  
House, "Payneswicke (1989)

---

**Condition:** Good

**Integrity:** Good, stuccoed walls unpainted, sympathetic additions at rear.

---

**History:**

In 1888, Patrick Millane, a "builder", "surveyor" and "civil servant", owned lot 89 in Gladstone Parade, on the south-east corner of Hartington Street. This was one of 52 land lots released for sale in section two. In 1889, a nine roomed brick house was in the course of erection on the site. The house was completed in 1890 and Millane took up residence. Millane continued as owner/occupant in 1894. However, in 1899, although Millane still occupied the house, ownership had been taken over by the Land Mortgage Bank. By 1910, Andrew Brown was occupant. Occupancy passed to Edward Brown by 1920 and to Miss A.N. Brown by 1930. Miss Brown continued to live there in 1941.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1889, 1891, 1895, 1900, 1910, 1920, 1930, 1941  
MMBW Plan No. 82, 1934  
Kooyong Park Estate, 31 October 188?, Vale Collection, Latrobe Library Melbourne.  
Solomon. G. Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.53.

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Payneswicke" is locally significant as a prominent and substantially intact villa of its period, distinguished by its cast cement enrichment, unpainted stuccoed surfaces and commanding aspect to the south-west. Its role for a period as home for local builder, Patrick Millane (compare no. 11 Gladstone Parade) is of interest.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

**15 Gladstone Parade**  
House, "Hartington" (1910)

---



Photo: October, 1994

---

### Existing Registrations:

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

---

### Description:

A two storeyed bi-chromatic late Victorian villa residence with symmetrical shallow bays to the facade and surmounting timber gable ends, further distinguished by their cabled mullions. White tuckpointed red body bricks are relieved with white dressings and sparing use of Oamaru(?) stone. The entry is out of view on the south side.

---

---

**15 Gladstone Parade**  
House, "Hartington" (1910)

---

**Condition:** Good

**Integrity:** Fair, two storeyed verandah removed, addition at rear.

---

**History:**

In 1888, the "Kooyong Park Estate" was mostly vacant land. Captain Templeton Burnett (?) a gentleman, owned lots 112 to 138, less lots 127 and 135. The frontage of the land measured 900' and was mostly in Clarence Street, north side. In the same year, a nine roomed brick house was built on lot 138. Charles Kirkham, a warehouse man was owner. Six people resided there and NAV was £100. The property was situated in Gladstone Parade on the south-east corner of Hartington Street.

In 1895, Kirkham was described as a "Justice of the Peace". By 1910, the house was known as "Hartington". Charles F. Kirkham continued residence in this house in 1941.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1889, 1891, 1895, 1900, 1910,  
1920, 1930, 1941  
MMBW Plan No. 82, 1934

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Hartington" is locally significant as a prominent, though defaced, late Victorian villa, distinguished by its use of bi-chromatic brickwork and symmetrical bays.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

### 25 Gladstone Parade

House, "Rathow" (c.1930) "Chimeres" (present)

---



Photo: October, 1994

---

#### Existing Registrations:

Historic Building Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

---

#### Description:

Prominently situated Elizabethan influenced two storeyed overpainted brick residence with corner bays and distinguishing curved and triangular pediments and slated hipped roof. Timber stables, now altered, are situated at the rear.

---

Condition: Good

Integrity: Fair, single and two storeyed timber posted verandah demolished, overpainting, addition at east end.

---



---

**25 Gladstone Parade  
House, "Rathow"**

---

**History:**

In 1889, William Taylor, an accountant, owned lot 134 in the Kooyong Park Estate. The land was situated on the north-east corner of Gladstone Parade and Clarence Street.

In December, 1889, a brick house with nine rooms was "in the course of erection" on the site. The house was completed in 1890. Taylor was owner/occupant and the house was described as "brick with ten rooms".

By 1894, Grylls Ford, an accountant, was occupying tenant. By 1899, the property had been taken over by the St James Building Society (?) and Joseph Poole, a civil servant, was occupant. Poole continued to live there in 1920.

Mrs L.B. Murray was occupant in 1930 and John Eggleston in 1941.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920, 1930, 1941  
MMBW Plan No. 82, 1934  
Kooyong Park Estate, 31 October 188?, Vale Collection, Latrobe Library, Melb.  
1930 view in possession of owner.

---

**Statement of**

**Significance:** "Rathow" is locally important as an imposing though defaced Elizabethan influenced villa in Caulfield, comparing with Nos. 34 and 36 Gladstone Parade and, given the similarities, presumed to have been designed by local architect, Thomas B. Jackson.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

28 Gladstone Parade  
House, "Swibiton"

---



Photo: October, 1994

---

### Existing Registrations:

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

---

### Description:

Asymmetrical late Victorian polychrome brick villa showing Classical Revival and Queen Anne influence. Projecting wings have gable ends with fretwork and the facade wing has a projecting bay with cast cement parapet. The roof is slate lined and the walls are of black and white body bricks, white tuckpointed. The verandah is timber posted with an encaustic tiled floor.

---

---

**28 Gladstone Parade**  
House, "Swibiton"

---

**Condition:** Good

**Integrity:** Good, later addition at rear, unsympathetic front fence.

---

**History:**

In 1889, Emma Kirkham purchased lots 59 and 65 from W. Pye. The land was in the Kooyong Park Estate in Gladstone Road. Lot 59 was on the west side between Carlingford and Clarence Streets, and the NAV was £18.

In 1890, Edward Eagerty, a merchant, bought the land on which a seven roomed brick house had been built. Eagerty continued to live there in 1895.

By 1899, Samuel Allen, a gentleman, was occupant. The house was named "Swibiton" and was owned by William White. By 1910, J.M. Byham was occupant and continued to be in 1920.

In 1930, Chas. McDougall lived there. He was still in residence in 1941.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920,  
1930, 1941  
MMBW Plan No. 82, 1934  
Kooyong Park Estate, 31 October 188? Vale Collection,  
Latrobe Library, Melbourne

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Swibiton" is locally significant as an intact and representative villa of its period, distinguished by its front bay window and gable ended treatment.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

---

## CAULFIELD CONSERVATION STUDY

---

**34 Gladstone Parade**  
House, "Kenly" (1899)

---

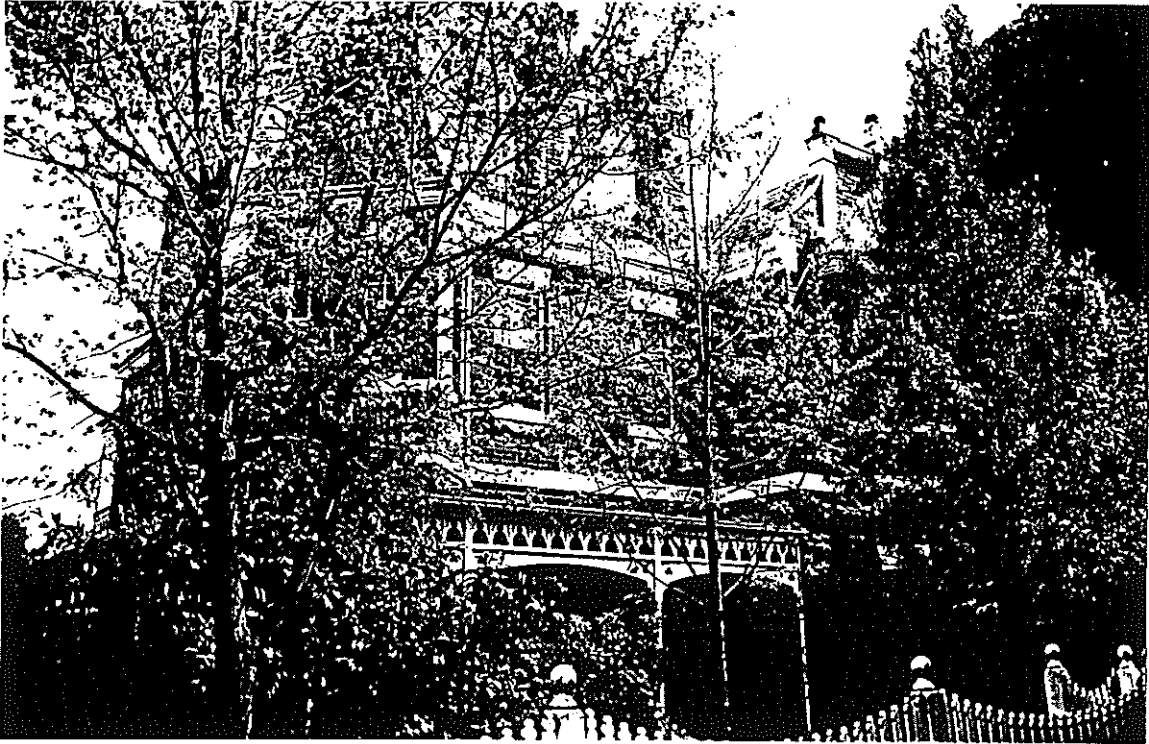


Photo:           October, 1994

---

### Existing Registrations:

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

---

### Description:

Imposing and picturesque two storeyed Elizabethan influenced residence with corner bay extended by means of a lead lined pinnacle roof with cast iron cresting. A turned timber posted verandah extends around three elevations and there is a west facing upper level verandah with cast iron lacework. The entry has leadlight glazing and segmental archway over. The north-east projecting wing is highly individual with triangular bay, lead lined roof and fluted strapwork to the surmounting pediment recalling Dutch Renaissance forms.

---

---

**34 Gladstone Parade**  
House, "Kenly" (1899)

---

**Condition:** Good

**Integrity:** Good

---

**History:**

In 1888, C. Hume owned lots 61, 62 and 63 in the Kooyong Park Estate, on the west side of Gladstone Parade. Lot 63 abutted Clarence Street, north side.

In 1889 Thomas B. Jackson, architect of Shoobra Road, purchased lot 61 and part lot 62 from Andrew Wells, on which he built a ten roomed house. He leased the house to Grylls Ford, a manager.

By 1894, P. Langwill had purchased the property, leasing it to Fred Henriques, an accountant. Alfred Pearson a government chemist, was occupying tenant by 1899. The property was known as "Kenly".

In 1910, the house was vacant, however, in 1920, James Edmends was living there and continued to do so in 1930. By 1941, Edmends had moved to No. 32, and Alfred Williamson was in residence.

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920,  
1930, 1941  
MMBW Plan No. 82, 1934

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Kenly" is important as an unusually imposing Elizabethan influenced villa in Caulfield, comparing with nos. 25 and 36 Gladstone Parade. Its importance is enhanced by its substantially intact state whilst its link with local architect Thomas B Jackson is of interest.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

### 36 Gladstone Parade

House, "Nulmore" (1899), "Brampton" (1934), "Eversley" (1989)

---



Photo: October, 1994

---

#### Existing Registrations:

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

---

#### Description:

Prominent and picturesque two storeyed Elizabeth residence in red brick with stuccoed dressings, corner tower enriched with chevron motifs and "onion" cupola and round arched entry with leadlight glazing and surmounting curved pediment recalling Dutch Renaissance forms. Timber posted verandahs and spandrels are representative of the style and there is a cast cement cartouche with thistle decoration on the upper level.

---

---

**36 Gladstone Parade**

Hous, "Nulmore" (1899), "Brampton" (1934), "Eversley" (1989)

---

**Condition:** Good

**Integrity:** Good, addition on south wall, fence and grounds unsympathetic.

---

**History:**

In 1888, C. Hume owned lots 61, 62 and 63 in the Kooyong Park Estate, on the north-west corner of Gladstone Parade and Clarence Street.

In 1889 Thomas B. Jackson, architect, of Shoobra Road, purchased the land and in the same year built a ten roomed brick house on lot 63 and part lot 62. Jackson leased the property to William Dalrymple in 1890. By 1894, the property was owned by P. Langwill and leased to James Ainslie, an accountant. By 1899, Frederick Henriques had moved into the house, which was known as "Nulmore".

In 1910, the house was vacant. In 1920, it was leased to Augustine Barbeta who continued to live there in 1930. By 1934, the house was renamed "Brampton".

---

**References:** CCC Rate Books 1888-1891, 1894, 1899  
Sands and McDougall Directories 1895, 1900, 1910, 1920, 1930  
MMBW Plan No. 82, 1934  
Solomon, G. Caulfield's Heritage, City of Caulfield, 1989  
VI. 1 page 53.  
Miles Lewis Index

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Nulmore" is locally important as an unusually imposing Elizabethan influenced villa in Caulfield, comparing with nos. 34 and 25 Gladstone Parade. Its link with local architect Thomas B Jackson is of interest.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

### Glen Eira Road

"St Mary's Church" (Anglican) formerly "All Saints, Caulfield" (1859-1863)

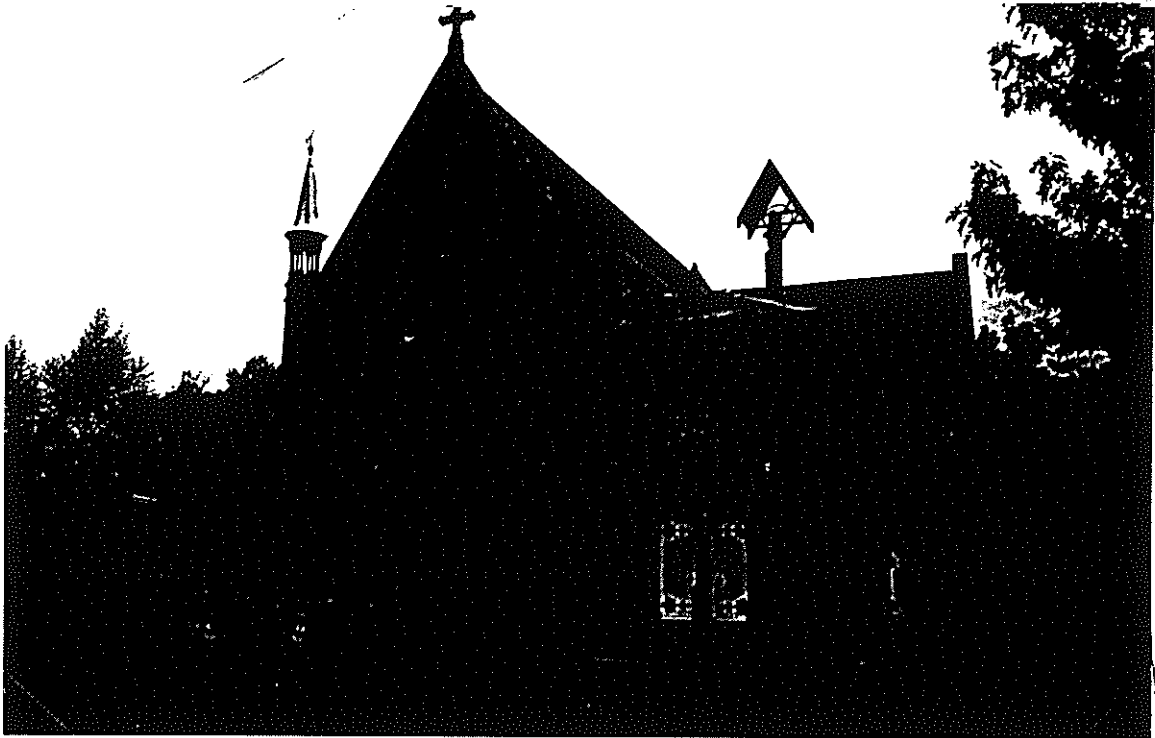


Photo: February, 1994

---

### Existing Registrations:

Historic Buildings Register:	Nil (1993)
National Estate Register :	Reg. No. 5752
National Trust Register :	Classified

---

### Description:

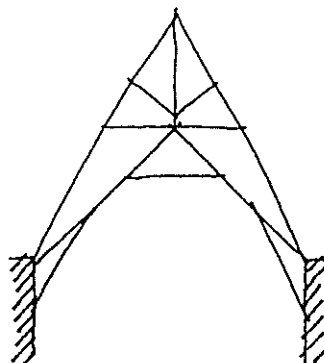
A substantial Early English Gothic-bluestone parish church, cruciform on plan with corner porch forming the base for a spire never completed. Prominent elements include the high nave roof, bell and supporting timber frame and balancing spirelet on the west facade. The entry is accentuated by finely dressed stonework with AD1871 and oculus in the arch spandrel, this latter motif being repeated in the west window.

---



---

Inside, the symmetry of the uniform plan is offset by an aisle on the northside, linked with the nave by a triple arched arcade having Gothic detail to the column capitals. The treatment of the walls and apsidal sanctuary is austere and relieved solely by stained glass windows. The lofty timber trussed roof retains its varnished (?) finish, the trusses being of embellished King post form:



**Condition:** Good

**Integrity:** Good, spacious gardens facing Glen Eira Road

---

### History

The building of St Mary's Church was commented in 1870 on three acres of land in Glen Eira Road, northside, purchased for £120 from Sir George Stephen of "Helenslea". The bluestone church was to replace a small timber building which, with extensions in 1887 and 1904, was known as the Jubilee School.

The Church was designed by Reed and Barnes, although the proposed spire was never built. Contractors for the foundations were Little and Byrne. The nave, chancel and tower were built by James Bonham. This stage of the church was completed in 1871 with the opening taking place on May 26, 1871 by Bishop Perry. Rev H.B. Macartney was the incumbent minister.

Subsequent to consecration in 1884, a south transept and gallery were built in 1885 by Thomas Cockram and Co. A further addition took place in 1912 with the building of a new bluestone vestry on the north side, to the design of architect and parishioner, Arthur Peck. St Mary's is understood to have been a very active mission church last century.

---

---

**References:** St Mary's Church, The First Hundred Years 1863-1963  
National Trust of Australia (Vic) File No. 3307  
Solomon, G. Caulfield's Heritage, 1989, City of Caulfield Vol. 1 Pages  
69-70  
MMBW Plan 49, 1898 and 1928.

---

**Significance:**

St Mary's has architectural significance as a representative example of French influenced Low and Mixed Gothic (see stylistic Typology in National Trust's Historic Churches Study) and is further distinguished by its use of bluestone, entirely without relief. French influence is demonstrated by the high nave, apsidal sanctuary, spirelet and trumeau. The building is locally important as a historic focus for Anglican worship and early mission activity whilst its architectural grandeur is expressive of mid Victorian Caulfield's status as a suburban location for the Metropolis gentry.

---

**Thematic Context:** Worship: Church of England (Anglican) Caulfield as a location for Melbourne's gentry.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, February 1994

---



## CAULFIELD CONSERVATION STUDY

---

### 356 Glen Eira Road

House "Hengar" (1909), "Happy Days Kindergarten" (1989), now "The Contemporary School of Art".

---



**Photo:** January, 1995

---

#### Existing Registrations:

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

---

#### Description:

A highly decorated eclectic and predominantly Gothic Revival two storeyed brick villa in polychrome brick with steeply pitched gable roof, fretted barge, central tower treatment and round arched openings with rubbed whites and blacks forming lancet shapes and diaper pattern brickwork above in the tower. Body bricks are reds and lancet motif is used in the chimney caps.

---

**Condition:** Good

**Integrity:** Fair, posted verandah removed, Edwardian and recent additions, early timber outbuildings.

---

---

## History;

In 1886, Henry Langdon, a gentleman, purchased more than seven acres in Elsternwick which became known as "Beemery Park". The land was subdivided into housing blocks and streets were formed. Lots 4, 5 and 6 in Glen Eira Road, south side between Blanche Street and Kooyong Road were part of the Langdon Estate. In 1889 Langdon commenced building an eight roomed brick house on lot 6 as a dowry house for the unmarried and widowed Langdon women. The house was completed in 1890 and Mary Renwick, a widow, was listed as occupant. NAV was £100. By 1900, Elizabeth Langdon, a widow was occupant. She continued to live at the property known as "Hengar" in 1909 by which time it was administered by the executor of Henry Langdon. The house continued to be described as "brick with eight rooms". The property had 150' frontage and NAV was £65. An addition was made to the west side possibly not long after this. By 1920, Laura Langdon was occupant, continuing to live at "Hengar" in 1941.

In the 1980's "Hengar" became a privately owned and operated kindergarten known as "Happy Days Kindergarten".

---

**References:** CCC Rate Books 1888--1891, 1909-10  
Sands and McDougall Directories 1900, 1910, 1920, 1941.  
MMBW Plan No. 49, 1898 and 1928..  
Solomon, G., Caulfield's Heritage, City of Caulfield, 1989, Vol. 1, p.30, 31, 45, 65-6.

---

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

---

## Statement of Significance:

"Hengar" at 356 Glen Eira Road, is a substantial eclectic Gothic Revival residence in polychrome brick understood to have been built in 1889-90 by H.TH. Langdon for the unmarried and widowed women of his family. It has aesthetic value and historical significance.

Its aesthetic value is derived from the building's expression of the Gothic Revival Style in the late Victorian period whilst its historical importance to Caulfield is provided by its link with the Langdon family (compare "Rosecraddock", "Tarqua" and "Beemery").

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, January, 1995

---

---

## CAULFIELD CONSERVATION STUDY

---

**4 Glenferrie Street**  
"Anselm"

---



Photo: January, 1994

---

### Existing Registrations:

Historic Buildings Register:	Nil (1993 Register)
National Estate Register :	Reg No. 5748
National Trust Register :	Classified

---

### Description:

A single storeyed with attic and corner tower Arts and Crafts influenced villa of red brick with overall symmetry formed by prominent pyramidal slate roof with attic windows, central entry treatment and prominent chimney stacks. The attic window is lead lit with flanking half timbered walls and ventilated gable end. Ground level windows are also leadlit and one is bayed. The tower upsets the symmetry of the facade and is distinguished by its shallow helmet shaped roof in the Arts and Crafts manner with weather vane gutter treatment with decorative metal stays, faceted shaft with terra cotta enrichment and ribbed brickwork.

---

---

**Condition:** Good, includes fence and gate.

**Integrity:** Good, with protective angle medallion incorporated in an iron archway. The garage is located on the street alignment and uses the cast glass motifs in its door windows similar to the main house.

---

### History

In 1905, most of portion 27 was vacant land, however Glenferrie Street had been formed and the land subsequently subdivided. In 1906, Robert Joseph Haddon, architect and painter, designed and built for his private residence, a brick house on the west side. Haddon named the house "Anselm". Also built on the property were a garage and fibro cement studio.

The property has had only two other owners, Samuel Cohen and, from 1965, C.G. Graham.

---

**References:** National Trust of Australia (Vic) File No. 3311  
Solomon G. Caulfield's Building Heritage, 1989 City of Caulfield  
Vol 1. pages 43-44

---

**Thematic Context:** Caulfields post Federation suburban expansion.  
Architects well represented locally: Robert Haddon.

---

### Significance:

"Anselm" is architecturally important at the State level as a substantially intact, highly personalised and boldly expressed house expressive the Arts and Crafts movement and incorporating Art Nouveaux enrichment in a variety of forms, the use of ornamental terra cotta tiles to the corner town being of special note. Its importance at the State level is strengthened by its place as the home of the noted architect and Melbourne's most influential exponent (Freeland, J.M., Architecture in Australia, p. 213) of the Art Nouveaux movement.

---

**Recommendations:** Recommended for inclusion on the Historic Buildings Register, and for planning scheme control.

**Assessment:** Andrew Ward, February, 1994.

---

## CAULFIELD CONSERVATION STUDY

---

294 Glen Huntly Road  
Caulfield City Rifle Club

---



Photo: September, 1994

---

### Existing Registrations:

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

---

### Description:

A small interwar building with symmetrical brick and stuccoed facade to front section and timber framed range at rear. The facade has a curved pediment with "Caulfield City No. 119 Rifle Club" in cast cement with an emblem consisting of a target with crossed rifles. There is a small timber cantilevered awning to the front doors and a ramp with bluestone coping to the footpath.

---

---

**294 Glen Huntly Road**  
Caulfield City Rifle Club

---

**Condition:** Good, ramp altered

**Integrity:** Good, (front section), poor (range)

---

**History:**

The Caulfield City Rifle Club No. 119 was formed in 1915 at a time when an individual's ability to use firearms was seen as a necessary skill, closely linked with issues of patriotism. The Caulfield Council allocated £200 towards the establishment of ranges and it is understood that the present miniature range dates from this period. P.A. Pavey, an internationally known marksman was a member of the Club in 1924. The building was taken over by the Commonwealth Department of Defence in 1936 and returned for use by the Club after World War II when point 22 calibre small bore practice was resumed.

---

**References:** Solomon G., Caulfield's Heritage Vol. 3, City of Caulfield 1989, pp 36-37.

---

**Thematic Context:** Community recreation locally based defence.

---

**Statement of**

**Significance:** The Caulfield City Rifle Club building is locally important as a rare surviving building of its type recalling past community attitudes to weapons and defence and demonstrated by the stuccoed enrichment to the pediment. It forms a group of public buildings with the former post office and band stand (demolished) and demonstrates the origins of this site as a public reserve.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September, 1994

---



## CAULFIELD CONSERVATION STUDY

---

296-298 Glen Huntly Road and 1A Riddell Parade  
Former Post Office: Elsternwick

---



Photo: September, 1994

---

### Existing Registrations:

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

---

### Description:

An imposing former post office showing Elizabethan influence in black tuckpointed red brickwork with cement enrichment. The facade has a projecting lower level with symmetrical corner entries in the manner of post and telegraph offices with a central window to the former public space.

---

---

**296-298 Glen Huntly Road**

Former Post Office: Elsternwick

---

**Description:**

A pedimented balcony over provides the setting for the upper level which reinforces the motifs used in the enrichment of the lower level. Break fronted treatment is repeated on the side elevation, facing Riddell Pde which has a set back former residential entry to the quarters which have been rebuilt to serve as office space.

---

**Condition:** Good

**Integrity:** Good, additions at rear.

---

**History:**

During 1891 contracts were let on behalf of the Post and Telegraph Department for the Elsternwick post office. The design was approved by John H. Marsden architect (first grade) with the Victorian Public Works Department and drawn by P.G. Fick. This contract followed other similar post offices by Marsden at Queenscliff (1886-87), Portarlington (1889) and at Kew (1887-88) by George Watson. The style for each of these buildings was Elizabethan. The original timber verandahs were replaced by the present brickwork in c.1918 and extensions at the rear were carried out in 1941-42.

The present offices were opened on 16.5.1991.

---

**References:** Victorian Parliamentary Papers (Legislative Assembly) Vol. 2, 1891-93 Report of the Post and Telegraph Department (for 1891). National Trust file.

---

**Thematic Context:** Public Services: Post and telegraph.

---

**Statement of**

**Significance:** The Elsternwick post office recalls the stylistic freedom of the post Wardell years in the Public Works Department and is an intact and superior essay in the Elizabethan style, comparable with Kew and Queenscliff (facade defaced). It is a prominent building in the Elsternwick Commercial Centre and is associated with the adjoining Rifle Club and Park, demonstrating the public uses given to this land which had been reserved from sale for railway purposes.

---

---

**296-298 Glen Huntly Road**  
Former Post Office: Elsternwick

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, September, 1994

---

## CAULFIELD CONSERVATION STUDY

---

305-313 Glen Huntly Road  
Shops, "Moore's Buildings 1891"

---



Photo: August, 1994

---

### Existing Registrations:

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

---

### Description:

An imposing two storeyed row of 5 shops with dwellings above, the upper level symmetrical stuccoed facade being in the Italianate "Boom Style" with curved, triangular and central broken pediments to the parapets, cornice enriched with swags and brackets, acanthus leaf impost moulds, flat and round arched openings and dominant central section with pilasters and vermiculated spandrels.

Internally, shop ceilings are coved and have pressed metal linings.

---

---

**305-313 Glen Huntly Road**  
Shops, "Moore's Buildings 1891"

---

**Condition:** Fair

**Integrity:** Fair, verandah reconstructed, original shop fronts demolished, Nos. 307, 309 and 311 retain unpainted stuccoed surfaces.

---

**History:**

In 1888, Hugh Moore, a gentleman, subdivided his land in Glen Huntly Road, north side between Selwyn Street and St Georges Road into 27 lots, with a right of way separating them from his property "Glenmoore". The subdivision was known as the "Glenmoore Estate". Purchases of land included local builders Corkill, French and Pugh. Moore retained five lots and W.W. Jamieson bought lots 11 to 14.

In January 1891, Jamieson continued to own these land lots which had an NAV of £120. By the end of the year however, five two storey brick shops had been built on the site. They were owned by Hugh Moore with the inscription "Moore's Buildings 1891" on the facade.

In 1893, the occupants of the shops were A G Thompson, saddler, Henrietta Eddy, fancy goods; Frank Valey, agent; Thomas Allen, dairy produce and W.I. Green, undertaker.

By 1900, Moore owned most of the shops and the remaining vacant lots in the strip between Selwyn Street and St Georges Road. "Moore's Buildings" were described as "brick shops, six rooms". NAV ranged from £25 to £30. The occupants were Edward Delany, draper; Huldreich Hebenstreit, pork butcher; John Sincock, plumber; T. Allen, dairy produce and fruiter; George Coppel, painter.

After Hugh Moore's death in 1903, the "Moore's Buildings" and other properties were owned and administered by the executors of the Moore Estate. This situation continued in 1926 when the properties were described as "brick shops, six rooms" sited such that the central shop had a frontage of 18 feet and those either side of it had frontages of 13½ feet. One shop had NAV of £120 and the other four shops had NAV's of £160. The occupants were F. H. and V. Dickinson, mercers, Thomas Johnson, fruiterer; Constance Cole, ladies' hairdresser; Frank Ortner, drycleaner and Elodie Gaffney, fancy goods dealer.

---

---

**305-313 Glen Huntly Road**  
Shops, "Moore's Buildings 1891"

---

**References:** CCC Rate Books 1888-1891, 1893, 1900-01, 1926-27  
Sands and McDougall Directors 1900  
MMBW Plan No. 49, 1898 and 1928  
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, pp  
42 and 84.

---

**Thematic Context:** Victorian middle class suburban expansion.

---

**Statement of**

**Significance:** "Moore's Buildings are locally important for their association with the early Elsternwick land owner, Hugh Moore, whose home, "Glenmoore", at 1 St. Georges Road (qv) survives. They recall Elsternwick's role in the Land Boom and survive as a most prominent row in the Glen Huntly Road shops, enhanced by the survival of the unpainted stuccoed surfaces to nos. 307-311.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

---

## CAULFIELD CONSERVATION STUDY

---

323-329 Glen Huntly Road  
Shops

---



Photo: October, 1994

---

### Existing Registrations:

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

---

### Description:

A prominent and richly modelled Elizabethan influenced group of 4 shops with residence above and corner splay and principle elevations of white tuckpointed red brickwork and stuccoed enrichment including strapwork, window surrounds and Elizabethan influenced pediments.

---

---

**323-329 Glen Huntly Road**  
Shops

---

**Condition:** Good

**Integrity:** Fair, part overpainted, posted verandahs removed, shop fronts replaced, openings to St. Georges Road at street level generally bricked up. Verandah originally extended around corner into St Georges Road.

---

**History:**

In 1888, Hugh Moore subdivided his property "Glenmore" facing Glen Huntly Road on the north-west corner of St Georges Road. Messrs Long, Robinson and Le Page, purchased four lots on the corner. NAV was £140.

In 1889, four brick shops with residences were built on this land. No. 329, the corner shop, was described as "Brick, seven roomed shop and house". It was owned by Messrs Long and Co. and leased to Robert Byers, a draper. NAV was £120. The shop continued as a drapery store in 1900 when Mary Carter leased it from the executors of the late C. Millar. At that time, it had nine rooms and six residents. NAV had decreased to £60.

By 1910, the shop had become a grocery store operated by F.C. Smythe. Thomas Crook had taken over by 1913 at which time the property was owned by H. Stancy (?). The shop was described as brick with eight rooms on land 22' x 100'. NAV was £75 and four people lived there.

Crook continued to operate the grocery shop in 1926. In 1930, it was known as "Crook's National Stores Pty Ltd" and continued as such in 1941.

---

**References:** CCC Rate Books 1887-1890, 1900-01, 1913-14, 1926-7  
Sands and McDougall Directories 1900, 1910, 1920, 1930, 1941  
MMBW Plan No. 49, 1898 and 1928

---

**Thematic Context:** Victorian middle class suburban expansion

---

**Statement of**

**Significance:** Nos. 323-329 Glen Huntly Road are architecturally significant in the Elsternwick shopping centre for their visual prominence and well-developed Elizabethan influenced style, comparing with the former post office (qv) nearby.

---



---

**323-329 Glen Huntly Road**  
Shops

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

## CAULFIELD CONSERVATION STUDY

---

357-371 Glen Huntly Road  
Shops "E. J. Buckeridge's Buildings 1911"

---



Photo: February 1994

---

### Existing Registrations:

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

---

### Description:

An imposing two storeyed row of 8 shops with dwellings above, the upper level stuccoed facade having ox bow parapet motifs to each compartment, punctuated by pilasters with prominent ball finials and central raised pedimented section with "E. J. Buckeridge's Buildings 1911" in low relief. Variation is achieved by the enrichment of the window heads using Art Nouveaux flowing ornamentation in cast cement.

---

---

**357-371 Glen Huntly Road**

Shops "E. J. Buckeridge's Buildings 1911"

---

**Description:**

Shop fronts have tiled ingo's and metal framed windows. Inside, shop ceilings are in pressed metal.

---

**Condition:** Good

**Integrity:** Fair, original verandah altered, shop fronts to Nos. 357, 359, 361, 363 and 365 replaced. Stucco work to nos. 361, 363 and 367 unpainted.

---

**History:**

In 1909, Walter Kelly owned two lots of land; one on the north-west corner of Glen Huntly Road and Staniland Grove, with 32' frontage to Glen Huntly Road, and the other, adjacent to the first and with a 100' frontage.

In 1910, Kelly sold the land to Edward Buckeridge of South Melbourne. NAV was £100. In 1911, Buckeridge subdivided the land into eight lots, seven of which measured 16 x 20 feet. The corner lot measured 20 x 120 feet. By the end of 1911, the corner shop and the next three shops had been completed and leased to tenants. All were brick with residences. The tenants were: John Hannon - draper (on the corner), Frances Kellett - confectioner, Misses Beck and Armstrong - milliners, and Mary Tuck - fruiterer.

The remaining four lots were not built on until 1914 when four more brick shops, each with residences, were erected by Buckeridge. By that time the drapery store had expanded and changed hands. John Doherty leased the corner shop and the adjoining one. The Misses Beck and Armstrong moved three shops along and Herbert Adams, pastry cook, took over their former shop. The next shop continued as a green grocers, and the last shop in the row was leased to a picture framer named Robert Perry.

In 1926 Buckeridge continued as owner. Perry continued as a picture framer, and Clifford Adams, cake maker, had taken over from Herbert Adams. The business had expanded, occupying two shops at that time. All other shops had tenants.

---

**References:** CCC Rate Books 1909-1914, 1926  
MMBW Plan No.

---

---

**357-371 Glen Huntly Road**  
Shops "E. J. Buckeridge's Buildings 1911"

---

**Thematic Context:** Caulfield's post Federation Suburban expansion.

---

**Statement of**

**Significance:** "E. J. Buckeridge's Buildings" are locally important as a large post Federation row development in the Elsternwick shopping centre, enhanced by its intact state and using ornamentation representative of the period.

---

**Recommendations:** Recommended for planning scheme control.

---

**Assessment:** Andrew Ward, August 1994

---

## CAULFIELD CONSERVATION STUDY

---

724 Glen Huntly Road  
Caulfield State School No. 773

---



Photo: October, 1994

---

### Existing Registrations:

Historic Buildings Register: G.B.R.  
National Estate Register : Nil  
National Trust Register : -

---

### Description:

A substantial Gothic Revival polychrome brick single storeyed school building, symmetrical on plan with projecting gable ended wings and semi-circular office with conical roof and bell tower offsetting the facade symmetry. Gothic ornamentation includes stuccoed trefoil motifs, steeply pitched timber barges, lancet windows and drip moulds. Inside, a vertical corridor gives access to classrooms with timber lined ceilings and timber panelled partitions.

---

---

**724 Glen Huntly Road**  
Caulfield State School No. 773

---

**Condition:** Good

**Integrity:** Good, minor timber additions, terra cotta tiled roof, shelter shed in playground.

---

**History:**

In June 1864, the Caulfield Common School opened at the corner of Glen Huntly and Glen Eira Roads with 42 pupils under James Webb. The earliest committee members were G.H. Frederick Webb, John Chambers, Stephen Wilberforce, Thomas Watts, and Harold Pennington. William Lempriere was secretary. In 1877 the school, with 144 pupils, transferred to its present site in a brick building costing £655. The contractor was a Mr R Wood and the work was completed by July, 1877. The architect was H.R. Bastow for the Education Department, formed in 1873, and the building consisted of the present central section with jerkin head roof. Following the introduction of rail services through Elsternwick to North Brighton in 1859, and through Glen Huntly to Oakleigh in 1879 the district developed and in 1888 the introduction of a horse drawn tram in Glen Huntly Rd saw the attendance increase to 450 under Thomas Smith. In 1891 additional accommodation, presumably including the projecting masters's office, was provided, bringing the building to its present size. The contractors were W. Williams and J. Perkinhome.

---

**References:** Education Department of Victorian : Vision and Realisation (1973), Vol. 3., p.307  
O'Donnell, J., : "Caulfields Early Schools" in Caulfield Historical Society Newsletter (?)  
Heritage Victoria file

---

**Thematic Context:** Public Services: Education

---

**Statement of**

**Significance:** Caulfield State School No. 773 is important at the State level as the first of similar designs for small schools prepared by the Education Department under H.R. Bastow at Little Bendigo (1878), Glen Waverley (1880), Ascot (1882), Sandringham (1885) and Carlsrich (1892). It is a representative example of the Department's Gothic Revival designs, distinguished, however, by the semicircular treatment of the master's office, which compares with Portland (1879), Queensberry St Carlton (1880) and Footscray (1881). It has local significance as the earliest surviving Government School in Caulfield and as a centre for education from 1877, comparing with St. Mary's Jubilee School (qv) of 1887.

---

---

**724 Glen Huntly Road**  
Caulfield State School, No. 773

---

**Recommendations:** Recommended for transfer to the Historic Buildings Register, for inclusion on the National Estate Register and for planning scheme control.

---

**Assessment:** Andrew Ward, October, 1994

---

