

CARNEGIE RESIDENTIAL PRECINCT

Address	Carnegie: 2-24 (evens only) +21-23 Buckley Street; 9-17 (odds) and 19-25 (odds) + 20-22 Byron Street; 1-13 Cosy Gum Road (odds); 1-24 Edgewood Street; 24, 26, 28, 34, 46, 58 Grange Road; 1-49 (odds) and 2-48 (evens) Hollywood Grove; 1-27 McPherson Avenue; 8-22 (evens) Mile End Road; 1-15 (odds) and 2-8 Milton Street; 81-91 Mimosa Road; 1-31B (odds) + 2-34 (evens) Munster Avenue; 214-242 Neerim Road (excluding no. 234); 2-20 Seymour Avenue
Significance	Local
Construction Dates	Circa 1900 to early 1940s
Period	Federation and Interwar
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The Carnegie Residential Precinct includes some of the land in the north-west corner of the suburb that is broadly bound by McPherson Avenue (to the north), Grange Road (west), Neerim Road (south), and Cosy Gum/Mile End/Mimosa roads (east). It consists exclusively of residential buildings. The following elements contribute to the significance of the area:

- Dwellings mainly dating to the Federation period with some dating to the Interwar period,
- The Federation period buildings are typically clad in weatherboards and have a main gambrel roof clad in corrugated sheet metal with a front gable end,
- The Interwar period buildings are either timber-framed or masonry (brick and/or render) with gabled or hipped roofs with tiling (un/glazed terracotta, some concrete), generally masonry porches,
- Original detailing to gable ends including shingles, battens and sheeting (roughcast or smooth),

- Original chimneys, usually red brick, some with rendered elements,
- Intact walls with cladding (usually weatherboards, but also shiplap, ashlar boarding etc.),
- Intact walls with face brick (red, clinker, tapestry) and/or rendered (roughcast and smooth finishes),
- Intact timber openings – windows and doors. Some windows have multi-pane sashes, stained glass and/or leadlight,
- Original or sympathetic timber picket fencing or timber-framed with wire mesh, some original low masonry fences,
- Basalt kerbing and channelling, and
- Street planting, primarily south side of Craigavad Street.

Contributory places:

- Buckley Street: nos 2, 4, 6, 8, 12, 14, 16, 18, 22, 24 (south side) and nos 21, 23 (north side)
- Byron Street: nos 9, 11, 13, 15, 17, 19, 21, 23 (west side) and nos 20, 22 (east side)
- Cosy Gum Road: nos 3, 5, 7, 13 (west side)
- Edgewood Street: nos 1, 3, 5, 11, 13, 15, 21, 23 (north side) and nos 6, 8, 10, 12, 14, 16, 18, 22 (south side),
- Grange Road: no. 24, 26, 28, 34, 46, 58 (east side)
- Hollywood Grove: nos 1, 1A, , 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 49 (north side) and nos 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48 (south side),
- McPherson Avenue: nos 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 (north side) and nos 1, 3, 5, 7, 11, 13, 15, 17, 19, 21, 23 (south side),
- Mile End Road: 8, 10, 12, 14, 18, 20, 22 (west side)
- Milton Street: nos 2, 4, 6, 8 (west side) and nos 1/3, 5, 7, 9, 11, 1/15 (east side),
- Mimosa Road: nos 83, 85, 91 (west side),
- Munster Avenue: nos 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29 (north side) and nos 2, 4, 6, 8, 10, 12, 18, 22, 24, 30, 32, 34 (south side),
- Neerim Road: nos 214, 216, 218, 220, 224, 226, 228, 230, 232, 238, 240-242 (north side),
- Seymour Avenue: nos 4, 6, 8, 12, 14, 16, 20 (west side).

Non-contributory places:

- Buckley Street: nos 10, 20 (south side),
- Byron Street: no. 25
- Cosy Gum Road: nos 1, 1A, 1-6/9-11 (west side)
- Edgewood Street: nos 7, 9, 1-8/19 (north side) and nos 4, 20 (A+ B), 24 (south side),
- Hollywood Grove: nos 1B, 1/39, 2/39, 43 (north side),
- McPherson avenue: nos 2, (north side) and nos 9, 25, 27 (south side),
- Mile End Road: 16 (west side),
- Milton Street: nos 1-5/1, 2/3, 1- 2/13, 2/15 (east side),
- Mimosa Road: nos 81A, 81B, 87, 89 (west side),
- Munster Avenue: nos 31, 31A (north side) and nos 14, 16, 20, 26, 28 (south side),
- Neerim Road: no. 236
- Seymour Avenue: nos 2, 10, 18 (west side).

How is it Significant?

The Carnegie Residential Precinct is of local historical and representative significance to the City of Glen Eira.

Why is it Significant?

The Carnegie Residential Precinct is of historical significance for the ability of its built form to illustrate the main phase of middle-class development during the early 20th century in Carnegie. Although some subdivision had occurred during the late 19th century with only limited development, there was a surge in building activity during the Federation period. This continued to a lesser degree during the Interwar period. As such, the precinct reflects the initial consolidation of Carnegie's suburban identity (which is considerably erased in other parts). The consistency of particular (types of) detailing in certain streets also demonstrates speculative builders at work. (Criterion A)

The Carnegie Residential Precinct is of representative significance as containing several, largely intact streetscapes, whose original subdivision pattern is apparent. The housing stock predominantly consists of economic versions of Queen Anne style villas that are timber-framed with corrugated metal clad roofs and an array of decorative detailing. There is also some complementary housing dating to the Interwar period with a higher preponderance of brick dwellings and/or tile clad roofing. Recurrent detailing is apparent, suggesting the hand of certain (local) builders. (Criterion D)

Description

The Carnegie Residential Precinct consists of some 200 properties in 11 streets in the north-west part of the suburb. The topography is relatively flat. The carriageways are asphalt, the kerbing and channelling generally basalt, whereas the footpaths and crossovers are predominantly concrete (with a few being asphalt). There is a variety of street trees with the most well-established group being to the south side of Craigavad Street. There are only laneways to the early subdivision section – the southern laneway (between Neerim Road and Edgewood Street) is unpaved and the northern laneway (between Edgewood and Buckley streets) is concrete paved.

The precinct predominantly consists of freestanding, single storey houses generally with asymmetrical frontages which include a covered entry (verandah or porch) mainly dating to the Federation period with some dating to the Interwar period. There are also a few, smaller semi-detached pairs dating to the Interwar period.

Allotment sizes vary but mostly range between 12 and 14 metres in width and 30 to 33 metres in depth, with longer blocks to Seymour Avenue (42 metres) and Milton Street (53 metres). The blocks to the west side of Byron Street are unusually small.

Federation Period

The Federation period buildings in the precinct can mostly be defined as economical, timber-framed versions of the Queen Anne style. Developed under the influence of the Arts and Crafts Movement and representing a shift from the classicising formality of the Victorian period, much housing constructed during the Federation period is indicative of the Queen Anne style. Characteristically houses of the period have asymmetric massing, prominent and picturesque roofscapes, walls featuring a combination of finishes, and decorative timberwork to verandahs and gable ends. Holywood Grove, between Grange Road and Seymour Avenue retains the most intact or consistent section of Federation period houses in the precinct.

Varied roof forms, with relatively steep pitches, are a feature of the Queen Anne style which are typically comprised of a main hip or gambrel (hip with small gablets) section and a gable end to the projecting bay. A particularly steep pitch is evident at 30 Munster Avenue. The main hip is often (nearly) pyramidal and there are some houses with only a pyramidal roof and a symmetrical façade (29 Munster Ave, 23 McPherson Ave). The ridge of the gambrel section may be orientated either parallel or perpendicular to the street. Corrugated sheet metal is the predominant roof cladding, though some having been replaced with tiled sheeting (2 + 16 Buckley St). Very few houses retain their likely original sheeting – identifiable by small, overlapping sheets (unpainted 18 Edgewood St, 46 Grange Rd) – as most have been replaced with Colorbond. Popular early paint colours are evident to 22 Edgewood Street (Indian red) and 5 Milton Street (mid-green). One house at 14 Buckley St has been replaced with bituminous tiles or the like. A few roofs have decorative metal ridge capping (23 Buckley St, 46 Grange Rd).

Tall, red brick chimneys with corbelled caps and a projecting band add to the picturesque quality of the roofscape. More elaborate examples often include upper rendered band/s (11 Edgewood St, 24-28 Grange Rd). Indicative of the Arts and Crafts influence, exposed rafter ends are evident to many soffits. Whilst terracotta roof tiles were commonly employed during the

Federation period, they were not usually employed on timber-framed residences. One house (230 Neerim Road) however, retains decorative terracotta ridge cresting and it is likely its pair at no. 228 did originally also. These two houses are distinguished by a catslide roof section and a front circular window with decorative glass. From about 1920 however, at the cusp of Interwar period, terracotta tiles became standard roof cladding in the precinct, including to timber-framed buildings, as evident to several early bungalows in McPherson Avenue (nos 3, 4, 5, 12) dating to that time.



230 Neerim Road – terracotta ridge cresting, catslide roof, circular window and tall chimney with rendered bands



30 Munster Avenue – street roof pitch and Queen Anne sill



5 McPherson Avenue – late Federation example with terracotta roof tiles and shorter chimney



29 Munster Avenue – pyramidal roof and symmetric façade

The Federation period buildings in the precinct are almost exclusively timber-framed. Only two are brick, and both are on Grange Road – no. 46 has been overpainted and no. 58 is face red brick with rendered bands. The glazed tiling to the roof of the latter is not original. The cladding to the timber-framed houses is predominantly weatherboard, though there is often some variation. The simplest deviation is the inclusion of a band/s of shingled boards, possibly with a dado rail (22 Edgewood St). Some have a more diverse combination with several being located to the north side of McPherson Avenue: no. 10 has shiplap boards (lower) and band of roughcast sheeting (middle); no. 12 has roughcast sheeting (upper); no. 14 has ashlar boarding (lower); and no. 16 has battened sheeting (upper).

The treatment of the gable ends are one of the key components which distinguish individual buildings, but some detailing is repeated across the precinct, suggesting the hand of a particular builder. The gable ends are either flush with the main wall or project forward of it, with the latter tending to be more decorative than the former. A few gable ends are relatively plain typically with battened (vertical and/or curved members) roughcast sheeting. There is often a timber bracket associated with the projecting gable end type. More elaborate types include curvilinear battens such as a horizontal type in a moustache-like manner (10 Hollywood Gve and 2 Munster Ave). Other motifs employed include a band of niches (15 Milton St), the rising sun (17 Munster Ave, 14 Edgewood St), a star (18 Edgewood St), and a stylised plant/bush (24 Grange Rd). Bargeboards are generally

plain although some include a bulbous projection at the base (2 Munster Ave) or a serrated/dogtooth pattern (5 Munster Ave, 83 Mimosa Rd). Finials to the apex are prevalent.



46 Grange Road – overpainted red brick, metal cresting and original/early roof cladding



58 Grange Road – red brick with rendered bands



22 Edgewood Street – walls with dado, bands of shingled boards and crosses to upper part, and red paint to roof



10 McPherson Avenue – varying wall treatment and arched screen to verandah

The transition from the main wall to a projecting gable may be with a coved cornice or bulbous (cornice-like) projection, either usually with a roughcast finish. The bulbous projection is often associated with a bay window. The upper part of the wall below the gable end may also include a decorative band, with crosses being a common motif (4 Holywood Gve, 3 + 5 Edgewood St, several in Seymour Ave). A few houses display residual Victorian detailing such as unadorned brackets or decorative brackets and panelling (4 Munster Ave and 13 Holywood Ave).



10 Holywood Grove – gambrel roof, projecting gable end and finial



17 Munster Grove – rising sun motif to gable and bulbous cornice



24 Grange Road – plant-like motif to gable end



83 Mimosa Road – serrated edge to bargeboard

Off-centre verandahs, usually with a bullnose roof, are a standard feature. Some retain timber decks but many have been replaced with concrete. The detailing is predominantly timber with turned posts and decorative frieze and bracket, though the frieze/brackets are cast iron in a few instances. The patterns of the latter employed during the Federation period however differ from those employed during the Victorian period. An example is at 9 Byron St, where a flared bracket is integrated with the frieze (which includes sunflower motifs). One house also has cast iron columns (12 Munster Ave), which may not be original. Among the timber types, geometric designs predominate. The most common timber frieze has a regularly spaced, wide piece with a floral/tulip cut-out (though how many of these are original is not known). Some friezes include band of arches (23 Edgewood St, 22 Mile End Rd, 6+8 Seymour Ave) which are combined with a section of lattice to some houses in Milton Street (nos 5, 7, 11). In other instances, an unusual frieze motif and/or bracket design has been employed (11 Edgewood St). Another variation is wider arched screens to the verandah with straight or curvilinear vertical members (28 Grange Rd).



9 Byron Street – symmetrical façade, cast iron frieze and bracketed cornice



13 Hollywood Grove – cast iron frieze and bracketed cornice



8 Seymour Avenue – frieze with arches



11 Edgewood Street – unusual frieze detail

Windows are generally more elongated than those of the Victorian period. Double hung sashes remain prevalent and were often paired. Casements were popular, usually in a group of three with highlights and frequently incorporating some decorative glass – stained glass (pastel green as at 2 Munster Ave and/or pink at 12 Mile End Rd) and/or leadlight with floral motifs (15 Munster Ave). Other common elements are hoods over the projecting bay windows and Queen Anne sills - a curvilinear band beneath the main sill (4 Munster Ave). There are also a few bay windows and some with detailing typically associated with the Victorian period, as in Buckley Street, with roundels to highlights, depictions of birds (no. 2) and a tripartite main window (no.8).

Doors are often concealed by screens but may include five panelled (11 Edgewood St) or panelled with upper glazed panel, often in combination with sidelights incorporating decorative glass (3 + 8 Milton St).

During the initial phase of development within the precinct, front fences would have likely been timber. It is unclear how many of the extant fences are original, or are indicative of the original design. Some picket fences have a top rail and there are a few fences that are timber-framed with wire. There are no early brick fences from the Federation period. Few houses have established trees with the largest being at 34 Grange Road.



12 Mile End Road – casement window with stained glass to highlights



15 Munster Avenue – casement windows with decorative glass



2 Buckley Street – roundels to highlight windows



34 Grange Road – established trees

There are several pairs, small groups or other similarities between different houses to indicate the work of a particular builder. Pairs are evident at 3 + 5 McPherson Avenue, 10+12 Mile End Road, 228 + 230 Neerim Road, and 6 + 8 Seymour Avenue. In Milton Street, there are three similar houses on the east side at nos 5 + 7, 11 and three on the west side at nos 2-6.

At the end of the Federation period, the bungalow style was gaining favour. Within the precinct, the transitional buildings dating to circa 1920 tend to have a format and much of the detailing typical of the Queen Anne style, and are often identified as the Federation Bungalow style. The roof form however may differ in that there is a main gable section and an off-centre, smaller gable roof bay, both clad in terracotta tiles, and possibly with a terracotta finial. The roof pitch tends to be steeper than the broader roofs of an Interwar period bungalow. Chimneys tend to be shorter, may be fully rendered, have a square cross-section

with a plain capping. These houses have a porch with low brick walls and columns (fluted at 18 Mile End Rd) or timber posts. The house at 9 Milton Street however has a timber porch, a wide bay window, and broader gable roof, and 85 Mimosa Road probably also did originally.



18 Mile End Road – porch with fluted columns



9 Milton Street – broad gable with offset verandah

Interwar period

Dispersed across the precinct is an array of Interwar period houses, especially examples of the Californian Bungalow style from the 1920s with the highest concentration being in Neerim Road. Many of these are also timber-framed houses, generally weatherboard, with a gable roof, either with a main transverse ridge (parallel to the street) or fully gabled to the front (ridge perpendicular to the street). Californian Bungalows have porches with either masonry supports such as battered columns/piers (224 Neerim Rd) or timber posts (15 Edgewood, paired at 14 Mile End Rd + 232 Neerim Rd, splayed at 238 Neerim Rd). Some porches are recessed beneath the front gable section (42 + 44 Hollywood Gve). There are also a few red brick bungalows with concrete lintels to the windows (214 + 216 Neerim Rd, 91 Mimosa Rd, 32 Munster Ave). The gable end detailing is usually less elaborate than the Federation period examples with squared battens and roughcast finish or shingles being common. As with the Federation period bungalows, the roofs are commonly clad in terracotta tiles and have square, squat red brick chimneys. Windows are timber-framed and typically double hung sashes with multi-paned upper sashes, though some have leadlight (lozenge to 238 Neerim Rd). One has casement windows with small upper panes (224 Neerim Rd).



216 Neerim Road – red brick with concrete lintels



238 Neerim Road – paired timber posts (splayed) and lozenges to upper sashes



1 McPherson Avenue – unusual two storey example



242 Neerim Road – semi-detached pair with roughcast to upper walls

Distinctive houses in the precinct include a rare two storey, timber-framed example with a recessed balcony at 1 McPherson Avenue and a semi-detached pair at 240-242 Neerim Road with roughcast upper walls.

By the late 1920s and throughout much of the 1930s, a range of dwelling styles were popular, some of which are represented in the precinct (however there are no examples of the Moderne or Spanish Mission styles). The building stock from this time is predominantly brick, and has a hipped roof clad in terracotta (glazed or unglazed) or concrete tiles. It includes several semi-detached pairs of houses. The porches tend to be smaller than those from the preceding part of the century.

The influence of the Georgian Revival style is evident in the symmetrical composition at 8 Edgewood Street, which is largely rendered with decorative brick trim, double timber doors, and geometric glass to the upper panes of the windows. Unusually the front wall extends to both side boundaries and includes a timber gate to the east side. The original fence with bands of clinker brick and concrete crosses is distinctive. Nearby at no. 13 is a house with paired columns to the porch. This is indicative of the Georgian Revival style, though it does not have a symmetrical façade. The house at 20 Byron Street is however symmetrical with a central columned porch.



8 Edgewood Street – wall extending to boundary, original fence



13 Edgewood Street – columns to porch and original fence



20 Byron Street – columns to porch



1 Hollywood Grove – recessed entry with tapestry bricks, original door

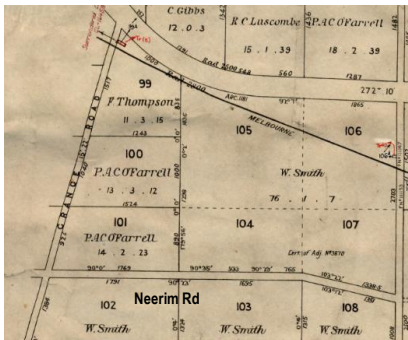
Two of the semi-detached pairs have recessed porches, arched at 21-23 Byron Street and stepped at 1-1A Hollywood Grove. Both are largely rendered with brick trim. The latter has tapestry brick and corbelled gables, indicative of the influence of the Tudor Revival/Old English style, and retains distinctive geometric leadlight and an original stained timber doors to 1A. The weatherboard house at 48 Hollywood Grove has a Tudor arch to the masonry porch. The contrasting brickwork to the arch has however been painted over.

Low masonry fences may be rendered (1 Hollywood Grove) or clinker brick with a glazed coping brick (13 Edgewood Street).

History

The land parcelling encompassed by the Carnegie Residential Precinct was the result of several subdivisions made by different land owners over two broad stages: the allotments, streets and laneways of the eastern half were established over the 1880s and, in the western half, between 1907 and 1914. Across the precinct however, the main phase of intensive development was the early 20th century.

The precinct is comprised of parts of Crown Allotments 100, 101, 104 and 105 of the Parish of Prahran. While initial dates of grants are not known, the majority of the Carnegie district had been alienated by the mid-1860s.¹ The owners included W Smith (Crown Allotments 104 and 105), who possessed substantial holdings that spanned Neerim Road, and the somewhat notorious Melbourne solicitor and 'one of the largest land-owners' in Victoria, Peter A C O'Farrell (Crown Allotments 100 and 101).²



Extract from the Prahran Parish Plan showing the Crown Allotments that formed the precinct (100, 101, 104 and 105)
(Source: Prahran Parish Plan, VPRS 16171, P1, Plans Ne-R)

- ¹ Initial dates of purchase are not provided on the Prahran Parish Plan (VPRS 16171, P1, Plans Ne-R); however, it is known that Crown land was purchased in the Caulfield area, close to Kooyong and Balaclava Roads, from the early 1850s and then progressively sold in large blocks to the east and south until the mid-1860s, by which point much of the Carnegie area had been alienated (Peter R Murray and John C Wells, *From sand, swamp and heath – A History of Caulfield*, Melbourne, 1980, p2)
- ² Irish migrant, Peter A C O'Farrell (circa 1828-98), was the brother of Henry James O'Farrell, who attempted to assassinate the Duke of Edinburgh at Clontarf, Sydney, in 1868. In the wake of his brother's execution, Peter practiced law for over a decade in the United States before returning to Melbourne in the early 1880s. He became entangled in a bitter financial dispute with the Catholic Archbishop Goold, who he wounded with a revolver in 1882, after which he was subsequently incarcerated ('Death of Mr P. A. C. O'Farrell', *Advocate*, 22 October 1898, p7)

In line with the majority of the district, the precinct area appears to have been generally undeveloped at the time and its eastern portion was incorporated into the expansive Carnegie holding of William Murray Ross in 1874.³ An English migrant and merchant-cum-speculator, Ross held ambitions to establish a private suburb in the district, a project he promoted as 'Rosstown'. It was intended for the proposal to be supported by his sugar beet processing mill (constructed 1875), which was to be connected to Elsternwick by a dedicated railway (redundant at its completion in 1888).⁴ Over the 1880s, the Rosstown estate – focused to the south of Carnegie Railway Station (established 1879 as Rosstown, renamed in 1909) and for the most part east of the precinct – was widely promoted.⁵ The development of the only section of the Rosstown estate in the precinct, the west side of Cosy Gum Road, is indicative of the sluggish sales that bedevilled Ross' speculative intentions, with this area accommodating a dairy during the 1890s and not witnessing construction activity until 1912-13, when seven weatherboard villas were erected. This development is depicted in the 1915 MMBW plan, which is reproduced below.⁶



A promotion for the Rosstown subdivision. The precinct section of Cosy Gum Road (west side) is outlined. Note north is frame left

(Source: *Rosstown, Saturday Jan 31st...*, Melbourne, circa 1880s, SLV, <<http://handle.slv.vic.gov.au/10381/282143>>)

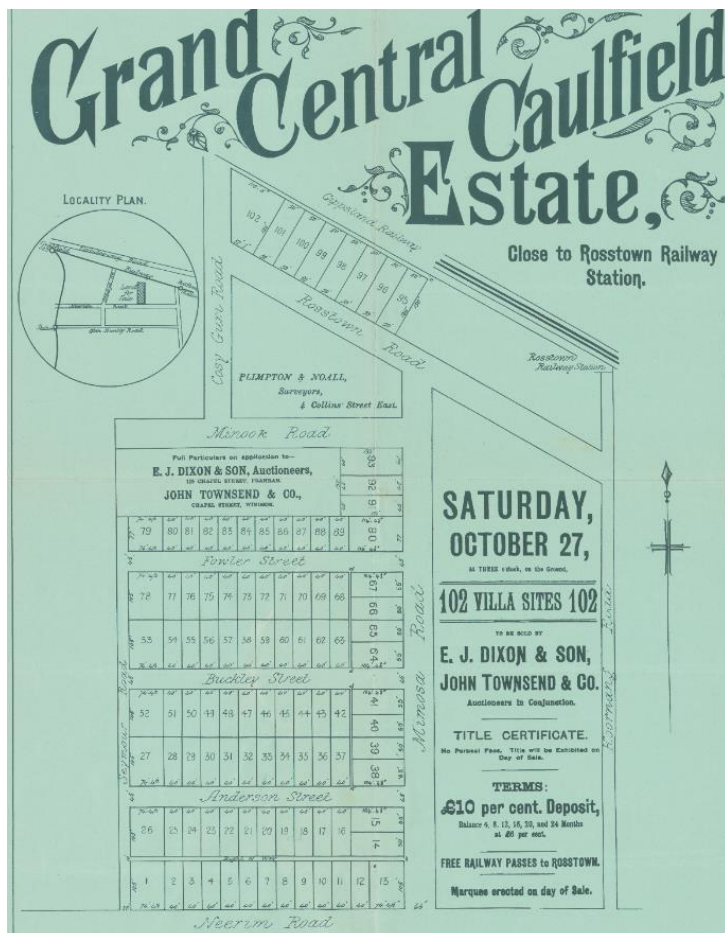
³ D F Jowett and I G Weickhardt, *Return to Rosstown: Railways, land sales and sugar beet ventures in Caulfield*, Rosstown Historical Research Group, Mordialloc, Victoria, 1978, p16; 'Carnegie', *Victorian Places*, 2014, <www.victorianplaces.com.au/carnegie>, accessed 22 February 2019; and Certificate of Title, vol.695, folio 963

⁴ 'Special Advertisements: The New Suburb of Rosstown', *Argus*, 31 March 1875, p4; and Jowett and Weickhardt, *Return to Rosstown*, pp16-20

⁵ *Rosstown, Saturday Jan 31st on the ground... 139 building allotments*, Melbourne, circa 1880s, SLV, <<http://handle.slv.vic.gov.au/10381/282143>>; and *Rosstown*, Melbourne, Fergusson & Mitchell, circa 1870s, SLV, <<http://handle.slv.vic.gov.au/10381/282106>>

⁶ *Sands & McDougall's Directory*, 1893-1914; the replacement of 1, 9 and 11 Cosy Gum Road occurred post-1945 (refer to 1945 aerial photograph)

Crown Allotments 104 and some of 105, which were not included in the Rosstown subdivision, were acquired by the market gardener, William Josiah Jabey Barnett, in 1875.⁷ As the wider Rosstown venture faltered, and Ross' creditors began selling it off in large sections, Barnett retained this purchase, conceivably utilising it for agricultural purposes. In the midst of Melbourne's 'land boom', he sold allotment 104 to Edward Sidney Edsall, a Malvern councillor and well-known speculator, in May 1888.⁸ Acting swiftly, Edsall subdivided the land into residential allotments, and by October of that year it was being advertised as a superior villa estate, the 'Grand Central Caulfield Estate'.⁹ The majority of sites sold over 1890-91.¹⁰ While large allotments were offered along Mimosa Road and at intersections with Seymour Road (now Avenue), most were smaller (40 feet by 105 feet), relatively typical of the 1890s. Of the corner allotments, 240-242 Neerim Road, 4 Edgewood Street, 1 Buckley Street and 38 Holywood Grove (then Fowler Street), broadly retain their original dimensions.



Edsall's 1888 subdivision, eastern section of the precinct
(Source: E J Dixon and Son, NLA, Bib ID 234762)

Reflective of Rosstown/Carnegie's more peripheral location within the municipality as well as possibly the downturn in the housing market and consequent general depression, only a handful of residences appear across the Grand Central Caulfield Estate during the 1890s. A review of the *Sands & McDougall's Directory* illustrates the haphazard development at this stage and a gradual escalation of building activity over the early 20th century.

Along the Neerim Road frontage of the estate, only *Ida Villa* – a polychrome brick Italianate house outside the precinct (recommended for an individual HO) erected between 1891-98 – existed until the construction of nos 228 and 230 in circa 1914.

⁷ Certificate of Title, vol. 800, folio 930

⁸ Certificate of Title, vol. 800, folio 930

⁹ 'Councillor Edsall', *Prahran Telegraph*, 8 September 1888, p5; and 'Advertising', *Argus*, 23 October 1888, p3

¹⁰ Certificate of Title, vol. 800, folio 930

The remainder of this block was fully developed by circa 1924.¹¹ In Edgewood Street (renamed from Anderson Street by 1896), a house on the northern side, at no. 7, was the first to be built in circa 1895 (now replaced), followed by no. 15 in circa 1904 and nos 21 and 23 in circa 1912.¹² To the south side, no. 6 appears to have been the first erected in circa 1911, with several others constructed, 1912-14.¹³ Most allotments had been built upon by 1915, including a sizable weatherboard villa with a return verandah on a double allotment at no.17-19 (replaced by a two-storey flat in the 1970s/1980s). Interwar and Post-war infill included the brick house at no. 8, built in the late 1930s, and no. 4, constructed between 1945 and 1956.¹⁴

A similar pattern is apparent in Buckley Street and the eastern section of Holywood Grove (known as Fowler Street until the early 1920s). While initial listings in Buckley Street by the *Sands & McDougall's Directory* are ambiguous¹⁵, it appears that nos 10, 20 and 22 had been constructed over the early 1890s. A surge in building occurred between 1912 and 1914, with most of the remaining allotments to the southern side developed.¹⁶ Some allotments to the north side of Buckley remained unbuilt on into the mid-1940s, although nos 21 and 23 (inside the precinct), were erected in circa 1914.¹⁷ Dwellings within the precinct section of Fowler Street appeared over 1910-14 (namely 37, 38, 39, 40 43 and 45 Holywood Grove).¹⁸ Similarly styled weatherboard villas had followed by the early 1920s, with Post-war infill at nos 46 and 48 built between the late 1940s and early 1950s.¹⁹

Development to the precinct section of Mimosa Road and Mile End Road (only recorded from 1914), predominantly occurred over the early 1910s, with 81 and 83 Mimosa Road the first constructed in 1911/12.²⁰ A spate of construction followed circa 1913, which saw over half the remaining allotments built upon.²¹ By 1931, the remainder had been occupied by comparable dwellings.²² Similarly, development of the western side of Seymour Avenue, described as a 'paddock' until 1905, occurred rapidly in 1913-14.²³

As residential streetscapes progressively consolidated across the Grand Central Caulfield Estate in the early 20th century, the western half of the precinct also became subject to subdivision for the first time, and comparatively more immediate development.

The south-western section, including Byron and Milton streets, formed part of the enormous, chiefly East Caulfield holding of the early land syndicate, The Freehold Investment and Baking Company of Australia Limited, procured in 1886.²⁴ Poorly positioned to survive the collapse of Melbourne's 'land boom', the Company, listed as insolvent in the record of some sales, subdivided this portion of the precinct in 1907, with the offer of larger, diagonal orientated allotments to Grange Road creating the distinctive triangular configuration on the west side of Byron Street.²⁵

¹¹ 228 and 230 Neerim Road first appear in the *Sands & McDougall's Directory* in 1915 (also refer to the 1915 MMBW plan). All other houses Contributory houses, including the semi-attached pair at no. 240-242, were built between 1917-24

¹² *Sands & McDougall's Directory*, 1892-1914

¹³ *Sands & McDougall's Directory*, 1910-15

¹⁴ *Sands & McDougall's Directory*, 1935-45; refer to 1956 aerial photograph

¹⁵ *Sands & McDougall's Directory*, 1892-96

¹⁶ *Sands & McDougall's Directory*, 1892-1916

¹⁷ *Sands & McDougall's Directory*, 1900-15; and refer to 1945 and 1956 aerial photographs

¹⁸ *Sands & McDougall's Directory*, 1905-1915

¹⁹ *Sands & McDougall's Directory*, 1915-20; and refer to 1945 and 1956 aerial photographs

²⁰ *Sands & McDougall's Directory*, 1910-13

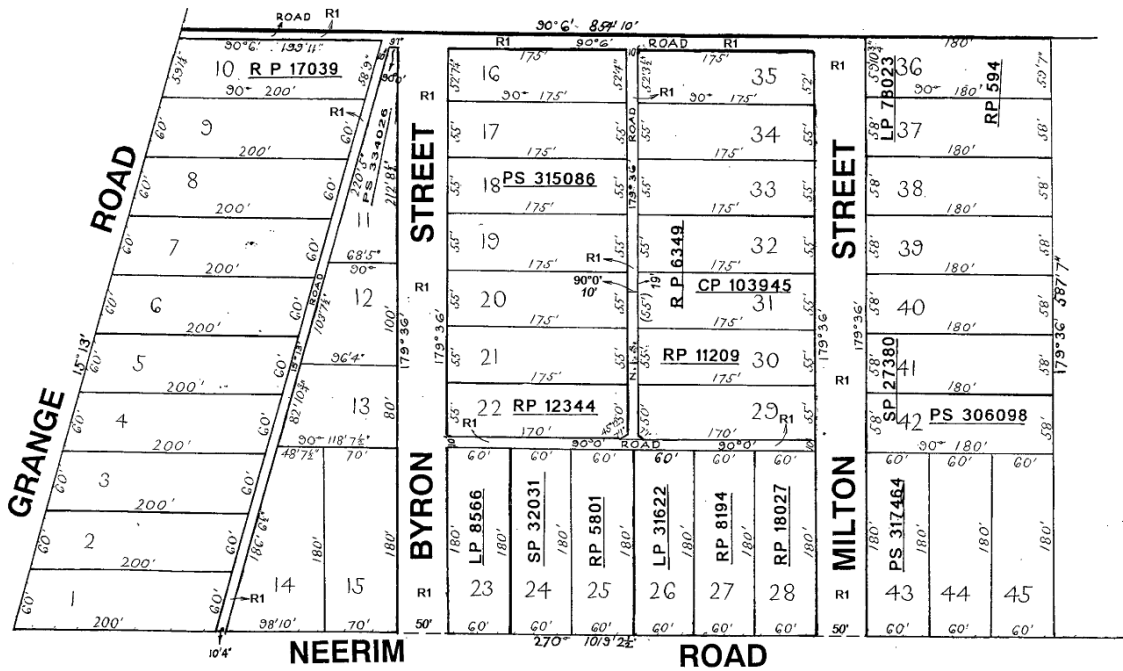
²¹ *Sands & McDougall's Directory*, 1912-15

²² Refer to 1931 aerial photograph

²³ *Sands & McDougall's Directory*, 1900-15

²⁴ Certificate of Title, vol. 1821, folio 197

²⁵ Landata, LP 4790



Original subdivision of Byron and Milton Street, parts of which are inside the precinct (Source: Landata, LP 4790)

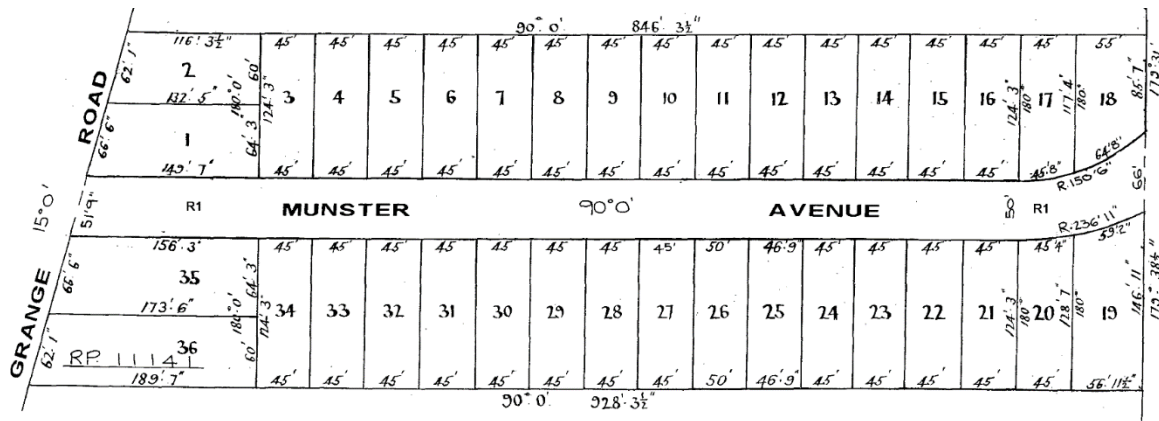
In 1907-08, Robert Pearson, a ‘gentleman’ based in Glen Huntly, and his wife, Jane, acquired both sides of Milton Street.²⁶ These allotments were sold during 1912-13 and, according to *Sands & McDougall’s Directory*, occupied soon after.²⁷ In a departure from the residential character of the precinct, the weatherboard villa at 11 Milton Street, which occupied a double allotment, operated as a florist from circa 1915, until its apparent subdivision in the mid-1920s and the construction of the brick bungalow at 9 Milton Street.²⁸

The western side of Byron Street was roughly divided between the purchases of an Albert Park based cycle mechanic, John Cantwell (1907), who acquired the southern section, and in the north, Michael Ryan, a Neerim Road farmer (1909).²⁹ Weatherboard villa residences were built between 1912 and 1917³⁰, with the brick semi-attached pair at 21-23 Byron Street erected during the late 1930s.³¹ The eastern side of Byron Street was bought by Sarah Wilcome Emma Jessie Nunn, of St Kilda, in 1911.³² The Nunn family, who were residents of the street (outside the precinct), sold the northernmost allotment in 1912 with an occupant (at no. 22) listed by the following year.³³ The brick dwelling at 20 Byron Street was erected later, 1938-42.³⁴

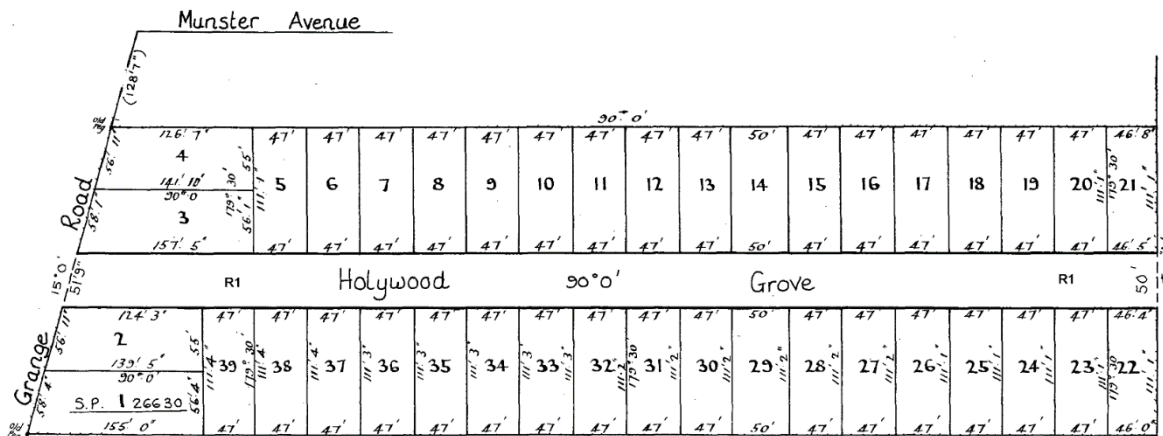
The majority of the north-western section of the precinct, approximately 21 acres (8 ha.) of Crown Allotment 100 (including Munster and McPherson avenues and Hollywood Grove) had been acquired by the wealthy partners of ‘Messrs. Sargood, Butler & Nichols’, a well-established Melbourne wholesale softgoods importer,³⁵ in 1898, most likely for speculative reasons.³⁶

26 Certificate of Title, vol. 1821, folio 197
 27 Certificate of Title, vol. 3290, folio 989; and *Sands & McDougall’s Directory*, 1911-14
 28 *Sands & McDougall’s Directory*, 1916-25
 29 Cantwell, Certificate of Title, vol. 3196, folio 095; and Ryan, vol. 33636, folio 185
 30 *Sands & McDougall’s Directory*, 1911-18
 31 *Sands & McDougall’s Directory*, 1933-38
 32 Certificate of Title, vol. 3529, folio 753
 33 *Sands & McDougall’s Directory*, 1911-14
 34 *Sands & McDougall’s Directory*, 1938-42
 35 For a synopsis of this business refer to ‘Meers. Sargood Bros’, *Punch*, 27 August 1907, p52. An affluent Melbourne politician, Sir Frederick Thomas Sargood (1834-1903), from his residence at the celebrated mansion Rippon Lea (erected in 1868), was the most eminent of the partners
 36 Certificate of Title, vol.2689, folio 709

Of this Munster Avenue and Hollywood Grove emerged first, following their purchase by Adolphe Frederic Seelenmeyer,³⁷ an English migrant of Prussian descent and reputable Melbourne physician and homoeopath, in March 1908 and May 1910 respectively.³⁸ He subdivided Munster Avenue in 1909, likely naming the street after his wife, Alexandra Mary Munster.³⁹ Seelenmeyer then followed with the subdivision of Hollywood Grove in mid-1910, itself apparently called for Alexandra's birthplace: Hollywood, County Down, Northern Ireland.⁴⁰ The subdivision pattern in both streets was similar, with fair-sized suburban allotments prevailing with double sites offered to Grange Road. Allotments were purchased steadily along both streets, most having passed to individual owners by 1913. On the basis of the *Sands & McDougall's Directory*, both Munster Avenue and Hollywood Grove appear to have been largely built up over 1912-13.⁴¹



Original subdivision of Munster Avenue, 1909
(Source: Landata, LP 5045)



Original subdivision of Hollywood Grove, 1910
(Source: Landata, LP 5293)

³⁷ Seelenmeyer (1855-1922) was recorded as Dr Adolphe Frederick Seeley at his death, having likely anglicised his name in response to anti-German sentiment during World War I ('Late Dr. Seeley's Will', *Herald*, 24 January 1923, p3; and Barbara Armstrong, 'Seelenmeyer', *History of Homoeopathy in Australia*, The Centre of Australian Homoeopathic History, April 2016, <www.historyofhomeopathy.com.au/timeline/10-people/148-seelenmeyer-adolphe-frederick.html>, accessed 1 April 2019)

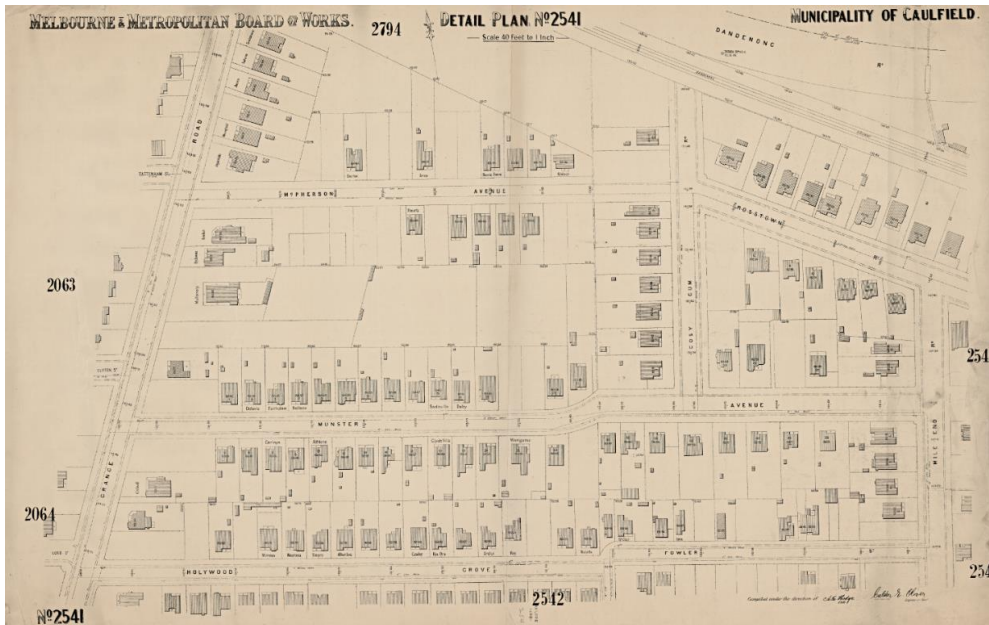
³⁸ Munster Avenue – Certificate of Title, vol.3261, folio 099; Seelenmeyer had acquired Hollywood Grove from Marian Emily Hocking who had purchased it from the Butler and Nichols in 1908 – Certificate of Title, vol.3285, folio 813

³⁹ Certificate of Title, vol.3261, folio 099; and LP 5045

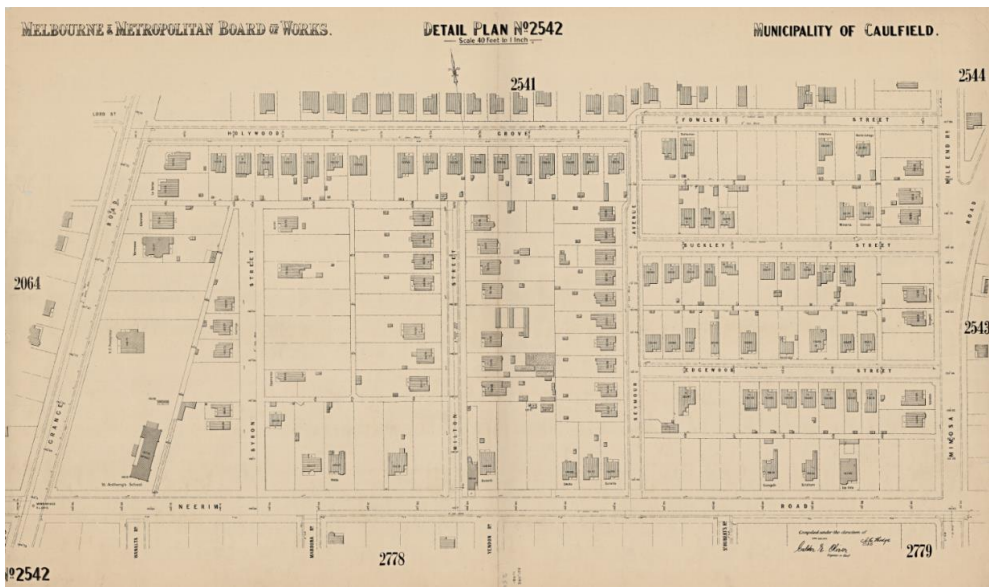
⁴⁰ Certificate of Title, vol. 3285, folio 813; and LP 5293

⁴¹ *Sands & McDougall's Directory*, 1910-14

This period witnessed a veritable surge in the ‘demand for local villa properties’ across Carnegie,⁴⁹ including the precinct, with much of the growth apparently fuelled by ‘overflow population’ from Malvern and Prahran.⁵⁰ In 1919, the *Herald* could reflect upon the municipality’s ‘remarkable’ and ‘rapid’ growth, with ‘large open paddocks’ given over to ‘thousands of modern dwellings’.⁵¹ Such a pattern of development is exemplified markedly by the precinct. Indicative of the precinct’s modest but respectable suburban building stock, the same paper portrayed Carnegie as ranking ‘among the leading working class suburbs’⁵², with the ‘strength of the existing railway service’ also attractive to ‘city workers’.⁵³



Development in northern portion of the precinct by 1915
(Source: MMBW detail plan 2541, Caulfield, SLV)



Development in the southern portion of the precinct by 1915.
(Source: MMBW detail plan 2542, Caulfield, SLV)

49 ‘Real Estate Movements’, *Prahran Telegraph*, 26 April 1919, p5
 50 ‘Beyond Caulfield’, *Herald*, 18 September 1913, p4
 51 ‘Real Property’, *Herald*, 12 June 1919, p14
 52 ‘Real Property’, *Herald*, 30 October 1919, p12
 53 ‘Beyond Caulfield’, *Herald*, 18 September 1913, p4



1931 aerial photograph of eastern half of the precinct.
(Source: Landata, Maldon Prison, Proj. no. 1931, Run 25, Frame 2477)



1945 aerial photograph of the precinct.
(Source: Landata, Melbourne and Metropolitan Area Project, Proj. no. 5, Run 15, Frame 5775)



1956 aerial photograph of the precinct
 (Source: Landata, Melbourne Outer Suburb Project, No. 250, Run 15, Frame 73)

Thematic Context/Comparative Analysis

City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):

- The Post Federation Years (1900s-1910s)
- Suburban Expansion and Consolidation (1920s-1930s)

Known comparable places in the City of Glen Eira:

This proposed precinct is the only residential precinct that primarily relates to the Federation period and predominantly includes a diverse array of economic timber-framed examples of the Queen Anne style with corrugated metal clad roofs, which together form a series of intact streetscapes.

Comparable places include:

- Elsternwick Estate and environs (H072) – a portion of the housing stock dates to the Federation period, but also much to the earlier Victorian period and some to the later Interwar period. Several substantial and elaborate red brick and slate roofed Queen Anne villas to Elizabeth Street, dating 1909-12. There are few weatherboards houses in this precinct.

- *Myatt*, (part of HO14), 2 Mayfield Grove – a well detailed weatherboard villa, which is currently the only, directly comparative identified heritage item to the subject site. Constructed 1902, *Myatt* is distinguished by its combination of horizontal and vertical timber linings, bracing, roughcast cornice, ornamentation and pair of elaborate face brick chimneys.
- *Peradeniya*, 24 Elliott Avenue, Carnegie (recommend for a HO) – a substantial and accomplished weatherboard example of the Queen Anne style, which appears to be rare across the municipality.
- *Truro*, 185 Koornang Road, Carnegie (recommend for a HO) – substantial brick and slate roofed Queen Anne villa, situated to a main road. Comparable in size, diagonal composition and detailing however, utilising a less typical material palette.

Condition

Good

Integrity

Mostly intact

Previous Assessment

234 Neerim Road graded C+ (local significance) and 7 Edgewood Road graded D (local interest) [recently demolished]; remainder of sites graded N (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 30, 1990

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the land including:

- Buckley Street: 2-24 nos (south side) and 21-23 (north side),
- Byron Street: 20-22 (east side) and 9-25 (west side),
- Cosy Gum Road: nos 1-13 (west side)
- Edgewood Street: nos 1-23 (north side) and nos 4-24 (south side),
- Grange Road: nos 24, 26, 28, 34, 46, 58 (east side),
- Hollywood Grove: nos 1-49 (north side) and nos 2-48 (south side),
- McPherson Avenue: nos 2-26 (north side) and nos 1-27 (south side),
- Mile End Road: 8-22 (west side),
- Milton Street: nos 2-8 (west side) and nos 1-15 (east side),
- Mimosa Road: nos 81-91 (west side),
- Munster Avenue: nos 1-31B (north side) and nos 2-34 (south side),
- Neerim Road: 214-242 nos (north side), excluding no. 234
- Seymour Avenue: nos 2-20 (west side).



Recommended extent of Heritage Overlay
(Source: Nearmap, depicting 7 April 2019)