

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



**VOLUME FOUR**

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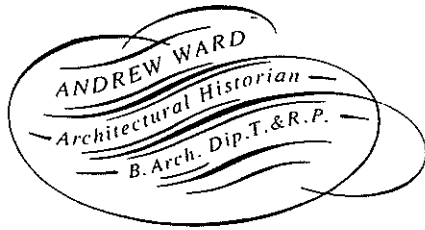
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**CITY OF GLEN EIRA  
HERITAGE MANAGEMENT PLAN 1996**

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**VOLUME FOUR**

**September 1996**

**5. THE CITY OF GLEN EIRA HERITAGE MANAGEMENT PLAN**

## 5.1 Introduction

This document arises from the processes of research and assessment contained in earlier sections of the Urban Conservation Study Report. It is the result, also, of the experience obtained by the author in the City of Glen Eira over a period of some six years during which he has acted as heritage adviser and participated in the activities of the Caulfield Heritage Management Plan Committee. In that time, Caulfield Heritage Watch, a locally formed community group advocating conservation of the City's heritage, has campaigned consistently to raise the community's awareness of the value of its built heritage. It is a campaign which has been well supported by sections of the community, including trader groups, and was given credibility in 1993 by the results of a Council sponsored survey of residents' attitudes in the identified Elsternwick Historic Area. In this Survey, residents were asked if Council should be involved in deciding whether buildings situated in a Heritage Area may be altered, added to, demolished or replaced. Affirmative responses were received from not less than 80% of the 233 respondents to these questions.

In Derby Road, traders have also met to discuss ways and means of improving the streetscape character of their shopping centre, drawing on its cultural assets as a starting point and determinant for its future urban landscape. The Glen Huntly shopping centre has recently been the subject of streetscape works exploiting the theme of the ill-fated sailing ship of that name which entered Port Phillip Bay with fever on board in April 1840. At Bentleigh, the Centre Road shopping centre is now graced by two rotundas exploiting Edwardian architectural themes. These projects in which both Council and the community have played a part, show that there is widespread support for environmental programs drawing on the cultural themes and historic fabric of the City, to make Glen Eira a better place in which to live. There are valid reasons for this stance, not the least of which is the fact that it is the history of a locality which imparts character and cultural identity to it.

Council recently provided rooms in its offices to accommodate the Caulfield Historical Society collection. It has co-operated with the National Trust on two occasions by making the municipal buildings available for its annual trade fair.

Importantly, Council has demonstrated a consistent approach to conservation management since 1990, distinguished by its foundation in the community's expectations. It has maintained this position at a time when neighbouring Councils have faltered and lost direction in their pursuit of a management plan for local heritage. Council considers the preparation of this document to be a necessary step as part of its statement of corporate goals in Glen Eira's Corporate Plan 1995. Goal 7 of the City of Glen Eira's Corporate Plan 1995 sets down the following actions for 1995/96 impacting on the municipality's heritage:

- "In consultation with the community, formulate by March, 1997, long term plans identifying areas of heritage significance or urban character worthy of protection and retention, enhancement or change."



- "Formulate an appropriate heritage management plan after consultation with the community."

Actions arising from the latter goal are as follows:

- expand the scope of the heritage study for the former City of Caulfield to include the South Glen Eira area
- commission a heritage architect to identify the heritage characteristics of properties in Glen Eira by June 1996.
- publicly exhibit and seek feedback on the report which would highlight areas or individual properties of heritage significance
- determine a range of possible actions, including preparing guidelines and introducing statutory controls if warranted and publicly supported.

## 5.2 Conservation Policy

This Report provides the information and assessments of significance which form the basis of policy development. This Statement of Conservation Policy, therefore, has the Study findings as its impetus and has been prepared for adoption and implementation by Council on behalf of the community. It recognises that conservation management is not a task to be addressed by a single agency but rather by a range of community based and government groups, each with its own responsibilities and potential for precipitating action. Ultimately, the responsibility for carrying out conservation works to buildings and places rests with their owners and users. This challenge, however, is simplified when all of the players are empowered by a consensus achieved through the acceptance of an overall Conservation Policy.

The principles of the policy are as follows:

### 5.2.1 Responsibility

The development and implementation of the policy commences with an acceptance by the community of its responsibility for the care of its heritage. Put simply, if a particular community is unwilling to look after its own heritage, it is certain that nobody else will. This is made all the more compelling by the fact that only the local population has the knowledge, sensitivity and motivation to understand and interpret its heritage. Only the local population gains the lasting benefits from the nurture of its heritage. *It is therefore recommended that the community of the City of Glen Eira accept that it has a primary responsibility for the care of its cultural heritage.*

### 5.2.2 Understanding

Accepting responsibility without attaining an understanding of the breadth and depth of its heritage is a risky course for any community to take, leading inevitably to the loss and misinterpretation of assets. *The community, therefore, should facilitate the collection and study of information which enhances the knowledge and popular understanding of its history.*

### 5.2.3 Advocacy

A sound program of advocacy for conservation management leads towards community "ownership". If conservation management is to be the responsibility of individuals, then the message needs to be brought to them, to the owners and users of buildings and places, streets and parks so that their participation in and therefore ownership of heritage is universal. This matter is especially a challenge in a municipality which, though discrete, forms part of a much larger urban area. Here, the challenge to inform is allied with the challenge to identify: to raise the individual's awareness that he or she lives or works in an area which has its own character and needs that are different from the area next door. Furthermore, given the constant movement of the population to and fro, there is a continuing need for advocacy. *The community should promote an awareness of the value of Glen Eira's heritage for present and future generations at all age levels.*

### 5.2.4 Action

Conservation has a primary concern with the processes and actions required to retain the cultural values of places into the future. Whether this involves applying the fruits of research to a particular project, saving something which might otherwise be lost, arranging funding or celebrating an event, conservation comes about as a result of a co-ordinated action. Leading by example, therefore, to implement worthwhile conservation projects is the essential final chapter in this Policy Statement. *The community should take whatever action is necessary to facilitate the sound conservation management of its assets.*

## 5.3 Conservation Strategy - Statutory initiatives

The Strategy sets out the way in which the Policy will be implemented. This process should involve both statutory and non statutory measures. In so far as statutory procedures are concerned, there are a number of State and Federal Government legislative provisions having jurisdiction over heritage. These are as follows:

### 5.3.1 The Planning and Environment Act 1987

This Act sets out local government's responsibilities. It specifies the State Government's objectives for planning in Victoria. The conservation of the state's cultural heritage is explicitly stated as one of these objectives.

Section 4(1)(d) of the Act outlines the objectives of planning in Victoria as they relate to heritage conservation:

*'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.'*

The other objectives of planning in Victoria as specified in the Act also support the principles of heritage conservation.

All municipalities are required by Section 12(1)(a) of the Act to implement the objectives of planning in Victoria. In addition, Section 12(1)(c) specifically requires that planning schemes be regularly reviewed.

Section 4(1)(d) may be satisfied by the inclusion of heritage controls in the municipality's planning scheme. The completion of the present Study is a necessary precursor to such an action.

### **5.3.2 The Australian Heritage Commission Act 1975**

The **Australian Heritage Commission** was established in 1975 under the Australian Heritage Commission Act. It is a statutory body which consists of part-time members from around Australia with various skills and interests in Australia's heritage.

The Commission is responsible for the identification and maintenance of the National Estate. Under the Australian Heritage Commission Act, the National Estate is defined as:

*'those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific value for future generations as well as for the present community.'*

Those items identified by the Commission, which may be in either private or public ownership, are placed on the Register of the National Estate. It is important to note that inclusion of a place on the Register of the National Estate does not necessarily mean that it is of national significance. Places that are of a lesser level of significance may still qualify for the Register.

The inclusion of a place on the Register imposes some constraints on the actions of the Commonwealth Government but not usually on State or local government or private individuals.

Other responsibilities of the Commission include providing the Federal Minister with advice related to the National estate and promoting policies and programs for conservation including the annual National Estates Grants Program. This Study has recommended a number of places for inclusion on the National Estate Register.

The following places in Glen Eira are presently included on the National Estate Register:

00 5756	Myoora, 405 Alma Road
00 5746	Tram shelter, Balaclava Road
00 5741	House, 45 Balaclava Road
00 5747	St Stephen's Church, 158 Balaclava Road

00 5757 Halstead, 23 Bambra Road  
00 5752 St Mary's Church, Glen Eira Road  
00 5748 Anselm, 4 Glenferrie Street  
00 5749 Trinity Congregational Church, Grange Road  
00 5751 St Mary's Jubilee School  
00 5742  
00 5744 Rippon Lea and Gardens  
00 5738 Glenfern, 417 Inkerman Road  
00 5753 Lirrewa, 1-3 Lirrewa Grove  
00 5745 Craigellachie, 2b Lynedoch Avenue  
00 5739 Labassa, 2 Manor Grove  
01 5341 Merklin-schutze Organ, 66 Orrong Road  
00 5754 Lisbon House, 70 Orrong Road  
00 5755 Athole, 18 Poplar Avenue  
00 5750 Stanmere, 19 Sandham Street

The following additional places have been recommended for inclusion on the National Estate Register as a consequence of this study. It is anticipated that further places will be considered at a later date.

Grand Union tramway junction, cnr Balaclava and Hawthorn Roads  
Harleston, 67 Balaclava Road  
Nettalie, 73 Balaclava Road  
Grace Darling and stables, 1 Bond Street  
Andover and stables, 30 Booran Road  
Burreel, 10 Burreel Avenue  
Tramway, Dandenong Road  
Church of Christ, 514 Dandenong Road  
House, 30 Elizabeth Street  
Caulfield State School No. 773, 724 Glen Huntly Road  
Melrose, 2 Hopetoun Street  
Fmr Star of the Sea O'Neill College, 1A Nagle Avenue  
Heatherbrae, 73 Neerim Road  
Caulfield rail station, Normanby Rd and Sir John Monash Drive  
Miller mausoleum, Brighton cemetery  
Manair (?), 225 North Road  
Fmr Union Church, 84-86 Orrong Road  
Roseneath, 31 Nepean Highway  
Alnwick, 11 Railway Avenue  
Fmr P & M T T sub station, 6-8 Rusden Street  
Belle Vue, 63 St George's Road  
Fmr Elsternwick fire station, 2-4 Selwyn Street  
Carnegie State School No. 2897, 51 Truganini Road

### 5.3.3 The Heritage Act 1995

The Victorian Heritage Act 1995 repeals the Historic Buildings Act 1981 and the Historic Shipwrecks Act 1981 and replaces them with a single Act which also deals with non-Aboriginal archaeological sites, previously covered under the Archaeological and Aboriginal Relics Preservation Act 1972. Under the new Act, all places previously listed in the Historic buildings Council Register and Historic Shipwreck Register are automatically included in the Victorian Heritage Register. All buildings included on the Government Buildings Register will retain existing protection. They will eventually be transferred, where appropriate, to the Victorian Heritage Register.

The Heritage Council is responsible for identifying buildings, works and objects of historic or architectural importance and assisting with their preservation. Buildings, works and objects which are on the Victorian Heritage Register may not be demolished, altered or their sites developed without a permit from the Heritage Council. In addition, the Heritage Council administers a financial assistance program for places on the register, including buildings, trees, gardens, archaeological places and objects and shipwrecks.

The following places in Glen Eira are presently included on the Victorian Heritage Register (H) and Government Buildings Register (G):

H 136	Glenfern, Cnr Hotham and Inkerman Streets, Balaclava
H 490	Myoora, 405 Alma Road, Caulfield
H 450	Halstead, 23 Bambra Road, Caulfield
H 589	Rosecraddock, 10 Craddock Avenue, Caulfield
H 1023	Ornamental Tramway Overhead Poles, Dandenong Road, Caulfield
H 135	Labassa, 2 Manor Grove, Caulfield
G 448	Railway Station, Normanby Road, Caulfield
G 453	Primary School No.773, 724 Glenhuntly Road, Caulfield South
H 640	Elsternwick Post Office 296-298 Glenhuntly Road, Elsternwick
H 614	Rippon Lea, 192 Hotham Street, Elsternwick
H 704	Former Union Church, 84-86 Orrong Road, Elsternwick

The following additional places have been recommended for inclusion on the Victorian Heritage Register as a consequence of this study. It is anticipated that further places will be considered at a later date.

Tram Shelter, Balaclava Road/Orrong Road intersection  
Grand Union tramway junction, Balaclava Road, Hawthorn Road intersection  
Harleston, 67 Balaclava Road, Caulfield North  
Andover, 30 Booran Road, Caulfield North  
Anselm, 4 Glenferrie Street, Caulfield North  
Tarqua, 1-3 Lirrewa Grove, Caulfield South  
Craigellachie, 2b Lynedoch Avenue, St Kilda East  
Fmr Star of the Sea O'Neill College, 1a Nagle Avenue, Elsternwick  
Miller Mausoleum, Brighton Cemetery, North Road, Caulfield South  
Athole, 18 Poplar Grove, Carnegie  
Alnwick, 11 Railway Parade, Murrumbeena

#### **5.3.4 Heritage Victoria**

Heritage Victoria forms a part of the Department of Infrastructure and is the State Government Agency responsible for ensuring the conservation of Victoria's post-contact cultural heritage. In addition, it provides support for the Heritage Council. It operates the Victorian Heritage Restoration Fund providing short term reduced interest rates for capital works involving the conservation, restoration or enhancement of places throughout Victoria. Sites identified as important in Council's Planning Scheme will be given preference for funding assistance.

#### **5.3.5 Planning Scheme Controls**

Heritage Victoria is also the State Government agency responsible for the recent introduction of the Model Heritage Controls. These controls provide a standard instrument for the conservation of an area's heritage for use throughout Victoria. The Controls consist of an overlay provision in the local section of the Planning Scheme and they have the following purpose:

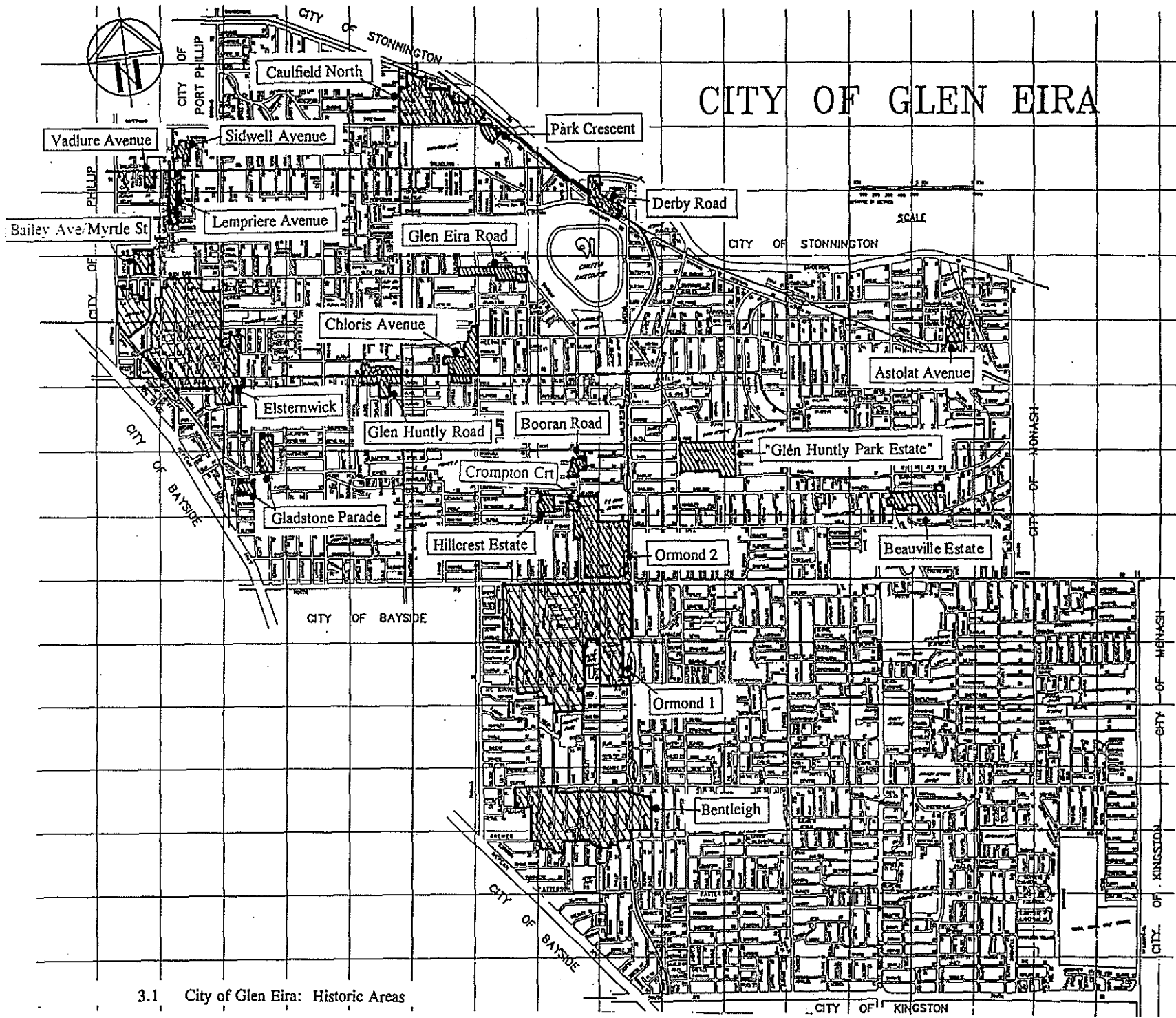
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

A permit is required to demolish or remove a building, to construct a building, to alter it externally and for other works. Council may introduce controls giving it discretion over the control of external paint colours, internal alterations, tree removal, outbuildings and fence conservation and the approval of normally prohibited uses for buildings. The Model Controls have been prepared for use by Council and it is expected that Council will address the need for the discretionary controls whilst preparing an amendment to its scheme. A copy of the Model Controls is contained in Appendix C. Should such controls be introduced a Planning Scheme amendment process would be necessary. This would involve Council giving formal notification to all affected property owners.

#### **5.3.6 Recommendations to Council**

The primary source for the statutory protection of cultural assets at the local level is the Planning Scheme administered by the local Council. The potential for realising Council's responsibilities under the Planning and Environment Act 1987 has been accordingly addressed in this Study and the following recommendations are made.

A number of areas demonstrate important eras in the growth of the municipality and survive in a reasonably intact state. It is recommended that these areas be designated Urban Conservation Areas in the Glen Eira Planning Scheme. These are shown on the attached figure and are as follows:



# CITY OF GLEN EIRA

SCALE

6

3.1 City of Glen Eira: Historic Areas

CITY OF KINGSTON

## 1. Elsternwick

This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme. It is important for its surviving mid nineteenth century villa residences especially including the "Rippon-Lea" estate, the late nineteenth century Boom period row houses and shops, the Edwardian residential and commercial development associated with the economic revival of the period and the religious, recreational and social institutions of different eras.

*Council shall facilitate the following actions:*

- *conservation of original shop fronts and facades*
- *preparation of a paint colour scheme strategy for the facades of shops above verandah level*
- *reinstatement of posted verandahs based upon available documentary and physical evidence*
- *selection of street furniture and pavement materials complementing the historic character of the Area*
- *consultation with the Public Transport Corporation with a view to retaining the existing electric tramway span poles*
- *development of existing off-street car parks to soften their impact upon the historic character of the Area*
- *preparation of a Conservation Management Plan of the Elsternwick station gardens*
- *preparation of an advertising code to control signage in the Glen Huntly Road shopping centre*
- *retention of existing pitched kerbs and channels*
- *adoption of "Heritage Guidelines for Houses in Elsternwick" to assist in the implementation of Planning Scheme controls.*
- *selection of street trees which enhance the historic character of the Area*
- *implementation of the trialed street signs program*

## 2. Gladstone Parade:

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme. It is noteworthy as the municipality's most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences. Its architectural significance is enhanced by the variety of styles, including Italianate and Queen Anne with Elizabethan/Jacobean references. The former O'Neill College, now Leibler-Yavneh College, is an important element.*

*Council shall facilitate the following actions:*

- *retention of existing pitched kerbs and channels*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls*



- *selection of street trees which enhance the historic character of the Area.*

### **3. Derby Road:**

*This Area shall be designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It is important as a predominantly Edwardian centre, associated with the Caulfield Racecourse and having a distinctive urban form determined by its short length and electric tramway. Its architectural significance is established by the diversity of the street architecture and the railway station, both of which survive with a high level of integrity.

*Council shall facilitate the following actions:*

- *completion of the Streetscape Management Plan for Derby Road, addressing issues including verandah reinstatement, street furniture design and selection, tramway pole conservation, pavement design and enhancement of the railway land*
- *retention of the existing pitched kerbs and channels.*

### **4. Caulfield North:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.* It is important as a substantially intact residential area established during the Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs, directed at the emerging middle class, which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.

*Council shall facilitate the following actions:*

- *retention of existing pitched kerbs and channels*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls*
- *selection of street trees which enhance the historic character of the Area*

### **5. Lempriere Avenue and "Greenmeadows Gardens":**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme and be submitted for inclusion on the Register of the National Estate.*

It is important as an estate of Dickson and Yorston Pty Ltd, representing an early high point in the development of the Garden Suburb environment in the metropolitan area during the 1920's, demonstrated today by the attention to the design of a landscaped street environment in Lempriere Avenue and by the planned relationship with now mature public

gardens which survive in a substantially intact state to the immediate south. The survival of the majority of houses forming part of the development enhances this significance.

*Council shall facilitate the following actions:*

- *Conservation of the original front fences and gates*
- *reconstruction of the original street lamps*
- *implementation of the provisions of the Conservation Management Plan for "Greenmeadows Gardens"*
- *retention of the house "Greenmeadows", at no. 19 Meadow Street*
- *conservation of the street name in the footpath*
- *preparation of Heritage Guidelines for Homes in Glen Eira to assist in the implementation of Planning Scheme controls.*

#### **6. Vadlure Avenue:**

*This Area shall be a designated Urban Conservation Area in the City Planning Scheme.*

It is important as a small group of substantial middle class houses of the Inter War Period, including exceptional Spanish Mission, English Domestic Revival and Moderne houses along with designs demonstrating aspects of the Colonial Revival popular amongst leading architectural firms of the day.

*Council shall facilitate the following actions:*

- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*

#### **7. "Hillcrest" and "Beauville" estates:**

*These Areas shall be designated Urban Conservation Areas in the City Planning Scheme and be submitted for inclusion on the Register of the National Estate.*

"Hillcrest" is noteworthy as the first housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It has historic value also as an early planned housing estate associated with the Depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in house styles and a landscaped garden suburb environment.

"Beauville" is important as the first large housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It is important also as a very early estate development incorporating a range of features other than houses and including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the post War era.

The estate is distinguished by its aesthetic values, as is the earlier and comparable "Hillcrest" estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.

*Council shall facilitate the following actions:*

- *conservation of the original front fences and gates*
- *conservation of the shared front driveways*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls*

**8. Crompton Court:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It is important as an early garden estate, comparable with Lempriere Avenue. Though smaller and lacking some features of Lempriere Avenue, the consistent design of the houses in the Spanish Mission Style, the treatment of no. 5 at the head of the court and the absence of front fences are distinguishing features. In these respects, Crompton Court is representative of the best garden estate design practice in Caulfield during the mid Inter-war period.

*Council shall facilitate the following actions:*

- *conservation of the original Garden environment by retaining the shared driveways and prohibiting the construction of front fences.*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the Implementation of Planning Scheme controls.*

**9. Astolat Avenue:**

*The conservation of the original houses in this Area shall be encouraged. Use of the Heritage Guidelines for Houses in Glen Eira will also be encouraged.*

**10. Park Crescent:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It is important for its aesthetic value as a prominent row of late Inter-war houses skilfully demonstrating the use of Classical, Mediterranean and Spanish Mission styles in a landscaped setting, enhanced by the view across Caulfield Park.

*Council shall facilitate the following actions:*

- *conservation of the original front fences and gates*
- *creation of a sympathetic landscape treatment along the edge of Caulfield Park in this vicinity and at the barrier in Park Crescent*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*

## 11. Glen Eira Road:

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It is architecturally important for the manner in which it brings together unusually fine examples of houses representing the major growth period and styles for which Glen Eira is noted. They include the mid and late Victorian periods ("Nithsdale"), the post Federation years ("Burn Brae" at No. 419 Glen Eira Road), and a range of Inter-war styles of an especially high standard within the municipality. This latter group includes Californian bungalows (especially Nos. 427 and 429 Glen Eira Road), Spanish Mission villas (notably Nos. 433 and 435 Glen Eira Road), Old English Cottages (Nos. 536 and 538 Glen Eira Road), and isolated French Provincial, Gothic Revival and Modernist houses (Nos. 451, 457 and 455 Glen Eira Road respectively).

*Council shall facilitate the following actions:*

- *conservation of the original front fences and gates*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*

## 12. Chloris Crescent:

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It has historic and architectural significance. Its historic significance is demonstrated by the close juxtaposition between tram depot and suburban homes, built at the same time and expressing their interdependence: a relationship which made possible the subdivision and settlement of the whole of the remaining open land in the former Caulfield Municipality during the Inter-war Period. It demonstrates a lifestyle which continues today but which has its origins in this period and has all but passed in other Australian capital cities.

The Area's architectural values are derived from the intact state of the stylistically diverse 1920's housing stock, demonstrating a standard of living representative of the period.

*Council shall facilitate the following actions:*

- *consultation with the Public Transport Corporation requesting its co-operation with the provisions of the Scheme*
- *conservation of the original front fences and gates*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*

**13. "Glen Huntly Park" estate:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It has architectural and potential historic significance. Its architectural values are derived from the estate's capacity to demonstrate the planning principles of the Garden Suburb movement, pioneered in Melbourne during the mid 1920's and seen at "Glen Huntly Park" in the landscape treatment of the public environment, characterised by low front and side boundary fences, nature strips and concrete pavements. These elements are reinforced by housing stock which is representative of its period and survives with a high level of integrity.

The potential historic significance of the estate arises from the extent to which Council intervened and therefore had responsibility for its design and construction. Although Council's decision to order its sale is known, its role in the planning and execution of the work remains the subject of further research.

*Council shall facilitate the following actions:*

- *conservation of the original fences and gates and road pavements*
- *selection of street trees which enhance the historic character of the Area*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*

**14. Sidwell Avenue:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme*

It has architectural significance as a small group of Inter-war houses and flats. It is highly distinguished, however, by the "Rothesay Court Flats", which dominate and translate the Garden Suburb ideals into medium density living. They are complemented by "Avalon" which is of equivalent architectural stature whilst the adjacent Inter-war houses establish their contemporary context.

*Council shall facilitate the following actions:*

- *conservation of the original front fences and gates*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of the Planning Scheme controls.*

**15. Booran Road:**

*The conservation of the original houses in this Area shall be encouraged. Use of the Heritage Guidelines for Houses in Glen Eira will also be encouraged.*

#### **16. South Caulfield Shopping Centre:**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It has historic and architectural significance. Its historic values are derived in part from its links with Camden Town, the main service centre for Caulfield for a period, and now demonstrated by the surviving state school no. 773 and other more tenuous evidence. It is important also, as the municipality's pre-eminent Inter-war shopping centre, comparing with Glen Huntly, Carnegie and McKinnon.

The Area also has architectural importance as an Inter-war shopping centre, underpinned by some prominent buildings of the period including the Church of the Holy Cross, the former State Savings Bank, the ANZ bank and the shops situated on corner sites at Hawthorn Road, Alder and Poplar Streets. Together with the less important though contributory intermediate shops, some of which retain their original shop fronts, the South Caulfield Centre retains the greater part of its Inter-war architectural character.

*Council shall facilitate the following actions:*

- *conservation of original shop fronts and facades*
- *preparation of a paint colour scheme strategy for the facades of shops above verandah level.*
- *selection of street furniture complementing the historic character of the Area*
- *preparation of an advertising code to control signage.*

#### **17. Ormond 1 and 2 and Bentleigh:**

*These areas shall be designated Urban Conservation Areas in the Glen Eira Planning Scheme.*

They have historic value for the manner in which the surviving Inter War housing stock forms relatively discrete areas within the City of Glen Eira, surrounded invariably by Post War development, demonstrating the impact of the electrified railway system on Melbourne's expansion during the Inter War period. Their architectural values are determined by the stylistic diversity and integrity of the middle class bungalows and villas erected between the wars.

#### **18. Bailey Avenue/Myrtle Street**

*This Area shall be a designated Urban Conservation Area in the Glen Eira Planning Scheme.*

It has historic and architectural significance. Its historic significance is founded on its ability to demonstrate developmental practices during the second decade of this century and the role of speculative builders in this process. Its architectural values rest on the distinctive character of the houses built by William Bailey, in the Federation style, and their high level of integrity.

*Council shall facilitate the following actions:*

- *conservation of original front fences and gates.*
- *preparation of Heritage Guidelines for Houses in Glen Eira to assist in the implementation of Planning Scheme controls.*
- *selection of street trees which enhance the historic character of the Area.*

The field surveys and research have also facilitated the identification of individual places of cultural value which form an important component of the City's built heritage. Many such places, including the Victorian villa residences for which Caulfield and Elsternwick are noted, have been demolished as the tide of suburban expansion swept across the municipality during the 1920's and subsequently. Since 1990, valuable historic houses to have been demolished include "Noris", later "Quethiock", and "Koala" (1875) at 34 Balaclava Road, "Urandaline", later Samford private hospital at 510 Glen Eira Road, and No. 9 Lempriere Avenue.

At the present time, Council's ability to withhold demolition permits for the removal of such places, by statutory means, is virtually negligible. Empowering Council to have regard for the cultural values of listed buildings and places in the municipality by requiring the issue of a planning permit to demolish or alter such buildings or places will ensure that Council, as planning agency for the City, is in a position to implement the provisions of the Planning and Environment Act (1987) concerning heritage conservation. More importantly, it will give the community a reasonable expectation that the City's heritage will not continue to be gradually eroded without the opportunity for debate. *It is therefore proposed that the recommendations appended to the individual data sheets for buildings and places prepared during this Study and concerning statutory controls be adopted by Council and acted upon.*

The Model Heritage Controls developed by Heritage Victoria anticipate the management of a municipality's heritage in terms of Areas, Buildings and Places of significance and it is therefore *recommended that consideration be given to the adoption of the Model Controls format.*

#### **5.4 Conservation Strategy: non-Statutory Initiatives**

Whereas the planning scheme provides the legislative framework giving definition to the scope of a municipality's heritage, it normally functions in conjunction with a range of non-statutory measures. Amongst these are the following:

##### **5.4.1 Detailed Policies and Guidelines:**

The Model controls provide only minimal guidance as to how a responsible authority should treat applications for demolition, alteration, new buildings or subdivision. The Council, therefore, has considerable discretion as to how it implements the controls and it is the purpose of its policies and guidelines to provide consistency in this area and to assist both Council officers and applicants to interpret the planning scheme.

*It is recommended that Council extend its existing Heritage Guidelines document for Houses in Elsternwick to cover all of the proposed Urban Conservation Areas. It is also recommended that Guidelines be prepared for shops and public buildings and advertising signage in the proposed Urban Conservation Areas.*

#### **5.4.2 Reference Library of Conservation Literature**

There are numerous publications dealing with the conservation of buildings and gardens. *It is recommended that a collection of technical literature be held at the City Library for use by the community when seeking to study the history of Glen Eira or to carry out works to buildings and places.*

#### **5.4.3 Capital Works Program**

The Council's capital works program impacts upon the heritage of the City because it continually affects the public environment of the identified Historic Areas (see Section 3). Roadworks, traffic management works, tree planting and the maintenance of public gardens are examples of routine works which have the potential to enhance or detract from the cultural values of these Areas. Special initiatives, however, have a similar effect. Council's streetscape works in the Glen Huntly and Bentleigh shopping centres are example projects impacting on the heritage values of these places. The restoration of the old Elsternwick post office is another. Recently, Council has facilitated community debate of a proposal to close Burreel Avenue and reconstruct the fountain once situated in front of the extant nineteenth century house "Burreel"; as a part of a new public garden. Opportunities for public works such as these arise from a knowledge of the history and urban character of places. They impart to them an enhanced sense of identity. The Burreel Avenue fountain is an example. Another could be a sculptural celebration of the role of the market gardener in Bentleigh, and East Bentleigh, possibly by depicting a cart laden with vegetables traversing the legendary plateway. The importance of the boundary roads to Henry Dendy's Special Survey, identified today by the broad thoroughfares of North, South and East Boundary Roads might be memorialised by an innovative treeplanting program, ultimately having an effect similar to the treed avenues of St Kilda Road. There is an interface, here, between urban character and heritage which warrants exploitation.

*The following recommendations are made concerning Council's capacity to set the right example through its program of public works:*

- *The impact of the capital works program on identified historic areas should be assessed through consultation with councils's heritage adviser prior to the development of detailed plans.*
- *Council should liaise with community and trader groups and facilitate the conservation projects anticipated in section 5.3.5 through the development of Streetscape Management Plans and focussing on the reconstruction of posted verandahs.*
- *The relationship between urban character and urban history should be explored with a view to initiating projects serving to enhance the character of places.*



#### **5.4.4 Community consultation**

Council's second role as advocate centres on the importance of informing the community about the findings and recommendations of this Study. There are two compelling reasons why Council should adopt this role. In the first place, private certification of demolition and building permit applications is now common practice. Whereas in the past, Council was the sole agency for the issue of permits and was therefore well placed to monitor changes and to negotiate with applicants when necessary, this is no longer the case. Today, the Council as planning authority for the municipality need not be approached and may not hear about changes to the fabric of the City having an impact upon its heritage until it is too late. The need, therefore, for planning scheme control over heritage is urgent. This level of urgency is reflected in the requirements outlined in section 12 (1) (a) of the Planning and Environment Act (1987) which is concerned with the implementation of the objectives of planning in Victoria. Council, therefore, has an advocacy role with respect to this Study.

In the second place, it is important for the heritage provisions in a planning scheme to reflect the popular view. There must be a consensus on the issue of the restrictions on personal freedoms arising from planning scheme controls and the benefits which they confer. It is important to note that misinformation is both misleading and commonplace in this area and that Council, therefore, should plan to explain to the community the place which planning scheme controls have in the management of the City's heritage and how they will be used.

*It is recommended that Council receives the Glen Eira Urban Conservation Study report and explains its findings to the community. Such a process of explanation should provide answers to the question of the Study's impact upon the individual's right to alter his or her property and allay any unwarranted fears about the intrusion of a public authority into the private domain.*

#### **5.4.5 Heritage Advisory Service**

Council's third role as an advocate for the community's heritage is concerned with the role of the heritage adviser. As an expert in the field of conservation management, the adviser has a number of duties. In the first instance, he or she facilitates sound conservation practice in the community by helping put the Council's "Heritage Guidelines for Houses in Glen Eira" into practice. Although not limited to houses, the adviser's skills as an architect will help solve technical problems encountered by the owners of old buildings, such as rising damp and structural failure; give advice on planning alterations ensuring compatibility with the style of a particular building and refer owners to expert tradesmen. Council can facilitate the conservation of Glen Eira's heritage by making the adviser freely available to building owners and users throughout the municipality.

The adviser also reports to the town planner on building applications in areas effected by heritage controls in the Planning Scheme, thereby providing Council staff with an independent expert view. Finally, the adviser should help promote the City's heritage by liaising with community groups and individuals, providing expertise when needed and helping to identify ways and means of achieving high profile heritage projects. To this end, the adviser may assist in the administration of a low interest revolving fund, set up by Council to help building owners conserve historic buildings in the City. For some years the former City of Caulfield and more recently the City of Glen Eira, has retained the services of a heritage adviser on an as required basis. Amongst the adviser's duties has been the role of attending meetings of the steering committee for the City of Caulfield Heritage Management Plan. This Committee focussed primarily on the development of heritage policy in the Elsternwick area and served as a useful model for a future committee having broader application. *It is recommended that Council retain the services of a heritage adviser and that this service be expanded in the following ways:*

- *by having the adviser continue to report to Council staff and to give advice to individuals and groups within the community on a range of heritage issues.*
- *by forming a community based committee representative of the whole of the municipality and to which the adviser reports. This committee will act as a forum for the discussion and resolution of heritage issues, give advice to Council and promote heritage throughout the municipality.*
- *by establishing a low interest revolving fund, administered by the committee on the advice of the adviser, to assist applicants carry out works to heritage buildings.*

#### **5.4.6 Rate abatement**

Differential rating is a means available to Council to encourage certain property owners to carry out conservation works. Whilst this is not likely to warrant widespread application, Councils may offer rate relief in certain circumstances to achieve particular goals. An example could apply to owners considering the reinstatement of posted verandahs within the Elsternwick shopping centre. It is recommended that Council investigate the capacity of differential rating to achieve conservation objectives in this and similar circumstances.

#### **5.4.7 Publication of a synopsis of the Glen Eira Heritage Management Plan**

Given the size and technical nature of this report the publication of an illustrated summary of its findings would help pave the way for community discussion and facilitate an informative response from affected property owners. It is recommended that Council investigate the publication of such a document.

**APPENDIX A**

**HERITAGE GUIDELINES FOR HOUSES IN ELSTERNWICK**

**CITY OF CAULFIELD**

**HERITAGE GUIDELINES**  
**FOR HOUSES IN ELSTERNWICK**

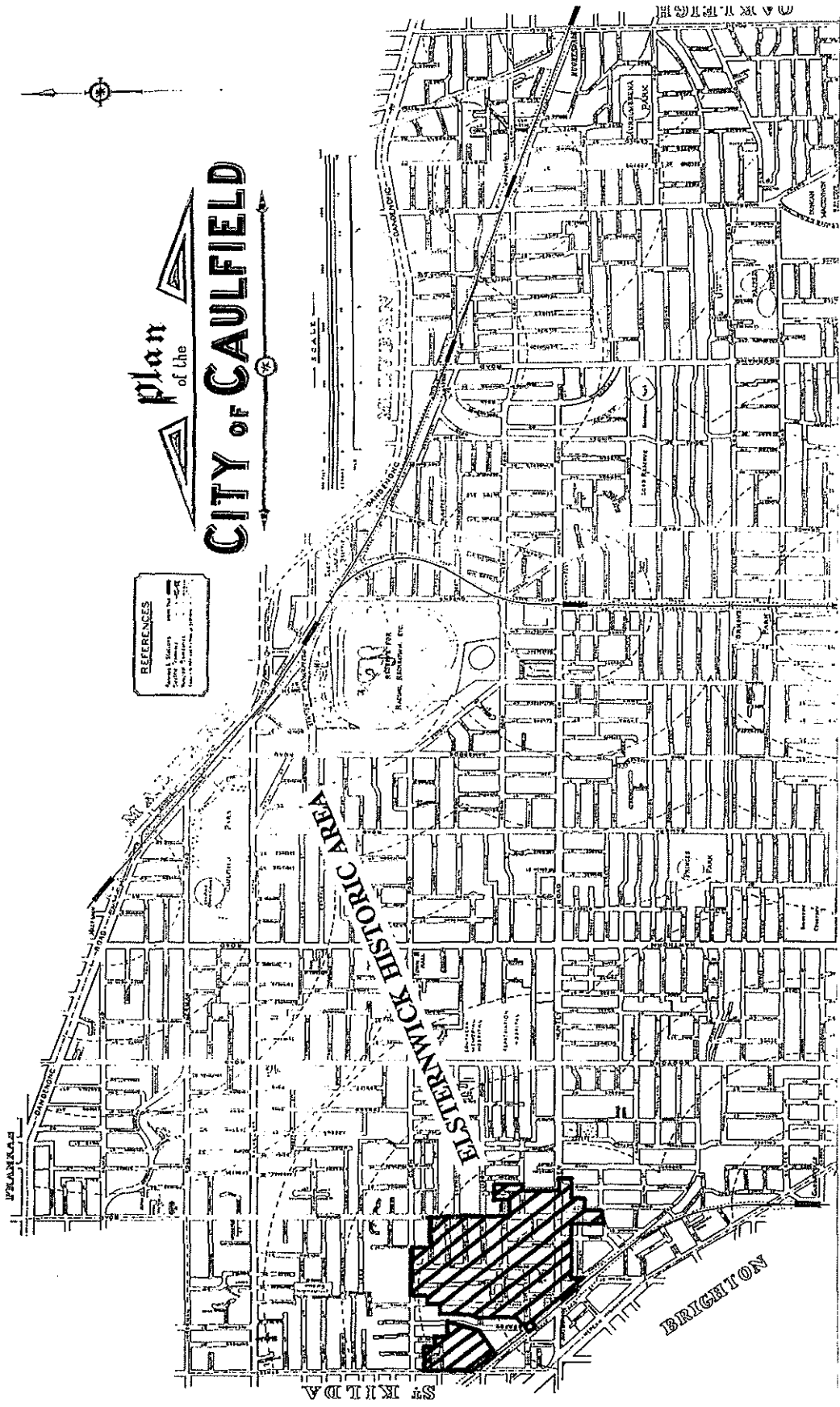
**PART ONE:**

**RESEARCHING THE HISTORY OF**  
**YOUR HOUSE**

**MAY 1994**

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Plan  
of the  
**CITY OF CAULFIELD**

**REFERENCES**

- Public Buildings
- Public Parks
- Public Squares
- Public Streets
- Public Works
- Public Works (Proposed)

S<sup>T</sup> KILDA

BRIGHTON

ESTERICK HISTORIC AREA

FRANKS

FRANKS

FRANKS

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## **1.0 PURPOSE OF THE GUIDELINES**

These Guidelines are part of a series, published by the City of Caulfield. Others in the series are:

Part 2 - Maintenance and Repairs

Part 3 - Alterations and Additions

Although these Guidelines have been prepared specifically for houses in the Elsternwick Historic Area, which has been identified in the Caulfield Heritage Study additional guidelines for other historic areas will be produced in the future. Naturally, these guidelines also have application to other areas throughout the Municipality. Their purpose is to provide technical and stylistic advice to the owners of older houses who value their special character. It is hoped that they will assist in making restoration and alteration a rewarding and enjoyable process. Over time, individual actions will have a collective impact on the streets of Elsternwick, leading to the enhancement of their historic character. These guidelines will assist in this process.

## **2.0 THE HISTORY OF THE ELSTERNWICK HISTORIC AREA AND THE QUESTION OF SIGNIFICANCE**

For the purpose of these Guidelines, cultural significance is concerned with the historic and aesthetic value of Elsternwick as a place. It is often described in terms of categories, including architectural, historical, scientific and social significance. It is usually assessed at various levels, including Statewide, or even National significance, Regional and Local. It is measured against certain criteria which help quantify what is often seen as a subjective matter. Most importantly though, the level of cultural significance of a place is determined by its ability to teach us about the past, to teach us how, people lived, worked, worshipped and relaxed. It might offer information about social values, technical accomplishment, architectural style, in fact anything which enhances our ability to interpret the past. If it is rare or has survived with a high level of integrity, its cultural value is likely to be greater. Buildings and places, however, have significance also for their associations with people and events. We establish significance when we address matters such as these.

A summary history of the Elsternwick Historic Area has been taken from the Caulfield Urban Conservation Study and is set down below.

In 1851, when Robert Hoddle surveyed the Village of Elsternwick, he defined a rectangle measuring 45 by 80 chains on a north-south axis with its northern alignment coincident with the reservation for Glen Huntly Road. It was crossed on its north-east corner by a 3 chain wide reserve for the Brighton Road (Point Nepean Highway) and from 19.12.1859 by the trains of the St Kilda and Brighton Railway Co. They stopped at Glen Huntly Road (Elsternwick), the station reserve occupying the whole of the extreme north-east corner of the Village Plan. Bounded by Glen Huntly Road and McMillan Street by at least 1860, this land is marked today not only by the submerged railway but also by the gardens and former post office, being suitable public uses on this land, no longer required for railway purposes.

The closer settlement of Elsternwick, however, especially to the north-east of the village reservation, was several decades into the future. In 1861 Commander Henry L Cox's Survey of Port Phillip recorded that the railway passed through this Area mostly in a cutting and that it was treed, with red gum.<sup>1</sup> The land between Davis Street, named after the crown grantee for Sections 260 and 267 had been surveyed as far east as Selwyn Street by John Hardy in 1859.<sup>2</sup> It had previously been reserved from sale and is shown as mostly woodland in Cox's plan with a single house, possibly Richard Lane's "Firenze". Lane's block occupied the south-west corner of Davis and Selwyn Streets and his home, now demolished, was situated on vacant land to the south of the present telephone exchange. The well, shown on the MMBW plan of 1928, may survive beneath the asphalt surface of the telephone exchange carpark as the oldest structure within the Area.

It was during the 1860's that the land west of Orrong Road was first settled, commencing with Lane (?) by 1861. Both Hugh Moore and Frederick Sargood followed in 1868. Moore built the surviving two storeyed villa "Glenmoore", now at 1 St Georges Road on a block extending from Glen Huntly Road to Sinclair Street, then Davis Street and from Selwyn Street to St Georges Road, then George Street. It remains as a key historic home in the Area, recalling its initial development phase and resplendent today in its then fashionable polychrome brickwork.

The warehouseman, Frederick Sargood, also employed polychrome bricks at "Rippon-Lea". Designed by the pre-eminent Melbourne architect Joseph Reed who introduced polychrome brickwork to Melbourne during the mid 1860's, it was built after the style of the Italian Renaissance on crown allotments 253, 260 and part of 267. The gardens, which were to grow in size before shrinking to their present expansive dimensions in the post war period are thought to have been laid out by Guilfoyle, director of the Botanic Gardens. Sargood's gardeners lived in Willow Street. In 1888 he owned three weatherboard cottages for his gardeners and another for his coachman. There were, at that time, another three gardeners living in houses which they owned, also in Willow Street. "Rippon-Lea" remains as Caulfield's supreme relic of its "mansion era" and is separated from the balance of this Area by a recent subdivision.

The frontages of Glen Huntly Road were not built on for commercial purposes during this period whilst the balance of the Area appears to have been occupied by Sargood, Moore, Murray, on Orrong Road, and Short. William Short's first house predated that of Richard Lane and was situated to the north of his later house, "Stanmer Park" on the sites of 1 and 1A Allison Road, first known as Short Street.<sup>3</sup> "Stanmer Park" extended north to Glen Eira Road, Short's later home at 19 Sandham Street having been built in 1885 and surviving today as the premises of the Elsternwick Club. Prior to the erection of his new house, however, Short commenced to subdivide his holding as the Boom years gathered momentum. In December, 1881, Short engaged C. J. and T. Ham to sell off 14 sites for villa residences on the west side of Ebdon Street, now Regent Street, running south from Glen Eira Road.<sup>4</sup> It was the first closer subdivision in this Area and the sites' proximity both to the railway station and to the existing large homes in the locality were seen as incentives to purchasers. In the following year, Caulfield Grammar School acquired 5 acres of "Stanmer Park" in Ebdon Street immediately south of the house sites. The school occupied the site until 1887 and its presence is recalled by the existing Telecom building, erected for the school in 1883.



The Council's street construction program attempted to keep pace with development. John Ilbery contracted to form part of Davis (Sinclair) Street and George St (St Georges Road) south of Sandham Street in 1879. The provision of pitched kerbs and channels was to follow, with the northern part of George Street having been completed in 1891.

By the end of the 1880's the construction of suburban villas in Sandham Street, on land previously owned by the Shorts; Villiers, Long and Liscard Streets was well advanced. Patrick J Murphy was building the terrace houses in Glen Eira Road<sup>5</sup>, now partly demolished and 31 houses in Ebden Street with an additional 3 completed. Philip Corkhill was simultaneously building 52 identical villas in Villiers, Long and Liscard streets. Altogether, he owned 168 lots on the old "Stanmer Park" estate but events were to conspire so as to prohibit their immediate development. Both Murphy and Corkhill, builders, had obtained funds from the Premier Building Association formed by James Mirams. Mirams, writes Michael Cannon in The Land Boomers,<sup>6</sup> a former MLA, used his "theories of land value not for social reform, but for personal gain". When his various enterprises collapsed, he was declared insolvent in 1890, convicted of fraud and imprisoned. Both Murphy and Corkhill were involved for it was found by the liquidator of the Building Society's assets that Mirams and his associates conspired, "by means of artful devices to grant loans to Patrick John Murphy, or to Robert Murphy and Philip Corkhill, on the pretended security of certain lands, and in excess of the value of the said lands, which were passed ..... to them by means of a pretended sale"<sup>7</sup>. Most of Murphy's houses had been finished by this time, but Corkhill was stopped in his tracks, his land facing St Georges Road remaining undeveloped until the first decade of this century.

One of the Premier Permanent Building Association's directors was John E Gourlay, brother-in-law of David Syme and cashier of the "Age". Gourlay was not only an intermediary in Murphy and Corkhill's land acquisitions but also the recipient of 5 blocks in St Georges Road.<sup>8</sup> By 1891 he was in possession of the old school property in Regent Street which he had acquired for £30,000 from Joseph Davies, the founder of Caulfield Grammar. He had bought more of Davies' land for another £10,000 in 1888, Horace Webber in Years May Pass On....., a history of Caulfield Grammar School, noting that the former figure was an "unbelievable offer"<sup>9</sup>, especially since the building, by this time, was in "very bad repair".<sup>10</sup> Gourlay was eventually committed for trial for his land deals but was ultimately found innocent.

Not all of the land developers, however, appear to have become embroiled in conspiracy and "artful devices". Early in 1888, Henry R French, a plumber and building contractor, purchased the surviving house at No. 15 Davis (Sinclair) Street and built 3 timber houses at Nos. 17, 19 and 21 (demolished). He also owned 5 houses in Ebden (Regent) Street south of Sandham Street in 1888 building a sixth in that year. More were to follow, French's name being recalled also by French Street. A number of houses in this part of Regent Street were also occupied by gardeners, including those of Walter Bradshaw and Henry Pearce.

During the latter part of the decade which preceded the depression of the early 1890's, the commercial development of Glen Huntly Road east of the railway crossing was vigorously pursued. A contract was let for the post office in 1891 and by 1895, Hugh Moore's land in front of "Glenmoore" was occupied by 20 shops. Ten years earlier it had been occupied by his front garden. Included among them were "Moore's Buildings", built in 1891 and

comprising 5 shops, still in their unpainted state. There were more shops between Staniland Grove and Orrong Road but it was not until the Inter-war period that the centre was fully built up.

The Caulfield Tramway Company opened its horse tramway linking Elsternwick and Glen Huntly Stations along Glen Huntly Road in 1889. Its operations, however, were curtailed by the Depression and the line closed on 7-10-1897. It was re-opened in 1901 and closed in the following year.<sup>11</sup> By this time, however, the prospect of electric traction was gaining momentum. Negotiations between the Caulfield Council and the Prahran and Malvern Tramways Trust commenced c.1907 but it was not until April, 1913, that the Trust's single truck electric cars commenced to run through the Elsternwick Shopping Centre to Grange Road, Glen Huntly.

Elizabeth Street was formed out of the "Rippon-Lea" estate in the first decade of this century, being occupied by 17 houses in 1910. The "Maysbury Estate" was advertised in the same year, leading eventually to the construction of similar bungalows facing Maysbury Avenue in the shadow of the old house which remains today. Gordon Street, north of Sinclair Street was a post Second World War subdivision, diminishing the land area around "Rippon-Lea" and representing the final development phase in the history of the Area.

Subsequent works have generally taken the form of redevelopment on a piecemeal basis, on the sites of earlier shops and houses. Many houses have been "modernised", the Victorian villa at No. 17 Villiers Street, erected in 1889-90 by Philip Corkhill, for example, having the appearance of a Californian Bungalow. Overall, however, the Area retains a remarkably high level of integrity, facilitating the interpretation of its history.

The Caulfield Urban Conservation Study summarises the cultural significance of the Elsternwick Historic Area in the following terms:

"The Elsternwick proposed Urban Conservation Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- mid nineteenth century formation of country residences for which Caulfield is noted.
- late nineteenth century "Boom" development of residential subdivisions and shops.
- the collapse of the land Boom and of its land development schemes and deals which became the subject of criminal charges.
- the provision of public services including pitched roads and electric trams.
- the Edwardian residential and commercial development associated with the economic revival of that period.
- the pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types.

- the continuing economic strengths of the Glen Huntly Road shopping centre during the Inter-war period.
- the development of religious, recreational and social institutions throughout the history of the Area."

You may wish to assess the capacity of your own house to demonstrate one or more of these themes.

### **3.0 THE IMPORTANCE OF RESEARCH**

The conservation or care of an historic building commences with a thorough understanding of its history and fabric. Armed with this knowledge, one is well placed to determine which parts of a house are significant, and why. Only then can one make decisions concerning the preservation and recovery of significant elements and the capacity which rooms have to accept change without impairing significance.

The information which you seek can sometimes be obtained by reference to documentary sources, by word of mouth and by a close examination of the building itself.

The following organisations have material of interest to Caulfield residents:

#### **3.1 DOCUMENTARY SOURCES**

##### **(A) THE CITY OF CAULFIELD**

The City Archives include albums of land auction notices, newspaper cuttings, early road construction and bridge drawings, architectural drawings of public and some private buildings and Council's minute and Committee minute books. Access is by arrangement with the Archives Officer.

**(B) THE CAULFIELD HISTORICAL SOCIETY** houses its collection at the City Council Offices. It is open by appointment and enquiries should be directed to the Society President, Felicitie Campbell (tel: 523 9228) or Secretary, Hazel Ford (tel: 528 4214). It has a varied collection which is best appreciated by inspection. It includes original photographs and documents pertaining to Caulfield's early days. The following items are of particular interest to people researching the history of their house, or the land on which it is situated:

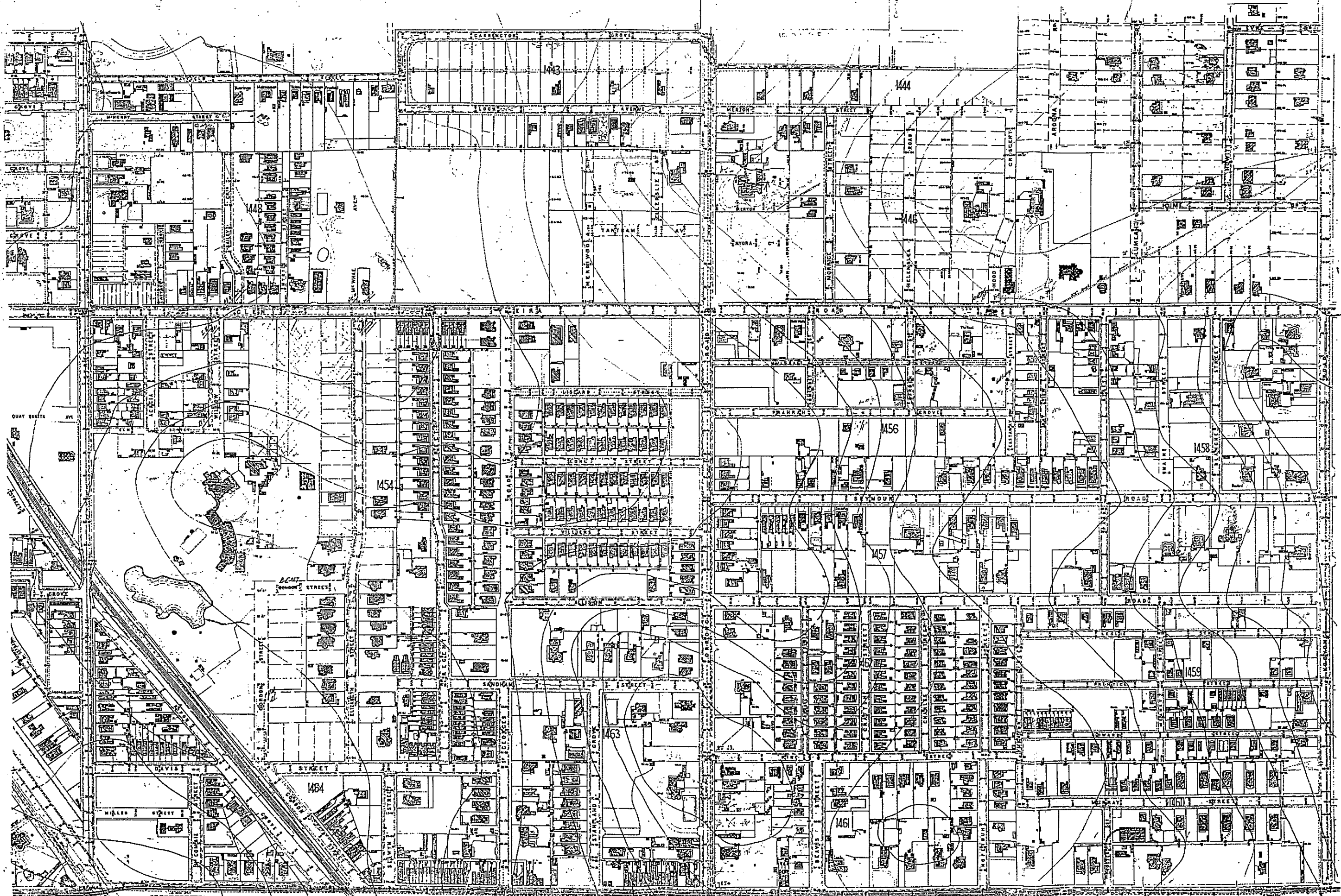
- The J.S. Yorston Album of views (1928), including the "Roselle" estate (Lempriere Avenue).
- recent and early photographs of Caulfield buildings.
- illustrated auction notices prepared for land sales in Caulfield.

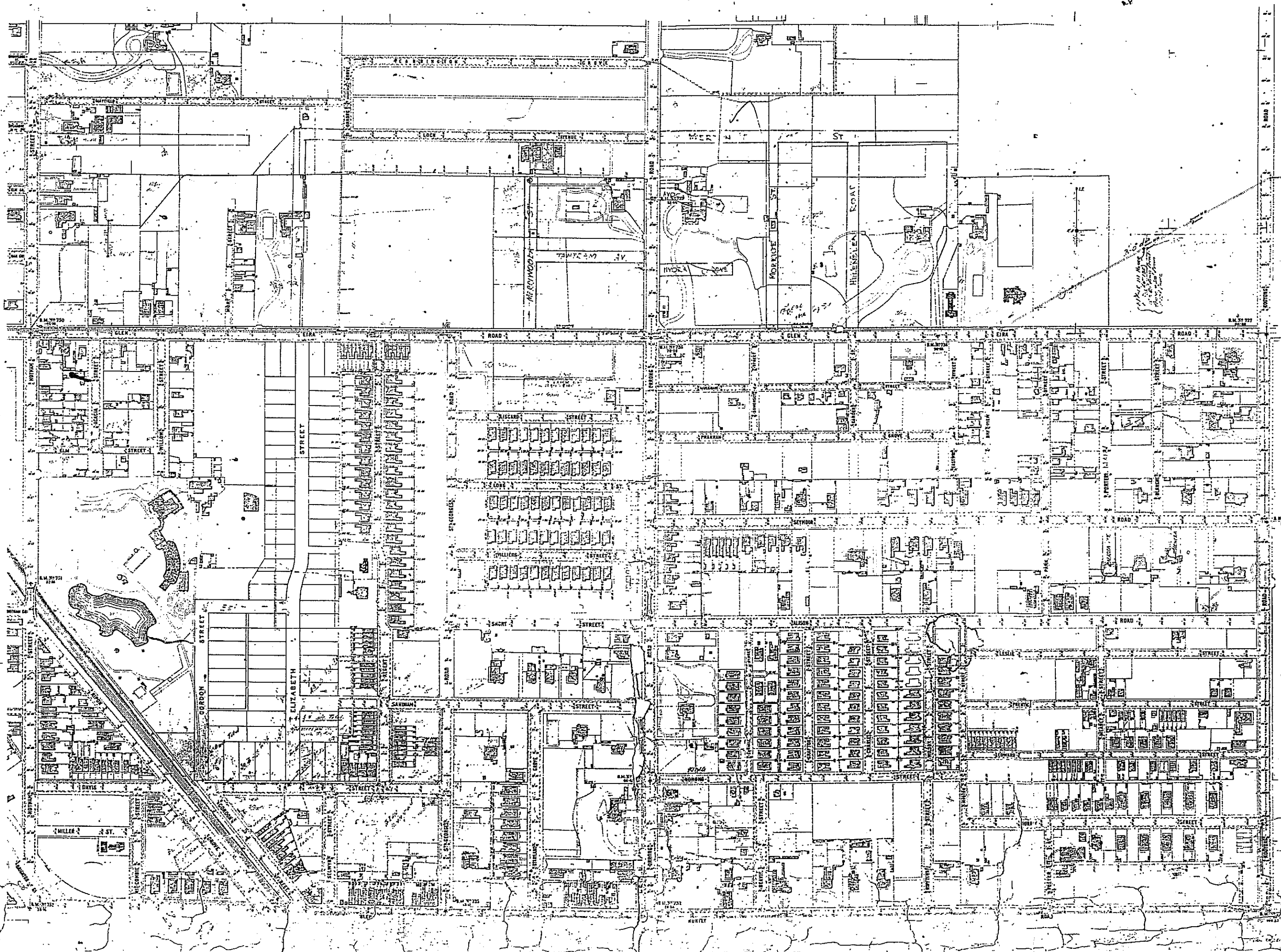
- copies of early Melbourne Water (M.M.B.W.) lithographs at 1" = 160' 0" covering the municipality at various times from 1898 onwards.
- (C) **THE BRIGHTON HISTORICAL SOCIETY** which has its rooms in the Brighton town hall and holds copies of the Brighton cemetery records.
- (D) **THE PUBLIC RECORD OFFICE** at Laverton, which holds copies of the City of Caulfield rate books from 1871 to 1955, excepting for several years, the whereabouts of which are unknown.
- (E) **THE STATE LIBRARY OF VICTORIA** of special interest are its collections of auction notices for Caulfield land sales, commencing during the mid nineteenth century.
- (F) **THE CENTRAL PLAN OFFICE** at the State Offices, Treasury Place, holds copies of early surveyors' drawings covering portions of the municipality.
- (G) **VIC IMAGE** 3 Treasury Place, has aerial photographs of the municipality
- (H) The Melbourne University **School of Architecture Library's** "Architectural Index", which has over 300 entries concerning properties in Caulfield.

The Sands and McDougall directories are probably the most readily accessible source of information for individual properties. Held at major libraries, these books record the street number (in later editions) and names of the occupants of each house throughout the City from the 1860's onwards.



Scale 160 Feet to 1 Inch





SHIRE OF CAULFIELD. 112 ESTIMATED  
 made 14.1.1891

An ASSESSMENT to the CAULFIELD SHIRE RATE for the period  
 made this fourteenth day of January in the year of our Lord 1891, after the  
 SOUTH EASTERN

No. of the Rate.	Surname of Person Rated.	Christian Name of Person Rated.	Residence.	Trade or Occupation.	Owner's Name and Address.	Whether as Owner, Lessee, Assignee or Occupying Tenant.	Description and Situation of Rateable Property. Nature of Building and No. of Rooms.	Situation.
222	Chaplin	James		Painter	Long Robinson St St Georges Rd		1/1 1/2 Shop 4th fl	St Georges Rd
223	Wells	John		Port Manager			1/1 1/2 Shop 4th fl	" " "
224	Byers	Henry		Drapery			1/1 1/2 Shop 4th fl	" " "
225	Shepherd	Samuel W.		Gentleman	High Street		1/1 1/2 Shop 4th fl	St Georges Rd 4th
226							1/1 Land	Mary Street 15-16
227							1/1	St Georges Road 16/17
228							1/1	Davis Street 15/16 Mary Street 17/18
229							1/1	St Georges Rd 17
230	Franko	John		Gentleman			1/1 1/2 Shop 4th fl	Davis Street 18
231	Kempster	Ernest		Labourer			1/1 1/2 Shop 4th fl	" " 18
232	Handwerker	Maria					1/1 1/2 Shop 4th fl	" " 18
233	Wattle	Thomas		Chemist Manager	High Street St Georges Rd		1/1 1/2 Shop 4th fl	St Georges Rd 17
234	Roberts	John		Traveller			1/1 1/2 Shop 4th fl	Regent St 17
235	Peace	Henry		Gentleman			1/1 1/2 Shop 4th fl	" " 17
236	Wells	Terence Robert		Gentleman			1/1 1/2 Shop 4th fl	" " 17
237	Jucker	Herbert John			Federal Building Society		1/1 1/2 Shop 4th fl	" " 17
238	Oliver	H. J.					1/1 1/2 Shop 4th fl	" " 17
239	Bradburn	Walter		Gardener			1/1 1/2 Shop 4th fl	" " 17
240	Brown	F. J.					1/1 1/2 Shop 4th fl	" " 17

A page from the 1891 Rate Book for the Shire of Caulfield showing names of owners and occupants of houses in St Georges Road, Davis Street (now Sinclair Street) and Regent Street.



### 3.2 ORAL HISTORY SOURCES

Neighbours, especially those who have grown up or grown old in your area, are an invaluable source of information. They often recall details which bring another dimension to the history of your house. They will usually remember the names of past occupants and may have kept in touch with them, or their descendants, over the years. Connections such as these can be important in the search for old photographs and the answers to questions you may have about changes to the house and its grounds.

### 3.3 BUILDINGS AS A RESOURCE

Finally, when researching, do not lose sight of the importance of your house itself as a source of information. Meticulous examination of wall surfaces, verandahs, floor and ceiling spaces often reveals clues about changes which are not readily apparent. Sometimes, cast iron lace is stored under the house, or in the back shed. The front picket fence may have been relocated as a side fence. These, and other surprises are in store for the diligent researcher.

In most cases, it is a combination of the above information sources which yields the most accurate picture.

It will enable you to understand as fully as possible the sequences of changes to the building fabric and to identify its most significant components. This appreciation can then be combined with your functional requirements for the building to enable you to make decisions concerning the desired preservation, restoration and reconstruction actions in conjunction with further decisions for adaptive change.

The most significant components might be the old part of the building or the front facade and verandah or the front rooms, or the whole of the main house. Whatever the case, this process of investigation will not only identify the portion of the building to be kept and enhanced but also the portion which can be altered or demolished without seriously compromising the significance of the whole.

**NOTES**

1. See Murray, P.R., and Wells, J.C., From Sand Swamp and Heath ... A History of Caulfield, City of Caulfield, 1980, pp. 88 and 140 where it is noted that the actual station was on an embankment causing severe drainage problems for the surrounding terrain. Cox's Plan shows this embankment.
2. See CPO litho no. E44.
3. See undated "Plan of Subdivisions of Portions 266 and 272, Parish of Prahran, showing Richard Lane's house as "now building" and also "Mr Short's" on portion 261.
4. See Auction notice : "Caulfield Plan of Land for Sale in Stanmer Park", Vale Collection, SLV.
5. Rate Book, 4.12.1889 : 9, 6 roomed brick houses under construction.
6. Cannon, M. : The Land Boomers, Lloyd O'Neil (S. Yarra), 1986, pp. 147-157 for an account of James Mirams and the Premier Building Association.
7. Cannon, M., op.cit., p.154.
8. See Shire of Caulfield Rate Book of 1891, p.16.
9. Webber, H., Years May Pass On..., a history of Caulfield Grammar School, Wilke and Co., Clayton, for Centenary Committee, Caulfield Grammar School (1981), p.24.
10. See Shire of Caulfield Rate Book of 1891, p.13.
11. Murray, P.R., and Wells, J.C., op. cit., pp. 146-148.

**CITY OF CAULFIELD**

**HERITAGE GUIDELINES**  
**FOR HOUSES IN ELSTERNWICK**

**PART TWO:**

**MAINTENANCE AND REPAIRS**

**MAY 1994**

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## 1.0 INTRODUCTION

These Guidelines are part 2 of a series, published by the City of Caulfield. Others in the series are:

Part 1 - Researching the History of your House

Part 3 - Alterations and Additions

The practical problems associated with the preservation of old buildings are often different to those associated with the care of contemporary structures.

These Guidelines offer advice to owners concerning the types of old buildings found in Elsternwick on a range of technical matters. They introduce each topic with a definition and summary of useful references for further reading. The Guidelines have been prepared with a view to assisting building owners and the City of Caulfield does not accept responsibility for the information contained herein.

The Historic Buildings Council has recently published its own guidelines entitled Caring for Historic Buildings : guidelines for alterations and additions to historic buildings. Part B is concerned with practical maintenance and repairs and is recommended reading.

## 2.0 RISING DAMP

Associated with the fretting of masonry surfaces and appearance of damp, salt affected walls; rising damp is caused by the movement of ground water by capillary action through the walls until it escapes above ground or floor level where it can be readily discerned by bubbling and flaking paint, and eroding mortar joints.

The following texts offer useful background information:

1. The National Trust of Australia (NSW) : Maintaining and restoring masonry walls, 1978, pp. 15-19.
2. Australian Council of National Trusts : Conservation and restoration of Buildings : Preservation of Masonry Walls, 1982, pp. 26-31.
3. Evans, I., Restoring Old Houses, MacMillan, first pub. 1979, various reprints.
4. Stapleton, I., How to Restore the Old Aussie House, John Fairfax Marketing, 1983, pp. 14-15.
5. Footscray Institute of Technology : "The Complete Story on Rising Damp in Masonry" (n.d.)
6. The Heritage Council of New South Wales : Technical Information Sheet 1 Rising Damp and its Treatment (1982).

7. Archicentre Technical Information Sheet : Treatment of Damp in Walls.

Should a building suffer from the effects of rising damp, it must be remembered that it may not always been so effected and that something has changed to bring about the present circumstances. Before spending money on damp course replacement, it is recommended that the conditions surrounding the building be closely examined to determine whether or not the rising damp has been brought about by some comparatively recent change or combination of changes. Typical changes, and consequent recommended actions are described below:

- **An increase in the height of the ground surface adjacent to the walls**, resulting in the damp course being bridged. This very common change, often associated with landscaping works and the construction of garden paths will usually encourage ground water to travel around the damp course and re-enter the walls above the floor level. If the external ground surface is finished against the wall with bricks or concrete, then any ground moisture will be further encouraged to re-enter the walls owing to the impermeability of the pavement.

Occasionally, the sub-floor ground surface will have been altered and cause the same problem. Workmen may have left debris behind which bridges the damp-course on the inside face of the wall.

The re-establishment of correct ground levels, below the damp course, is an essential first step. Check outside and inside the house under the floors and remove any debris. Ensure that the new external ground surface sheds water away from the walls. Ensure that the new ground surface treatment will allow moisture to pass through it, or alternatively leave a 10mm wide gap against the face of the wall.

If these actions do not cure the problem, it is possible that there are other causes contributing to it. If the damp course has broken down and is no longer acting as a barrier to rising damp, it may be necessary to install a system of agricultural drains to carry away ground water and surface water from the base walls, thereby ensuring that the ground around the footings is dry at all times.

- **A change in moisture conditions around the building** Rising damp often occurs when the amount of moisture held in the ground around the building increases. This may be caused by a broken storm water drain, a blocked downpipe causing the gutters to overflow, rusted gutters or by over watering the lawn or garden against the walls. Sometimes, the direction of the run off is towards the wall instead of away from it.

It is essential that steps are taken to keep the ground dry through sound maintenance and gardening practices.

- **The surface treatment of walls may have changed** The effects of rising damp may be brought about through the application of surface treatments which prohibit the exit of moisture once it is inside the wall and/or which bridge the damp course.

Externally, a coat of cement render across the face of the damp course will allow moisture to rise in the wall. An impervious paint or water proofing treatment may cause the brick or stone walls to deteriorate immediately behind the applied film because trapped moisture cannot escape. Alternatively, it could encourage the moisture in the walls to rise higher than might normally be expected in its attempt to leave the walls. Internally, cement render and hardboard or timber wall linings can have the same effect.

Remedies include the removal of the applied treatments, or the provision of ventilation slots in the hardboard or timber linings to allow the walls to "breathe". The use of a weak cement render mix instead of the contemporary stronger mixes with a high cement content is also recommended. By using a weak mix, the moisture in the walls will be able to escape through the render coat. Recommended mixes are 1 part lime to 3 parts sand or 1 part cement to two parts lime to 9 parts sand by volume.

- **Reduction in level of sub-floor ventilation** Poor sub-floor ventilation results in a high level of dampness throughout the sub-floor areas leading eventually to the formation of dry rot in the timbers and to dampness in masonry walls. In solid brick houses, internal walls are of brick construction, often creating a series of unventilated compartments within the sub-floor area. Sometimes, changes to the external ground levels are associated with the blockage of existing sub-floor vents which may in themselves be inadequate.

The provision of adequate sub-floor ventilation is necessary not only to reduce the effects of rising damp, if they are present, but to prevent the deterioration of structural timbers which is an inevitable result of poor sub-floor ventilation. The construction of additional vents is the only cure and is a straight forward matter when the ground level is below floor level. Where this is not the case, rising vents can be provided. Where large sections of the floor area cannot be ventilated through the perimeter walls, ventilation shafts should be provided, usually externally, but if necessary internally, of sufficient height to create a draught, thereby inducing air circulation. Internal ventilation shafts were often a feature of Victorian interiors. Where the pattern of sub-floor walls is such that unventilated compartments are created, small sections of wall should be cut out without jeopardising their structural integrity.

It is recommended that the causes of rising damp be fully investigated before assuming that the damp course has failed. Even then, if it has failed, the application of techniques such as those which have been described may remedy the problem. If not, the provision of a new damp course is recommended. This is commonly carried out using one of the following methods:

- insertion of a new damp course by removing bricks or cutting a horizontal slot to receive the new damp course material, below floor level.
- chemical injection at or below floor level by drilling holes in the masonry wall and injecting chemical solutions under pressure or allowing them to percolate by gravity.

### 3.0 FALLING DAMP

This phrase is generally used to describe the effects of rainwater entry into a building. It can sometimes be so extensive that water entering masonry walls at eaves level will penetrate close to floor level and be confused with rising damp. In some cases, falling damp has been known to effect the full height of wall above the damp course which acts as a barrier to its further passage downward resulting in maximum damage to masonry units, mortar joints and finishes immediately above the damp course. Falling damp also makes itself known in the form of water marks in the ceiling.

The common causes and remedies are as follows:

**DETERIORATING ROOF LININGS** Corrugated iron roofs usually fail by rusting out where the joints overlap. In corrosive climates, the build up of rust can be general. Temporary repairs can be made by patching with bitumen whilst the rate of deterioration can be reduced by removal of loose and flaking rust and by the application of a rust converter metal treatment followed by an anti-corrosive primer and finishing coat (if required). Suitable products are available through major paint retailing centres.

It is important, however, to accurately ascertain the condition of a roof in the first place. Tiny holes like stars in a night sky may be signs of rusting and general deterioration, or they may simply be holes caused by nails having been removed or by some other mechanical cause. If they occur in the "trough" then they should be patched. Replacement of the sheet may have the manufacturers "brand" giving details of the manufacturers name, place of manufacture and product grade. This information is of interest to the extent that it sheds light on the origins of the materials used in a building. It should therefore be retained if feasible. If the replacement of sheets is necessary, the retention of some sheets with brand names is recommended. Be sure that the size of the corrugations match those of currently available sheets and check also to avoid the use of "zincalume" which is incompatible with corrugated galvanised iron.

Dislodged and cracked slates and tiles are obvious indicators of places where water may be entering a building. Deteriorating cement pointing along ridge lines should also be checked for water entry.

**FAILURE OF FLASHINGS AND GUTTERS** Galvanised iron and lead flashings are also sources of water entry either through the natural processes of deterioration or as a result of careless workmanship. Counter flashings may have become dislodged or be missing altogether and should be checked along parapet walls and around chimneys and roof penetrations. Boxed gutters should be cleared regularly of leaves and other debris and the joints checked to ensure that water is not flowing backwards (and "uphill") at the laps. Rusting and blocked gutters should be checked to prevent damage to eaves soffits and walls in the event of flooding.

Design faults taking the form of an inadequate number of downpipes, or undersized gutters and rainwater heads are often associated with falling damp and can be generally detected in the case of rainwater heads by the discolouration of brickwork and mortar joints immediately beneath.



#### 4.0 PENETRATING DAMP

The most common incidence of penetrating damp occurs when the rain beating against a solid brick wall penetrates its full thickness and causes mould to form on the inside wall face and may be also associated with the rupture of the internal wall finish. This condition should not be confused with condensation which also manifests itself internally with mould and is especially common in the wet areas of a house. Where penetrating damp is a problem, however, check first to ensure that the mortar joints between the bricks are sound. If not, have them repointed using a weak cement mix. If the wall is unpainted, use a clear penetrating acrylic sealer which not only allows the wall to breath but also encourages water to run down the wall rather than soak in. If the wall is painted, a high build elastomeric membrane, which also breaths, will have the same effect. Firms specialising in the sale of waterproofing products can advise further.

#### 5.0 PAINT REMOVAL

Although timber surfaces were painted from the outset, this was not the case for face brick and stuccoed walls which were intended to remain unpainted. A glance at the old Elsternwick homes of "Glenmoore" in St Georges Road and "Rippon-Lea" in Hotham Street shows how beautiful these surfaces are and point to the rewards attainable through depainting. The practice of painting over brick and stuccoed walls has often been followed partly to give a building a "face-lift" and partly because the original surface finishes have deteriorated over the years. Examine the condition of them carefully before deciding to depaint. Evidence of patching or the obliteration of tuckpointing at the base will suggest that rising damp has taken its toll. Original openings may have been bricked up and painted over or new openings may have been introduced with consequent brickwork defacement. The effects of these changes should be gauged prior to making the decision to depaint. Tuckpointing can be reinstated and the surfaces of the base bricks can be improved by the use of tinted mortars. The scope of work should be understood, however, from the outset.

Paint removal should be undertaken using techniques which do not damage the underlying brick or rendered surfaces. In some instances, tuckpointing and cast cement ornamentation are particularly susceptible to damage and call for great care when removing superimposed layers of paint. It is therefore, important to use the chemical steam cleaning process instead of sand blasting, no matter how lightly applied the granules of sand may be. Whereas steam cleaning (paint stripping) involves the use of chemicals which actually cause the paint coats to run off the wall in a fluid state, sand blasting, by virtue of its abrasive action, always removes not only the paint but the formerly exposed face of the underlying bricks or cement as well. The resultant damage is not only unsightly but permanent and should not be contemplated. It is recommended that depainting be undertaken by persons experienced in the work and only after the effectiveness of the process has been demonstrated on a trial section of your building.

## 6.0 RE-BLOCKING

As buildings grow older, the timber sole plates upon which the hardwood stumps rest rot out. The stumps themselves also rot at the base causing the floor frame and the timber framed walls which they carry to settle unevenly. Eventually, the bearers come to rest on the ground and if remedial action is not taken, they too will rot until the whole floor requires replacement. Many old houses in Elsternwick are timber framed and it can be assumed that some of them require re-blocking. As the frame moves, the lath and plaster walls and cornice moulds begin to crack. The doors and window sashes no longer fit neatly and there is a great temptation to conclude that the entire house is beyond repair and should be demolished.

Nothing could be further from the truth. If the floors are re-blocked and made level again, the house itself is re-aligned in the process. Loose plaster can be removed and damaged sections replastered using the existing laths. The entire house can be given a new lease of life for a fraction of the cost of its replacement. If your house is located within the Elsternwick Historic Area or in other intact streets, it is especially important to obtain the right advice at this crucial time for two reasons. First, it makes good economic sense. Second, it enables the historic fabric of the street to be conserved and for its cultural value to be retained.

## 7.0 CHIMNEYS AND FIREPLACES

Chimneys are important elements in the streetscape and individual features for each house. They are also amongst the most exposed elements of the roof and quite often out of use. They are usually left alone until they become structurally unsound and a decision to demolish is often taken at this time. They are important, however, as one of the most visible "witnesses" to the past and their retention is recommended. Routine maintenance should consist of checking the cornice ledges for moss and weeds which grow in cracks, retain moisture and hasten the process of deterioration. The upper surfaces including the top courses of the chimney should be pointed up to ensure that moisture is shed rather than absorbed into the walls of the chimney. Where cracks are well advanced, it may be necessary to reconstruct the top courses, or tie them with metal cramps. Where stuccoed moulds and ornamentation have been damaged, they should be re-run or re-cast. This is a skilled trade and should only be carried out by experienced operatives.

Fireplaces have often been the subject of all kinds of abuse over the years. If the chimney piece (fireplace surround) has been removed, one should be chosen which is compatible with the era of the house. Victorian chimney pieces differ greatly from their Edwardian equivalents. If it has been painted over, it should not be stripped without establishing what original decorative finishes were applied. If they are valuable, such as marbling or other special effects, then the later paint layers should be removed to reveal the original. If they are unremarkable, then stripping may be appropriate if a French polished finish is sought. If the chimney piece is of marble, then stripping will be most appropriate.

When choosing a new chimney piece, it is important to remember that many houses in the Elsternwick Historic Area are one of an identical row. It could be a good idea to knock on your neighbours' doors to find out if their chimney pieces have survived. They may

never have been the same, as that which you are seeking, but they should have seen similar.

## **8.0 REGISTER OF SKILLED TRADESMEN**

Old houses require two kinds of specialist skills. First, they require craftsmen skilled in old techniques of construction which are no longer in general demand. Second, they required "high tech" skills to deal with special problems. The Council's Town Planning Office maintains a register of tradesmen capable of delivering these specialised services. It is held with a view to making it easier for residents to find the right person for the job, but Council cannot accept responsibility for their workmanship or performance. The register is made up under headings which include the following:

**solid plasterers**, capable of repairing cast cement ornamentation, running moulds, and plastering walls using traditional methods.

**tuck pointers**, capable of tuckpointing the facades of brick houses and repairing early tuckpointing.

**painters and decorators**, capable of creating original decorative finishes including wood graining, marbling and stencilling.

**iron founders**, able to recast cast iron lacework to match existing components.

**paint removalists**, experienced in the removal of coats of paint to reveal original wall surface treatments in an undamaged state.

**damp proof specialists**, able to advise and carry out damp proofing works.

**slaters and leadworkers**, experienced in repairing slate roofs and flashings using traditional materials and techniques.



**CITY OF CAULFIELD**

**HERITAGE GUIDELINES**  
**FOR HOUSES IN ELSTERNWICK**

**PART THREE:**

**ALTERATIONS AND ADDITIONS**

**MAY 1994**

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## 1.0 INTRODUCTION

These Guidelines are part 3 of a series, published by the City of Caulfield. Others in the series are:

- Part 1 - Researching the History of your House
- Part 2 - Alterations and Additions

The intention of part 3 is to encourage home owners to carry out building works in such a way as to enhance the architectural character of the Elsternwick Historic Area. This can be achieved in two ways:

- (i) by rebuilding defaced publicly visible elements, notably facades, so that they take on their original or "near-to-original" appearance, and
- (ii) by ensuring that new works, buildings or additions, form harmonious parts of the streetscapes and do not clash with their historic character.

## 2.0 ARCHITECTURAL CHARACTER

It is important, in the context of this approach, to define the architectural character or the residential portion of the Elsternwick Historic Area. This character is made up of homes erected during discrete periods in its development, as follows:

- (i) **MID VICTORIAN (1860's, 70's)**  
This period is represented by two houses, Hugh Moore's "Glenmoore", in St Georges Road, and Frederick Sargoods's "Rippon-Lea", in Hotham Street. They are both substantial Renaissance Revival villas in fashionable polychrome brickwork, situated in spacious grounds. They represent a stage in the evolution of the Area and are by no means characteristic of the typical Elsternwick villa.
- (ii) **LATE VICTORIAN (1880's, 90's)**  
A crucial period in the closer subdivision of the Area, represented by rows of similar detached single fronted and double fronted brick and timber villas. Examples of identical or similar rows include the following:

**Regent Street:**

Nos. 70/72, 74, 78, (Nos. 76 has been rebuilt)

Nos. 65, 69, 71, 73 (no. 67 has been rebuilt)

Nos. 80, 82, 84

Nos. 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28.

Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43.  
Some tuckpointed, some stuccoed, minor variations, no. 23 has been rebuilt.

**St Georges Road:**  
Nos. 21, 23

**Sinclair Street**  
Nos. 17, 19

**Staniland Grove**  
Nos. 1, 5, 9, 13  
Nos. 3, 7, 11, 15

There are many other groups and rows made up of highly repetitive designs, representative of Boom period speculative worker's housing in the Italianate style.

Characteristics are as shown in the table:

<b>Table 1</b>		<b>Late Victorian villa design (Elsternwick Historic Area) - Architectural Characteristics</b>	
<b>Item</b>	<b>Comments</b>		
<b>Forms</b>	Formalised, repetitive, often symmetrical and simply stated (refer figure).		
<b>Roofs</b>	Usually hipped with central or symmetrical chimney stacks		
<b>Verandah</b>	Cast iron or timber posted with chamfers and cast iron lace enrichment; concave, convex, and occasional bullnosed roofs, usually limited to the facade.		
<b>Windows</b>	Double hung with narrow side lights to main room or paired double hung; single double hung to minor rooms; flat and segmentally arched. Never arranged in multiples greater than 1.		
<b>Materials</b>	Walls	-	polychrome brick with black body bricks, tuckpointed. - stucco - ashlar boards - square edged weatherboards
	roofs	-	slate, occasionally patterned - corrugated iron
	windows	-	timber framed
	floors	-	timber framed, verandah floors often tiled
	decorative glass	-	flashed or acid etched.

## (iii) FEDERATION (1900's, 10's)

An important era in the closer subdivision of the Area, represented by detached houses in garden settings, occasionally in attached pairs. Adopting picturesque architectural forms in a development of the English and American Queen Anne styles, identical or similar houses were also built in groups. The following examples are representative.

**Regent Street:**

Nos. 55, 57, 59

**St Georges Road**

Nos. 39, 41, 43, 45, 47, 49, 51, 53

**Sinclair Street:**

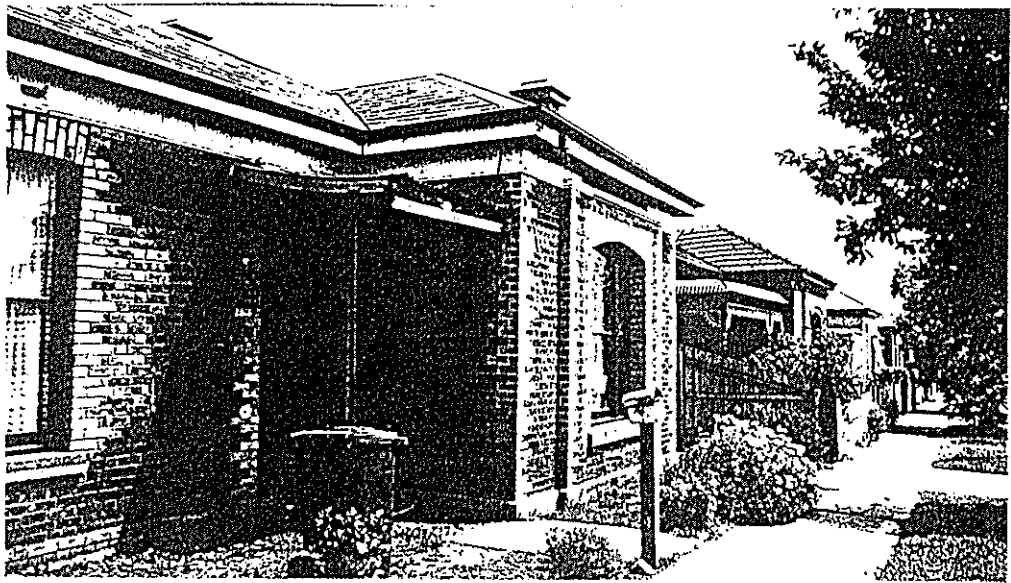
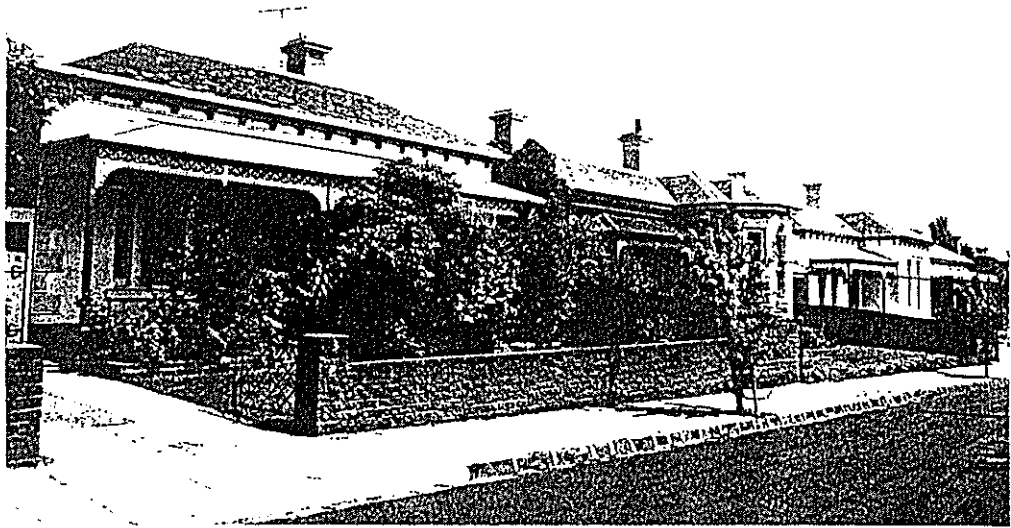
Nos. 16/18, 20, 22/24

Architectural characteristics of the Area are summarised in the table.

**Table 2 Federation villa design (Elsternwick Historic Area)  
Architectural Characteristics**

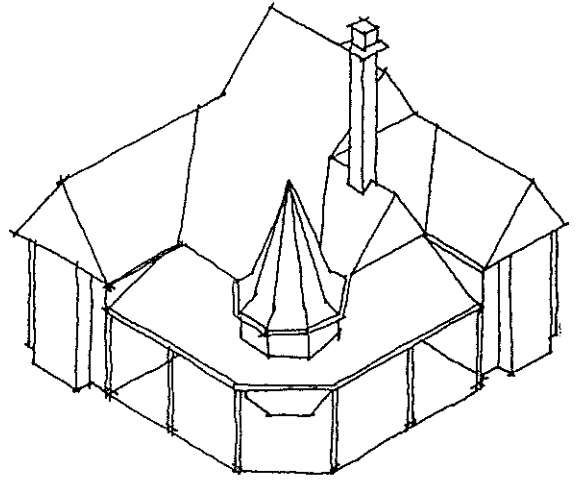
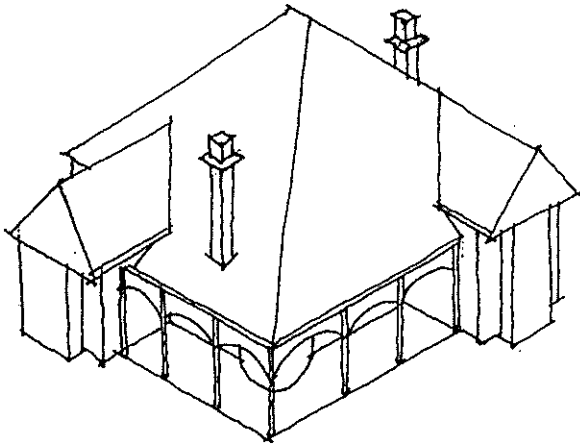
Item	Comments
Forms	Picturesque, not always obviously repetitive, asymmetrical, intentionally complex with visual emphasis being concentrated on the roof.
Roofs	Prominent diagonal axis, usually steeply sloping, gable ended with tall chimney stacks, ridge cresting and having a multiplicity of forms including gablets and conical "tower roofs". Dormers and balconettes are characteristics of two storeyed construction.
Verandahs	Distinguished by turned timber posts, timber fretwork and ladder friezes. Verandahs frequently emphasise the diagonal axis of the roof and may extend across two elevations.
Windows	Casement with a group of narrow lights emphasising the vertical; upper lights, often in projecting square and curved bays.
Materials	<ul style="list-style-type: none"> <li>Walls - red brick, tuck pointed and rough cast</li> <li>- shingled and fish scale weatherboards</li> <li>- timber strapwork with roughcast in gable ends</li> </ul> <ul style="list-style-type: none"> <li>Roofs - usually terra cotta tiles with ridge cresting, occasionally slate with terra cotta ridge cresting, corrugated iron with sheet iron ridge cresting.</li> <li>Windows - timber framed.</li> <li>Floors - timber framed, verandah floors often tiled.</li> <li>Decorative Glass - leadlight.</li> </ul>



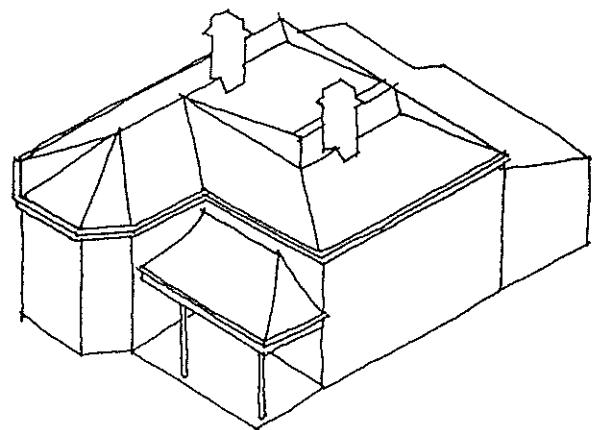
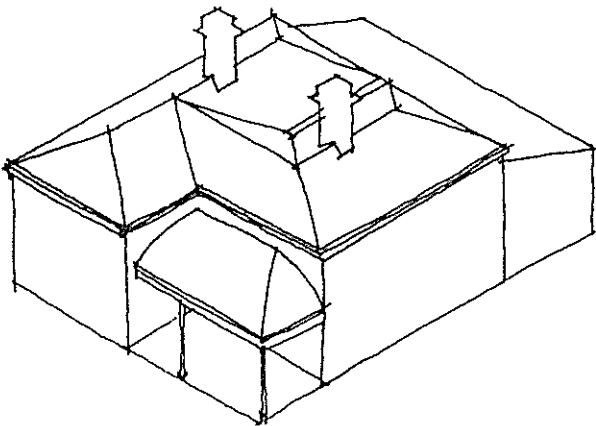
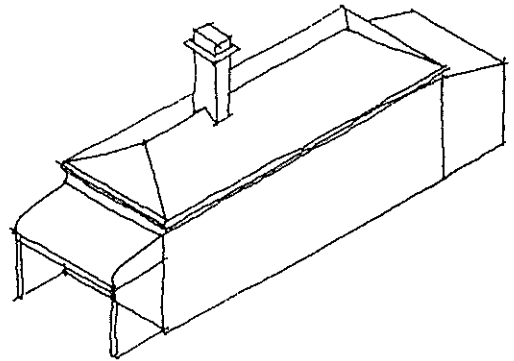
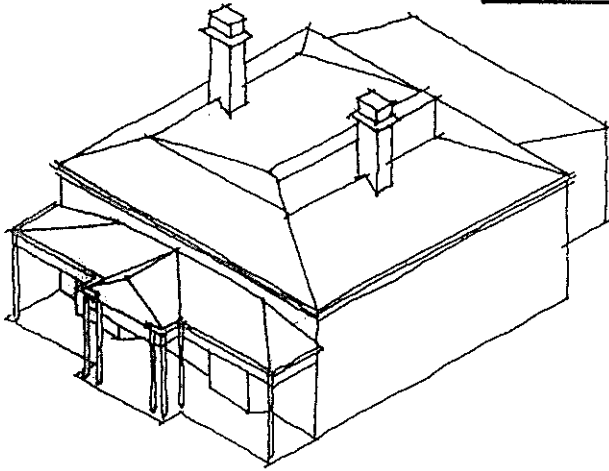


ARCHITECTURAL CHARACTER: typical late Victorian villas in Curral Road and Regent Street (upper). A Federation style villa (lower) showing the complexity of form and picturesque character typical of the period.





REPRESENTATIVE  
EDWARDIAN VILLAS



REPRESENTATIVE  
VICTORIAN VILLAS

ARCHITECTURAL CHARACTER: Forms

(iv) INTERWAR (1920's, 30's)

The architecture of the period, though well represented on occasions, constitutes a minor theme in the Area and is not of sufficient consequence to influence future works.

### 3.0 ALTERATIONS TO FACADES

Many of the facades of the simple Victorian villas have been defaced. When carrying out alterations, it is important to establish what they used to look like and to allow that knowledge to influence the design solution. The precise reinstatement of elements, ornamentation and finishes is not a requirement of these Guidelines but it is encouraged. Bearing in mind that many defaced buildings have surviving neighbours of identical design (see section 2), much can be learnt from the close examination of facades up and down the street. It is hoped that by following this simple principle something of the lost architectural character of the Area will be rediscovered. It follows that alterations to the facade of a house in a row of similar or identical houses should not serve to make that house different from its neighbours but rather make it similar in the manner which has prevailed in the past.

### 4.0 ALTERATIONS VISIBLE FROM THE STREET

Many houses within the Area are quite small and will require additions within the foreseeable future. Three guiding rules are important if the objective of these Guidelines is to be met. The additions should:

- (i) be sympathetic with the architectural style of the house of which they form a part,
- (ii) form a subordinate element in the overall design, and
- (iii) not involve the permanent removal of fabric contributing to the architectural or historic significance of the building.

New works will meet rule No. 1 if they adopt or interpret the shapes and forms of the house of which they form a part. Replication of period detail "ad nauseam" is not appropriate, but it may be desirable to copy some details to maintain consistency or to create a focus for your design.

The choice of materials and colours also plays a part in meeting the requirements of rule 1. Materials should correspond in appearance with those of the building to which they relate (also see tables 1 and 2). Colours should be taken from recognised Heritage Paint colour ranges and be used so as to enhance the character of the building and the street.

The second rule is concerned with the size and location of the addition, the idea being that it should not overpower the front section of the original dwelling. It should, therefore, be set back from the line of the facade as follows:

**Table 3 Preferred set backs for new additions  
Elsternwick Historic Area**

Number of Storeys	Comments
Single storeyed at ground level	At least 1 metre back from the nearest facade corner and setback so as not to encroach on any portion of an existing verandah
Upper storey	Coincident with, or further back than the principle ridge line running across the allotment or as illustrated in the case of Federation style villas.
Two Storeys	Both requirements for single and upper storey additions shall apply.

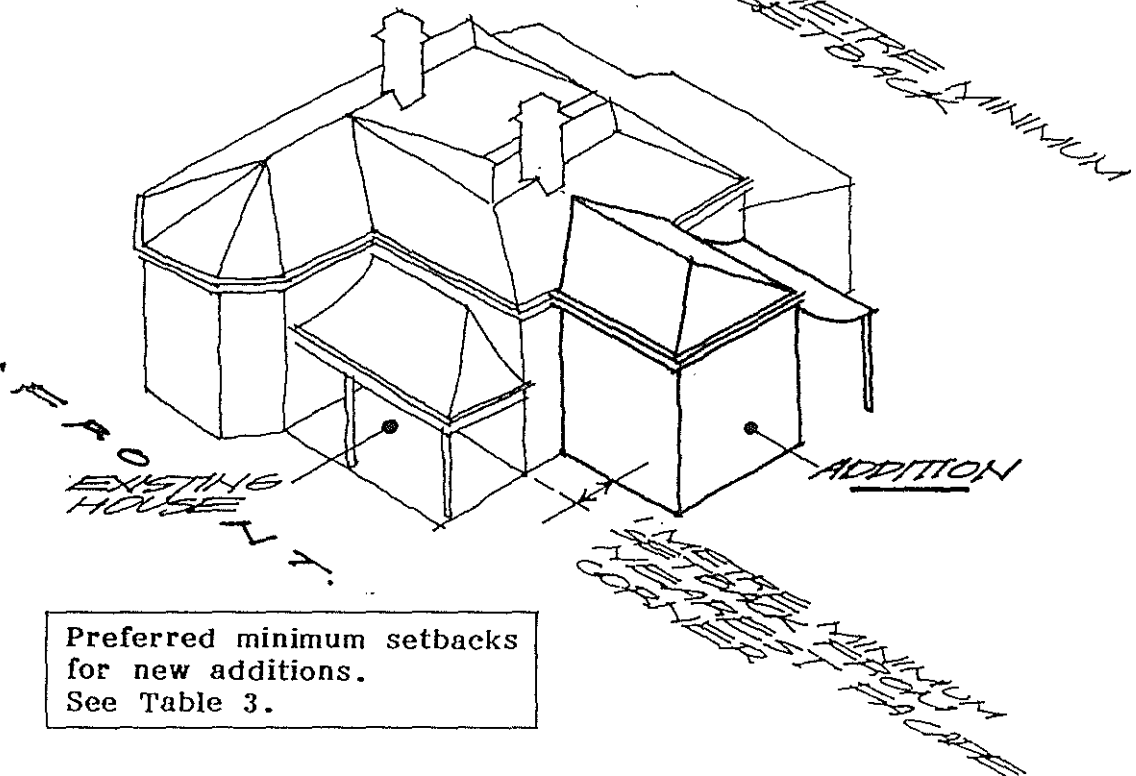
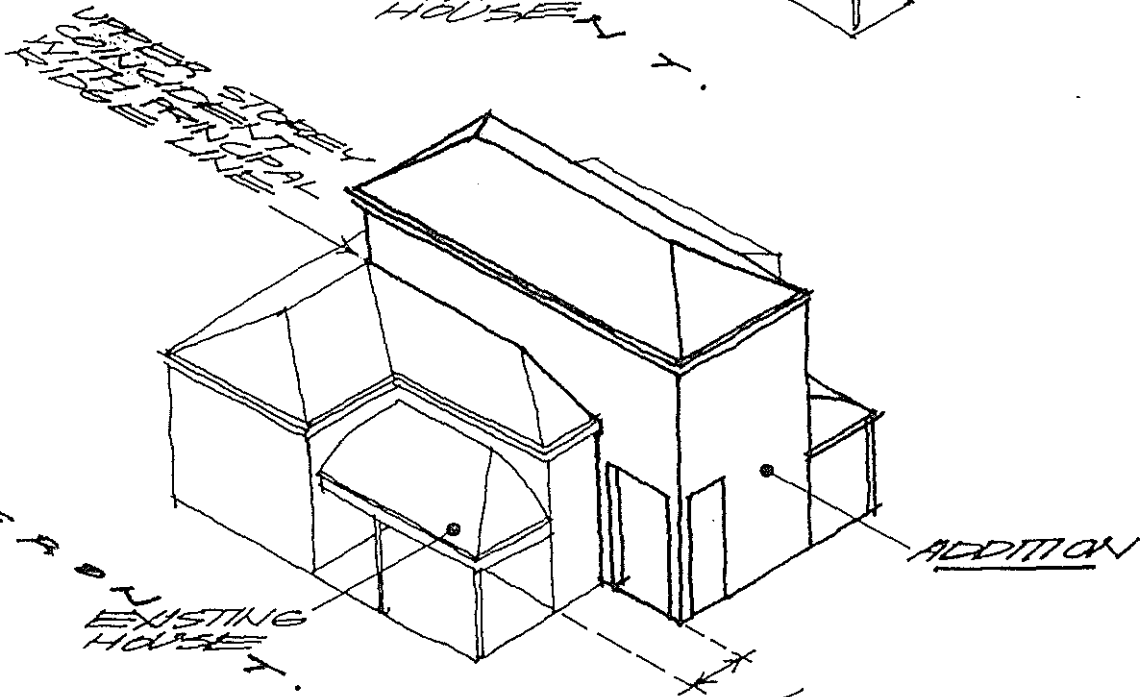
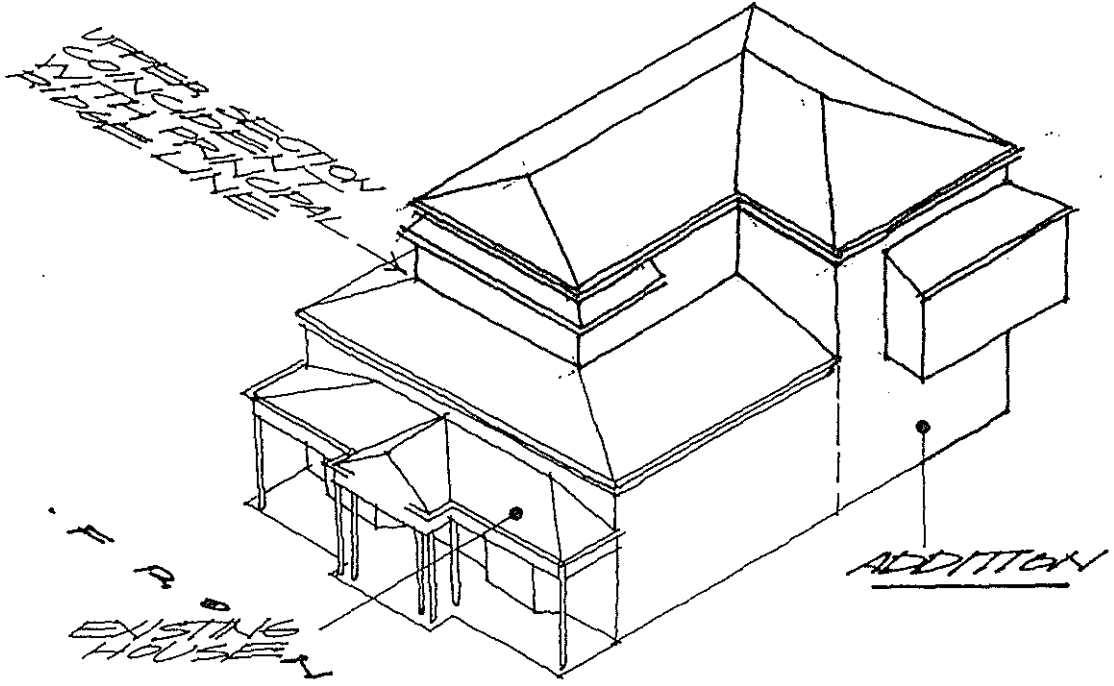
Rule 3 needs little explanation and is included primarily to protect the facades and elements which make visual contributions to the aesthetic value of the dwelling.

## 5.0 GARAGES, CARPORTS AND DRIVEWAYS

Many houses on narrow allotments were built prior to the advent of the motor car and at a time when proximity to Elsternwick railway station was an important advantage for residents. This fact of history was a major determinant in the formation of the streetscapes because families had to live close together to maximise access to public transport routes and to minimise walking distances. The result in Elsternwick was small houses built close to each other, with tiny front gardens. Herein lies the key to the aesthetic value of the streets today. It also underlines the importance of making changes to houses which are compatible with the overall character of the street. There is often simply no room in the front for a carport, or even a car. Where a car space can just be squeezed in, it interrupts the line of the fence, which was an important element in the architecture of the street, and destroys a large part of the garden which traditionally provided an ornamental setting for each cottage. The following guidelines apply in these circumstances.

- (i) Cars should only be parked in the frontage setback of Victorian and Federation houses where alternative locations are not available.
- (ii) Cars may be parked in the frontage setback of interwar houses where it can be demonstrated that this practice is not unreasonably intrusive.

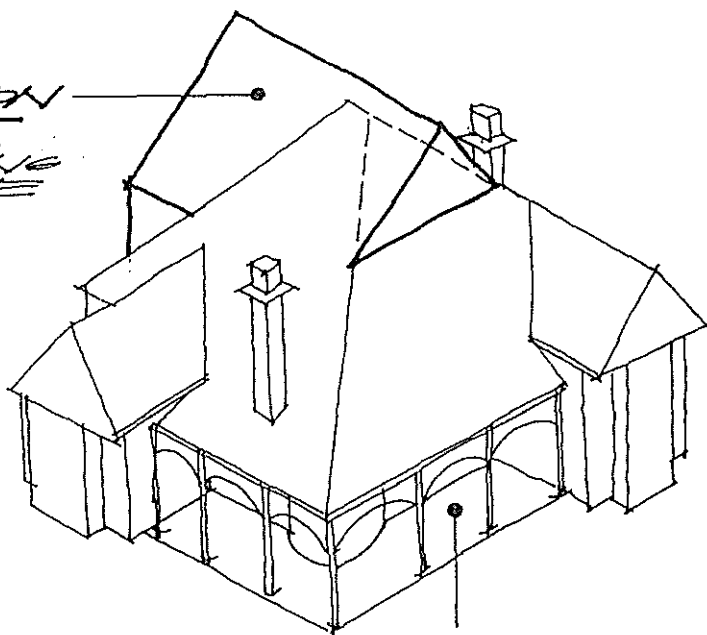
Where cars are to be parked in the frontage setbacks of Victorian and Federation houses, the following actions will help reduce their visual impact:



Preferred minimum setbacks for new additions. See Table 3.

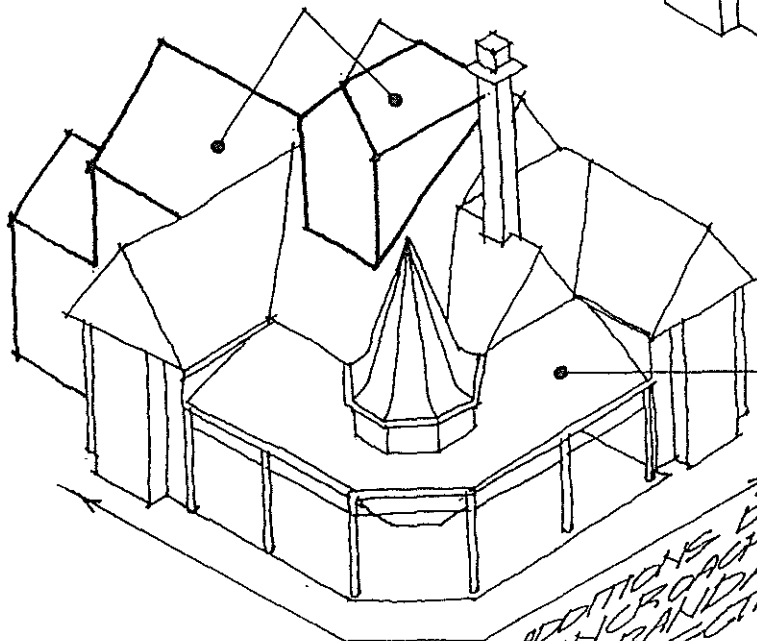
1 METRE MINIMUM SET BACK FROM CURB

ADDITION  
ENCROACHES  
OVER EXISTING  
RIDGE LINE



EXISTING  
HOUSE

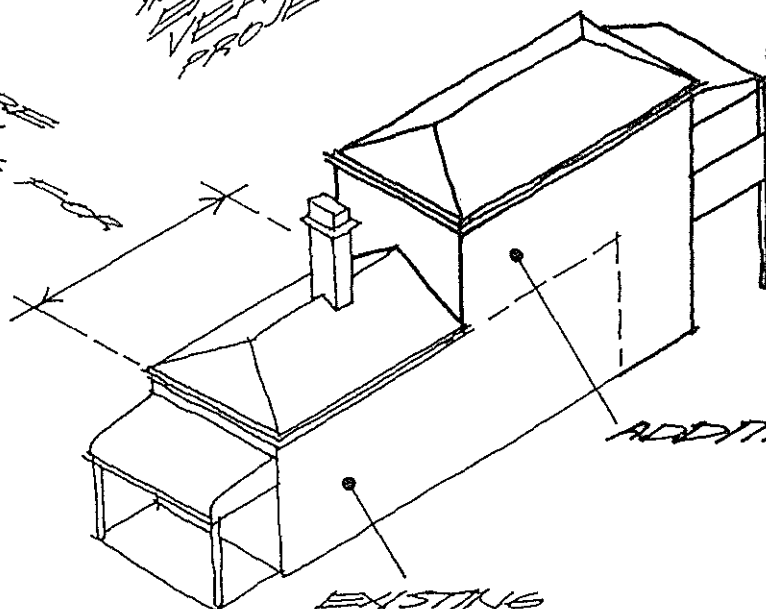
ADDITIONS



EXISTING HOUSE

ADDITIONS DO NOT  
ENCROACH ON OR  
INTERFERE WITH  
PROJECTING WINGS

A METRE  
MINIMUM  
SETBACK FOR  
NEW ADDITIONS  
TO EXISTING  
COTTAGES



ADDITION

EXISTING  
HOUSE

Preferred minimum setbacks for new additions.  
See Table 3.

- provide gates similar to the front fence in appearance, thereby maintaining a continuous fence line
- ensure that the pavement treatment does not have any features more than 150mm above the adjoining garden levels.
- if possible, reduce the pavement area to two 400mm wide strips on which the vehicle's tyres rest.
- wherever possible, avoid altering the facade of the house. Where alterations are unavoidable, try to minimise the impact of any changes on the elements of the fabric contributing to the facade's aesthetic values.

The following guidelines will assist in the design and location of garages and carports.

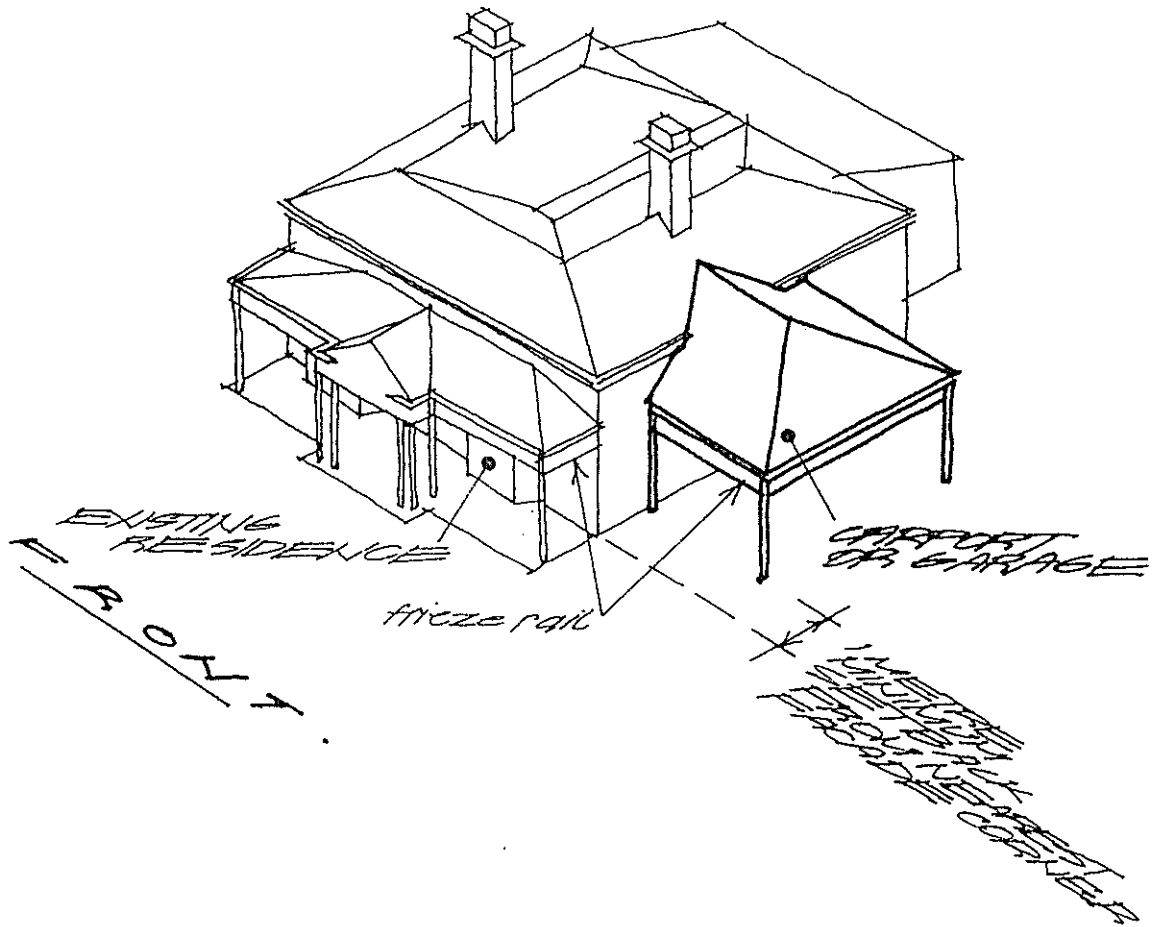
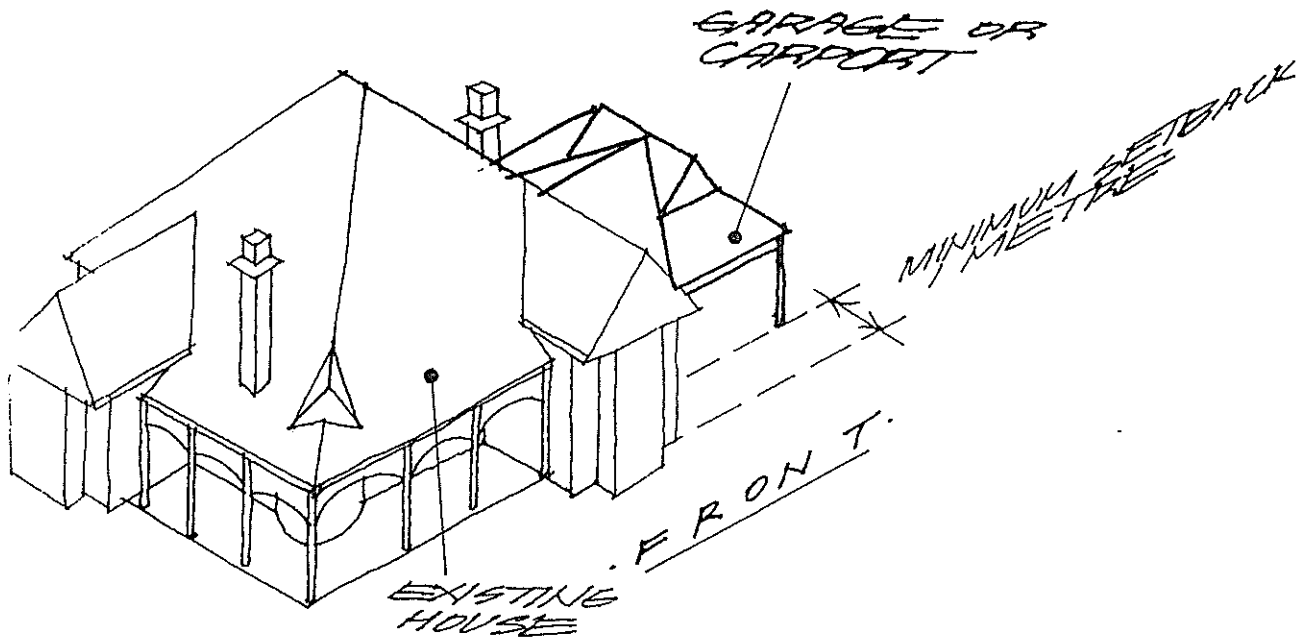
- (i) They shall be sympathetic with the architectural style of the house of which they form part.
- (ii) They shall be setback by a least 1 metre from the nearest facade corner and not encroach on any portion of an existing verandah.

Driveways should be constructed of materials appropriate to the period of the house. These include asphalt, red bricks, selected gravel and concrete strips with a grass median. Inappropriate materials include concrete when tinted in some colours and when cast into the shape of cobblestones.

## 6.0 NEW BUILDINGS (INFILL)

Opportunities for the construction of new buildings on vacant land are not common within the Elsternwick Historic Area. In the event of a development proceeding, however, the following guidelines apply:

- (i) **Its architectural character** should be sympathetic with the architectural style of the street or its immediate neighbourhood. This can be measured in terms of the following requirements
  - the extent to which the new building adopts or interprets the shapes and forms of the nearby houses, and
  - the extent to which it uses compatible materials (see tables 1 and 2) and colours.
- (ii) The **bulk and scale** of the new building should not be too great, having regard for the bulk and scale of the surrounding buildings. This can be achieved by ensuring that the side boundary setbacks are typical for the area and that the ground level facade is never closer to the street alignment than its adjoining neighbour on both sides, where it is a contributory building. Conversely, the setback should never be greater than 1 metre more than the existing setbacks of the adjoining neighbours, where these are contributory buildings.



GARAGES AND CARPORTS



Upper storeys shall be set back from the line of the ground level facade by 5 metres or to a point which coincides with the principle ridge line running across the allotment if applicable, whichever is furthest from the street frontage.

The height of the walls of the front single storeyed section shall not exceed 3.6 metres nor 5.8 metres for the rear, double storeyed section if applicable.

(iii) **Orientation**

New buildings should have facades which are parallel to the street alignment.

**7.0 FRONT FENCES**

It is recommended that owners consult the National Trust of Australia (Victoria)'s Technical Bulletin 8.1 Fences and Gates c.1840-1925 for information concerning the range of fence designs representative of the eras for which the Elsternwick Historic Area is noted. Generally, it is recommended that fence heights be limited to 1400mm and that the fence types be as scheduled in Table 4.

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**Table 4 Recommended Fence Styles  
Elsternwick Historic Area**

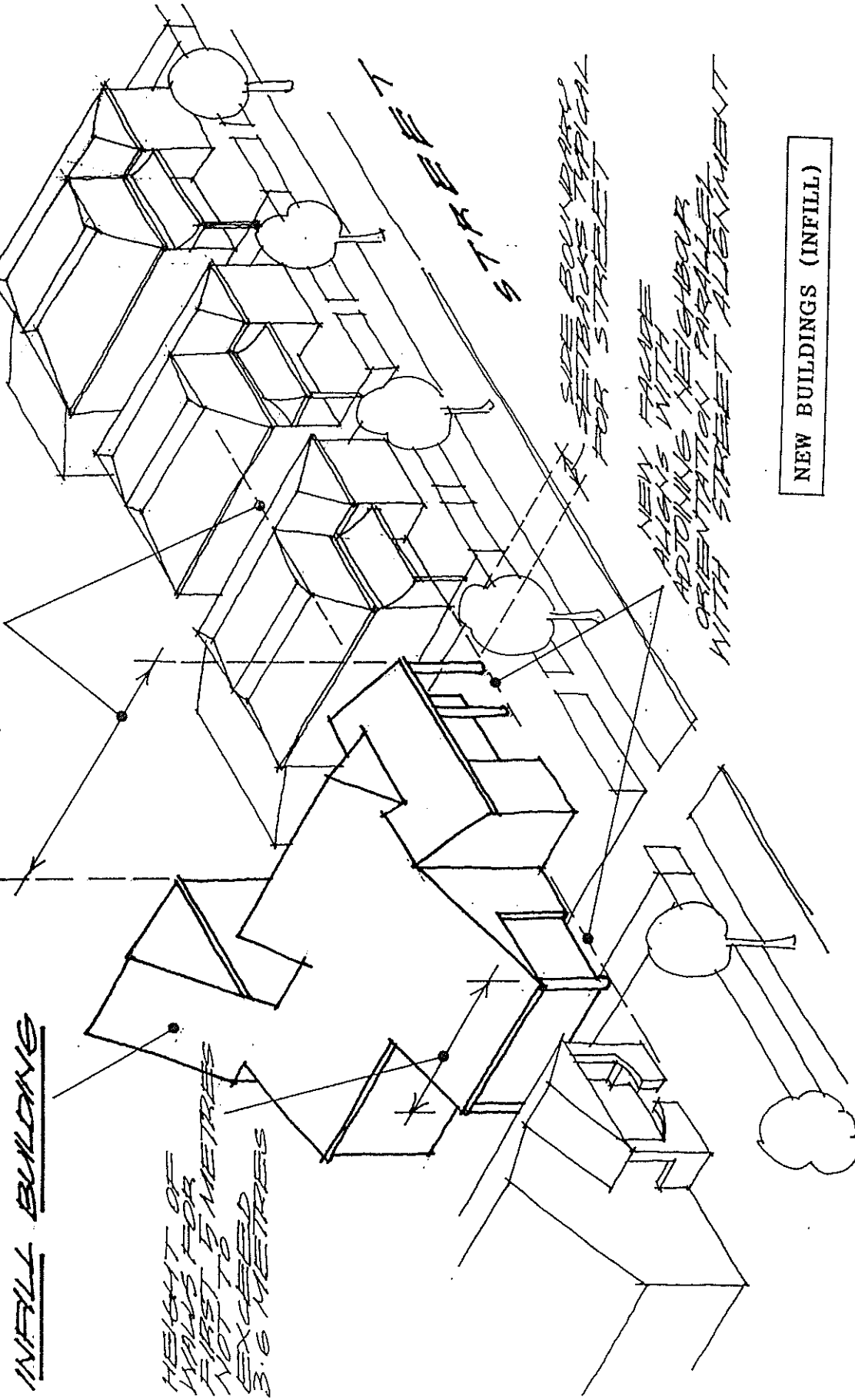
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Style of House	Style of Fence
<b>Late Victorian</b>	<ul style="list-style-type: none"> <li>- cast iron palisade</li> <li>- timber picket (70mm pickets), preferred for small row houses.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>- cast iron palisade with brick piers</li> <li>- rolled steel ribbon</li> <li>- timber picket, using 70mm and narrowest pickets</li> <li>- woven wire.</li> </ul>

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Brick or corrugated iron fences greater in height than 1400mm are not recommended for front fences.

OLD STREET FRONTAGE  
REMAINS UNCHANGED  
BUT NEW FACADE  
OR TO EXTEND LINE OF  
NEIGHBOURS



STREET

NEW FACADE  
ALIGNS WITH  
ADJACENT NEIGHBOUR  
ORIENTATION PARALLEL  
WITH STREET ALIGNMENT

NEW FACADE  
ALIGNS WITH  
ADJACENT NEIGHBOUR  
ORIENTATION PARALLEL  
WITH STREET ALIGNMENT

NEW BUILDINGS (INFILL)

INFILL BUILDINGS

HEIGHT OF  
WAYS FOR  
FIRST 5 METRES  
NOT TO  
EXCEED  
3.6 METRES



**APPENDIX B**

**MODEL HERITAGE CONTROLS**

## **X HERITAGE OVERLAY**

**Planning Scheme Map:**

If shown, marked **HO** with a reference number

### **Purpose**

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

### **Scope**

The requirements of this overlay apply to heritage places specified in the schedule to this overlay which is in the local section of this scheme. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

### **Definitions**

**Heritage Place:**

A site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, habitat or other place of natural or cultural significance and its associated land.

**Natural or Cultural Significance:**

Aesthetic, architectural, historic, scientific or social significance or other special natural or cultural value.

### **X-1 Requirement for permit**

A permit is required to:

- Subdivide or consolidate land.
- Demolish or remove a building.
- Construct a building.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or carry out works.

- Construct or display a sign.
- Externally paint a building if the schedule to this overlay identifies the heritage place as one where external paint controls apply or if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay identifies the heritage place as one where internal alteration controls apply.
- Remove, destroy, prune or lop a tree if the schedule to this overlay identifies the heritage place as one where tree controls apply.

The construction of a building or the construction or carrying out of works includes a fence, roadworks and street furniture.

#### **X-2 Exempt buildings and works**

No permit is required for repairs or routine maintenance which do not change the appearance of a heritage place. The repairs must be undertaken to the same details, specifications and materials.

#### **X-3 Victorian Heritage Register**

No permit is required under this overlay to develop a heritage place identified in the schedule to this overlay as a place which is included on the Victorian Heritage Register if:

- A permit for the development has been granted under the *Heritage Act* 1995; or
- The development is exempt under Section 66 of the *Heritage Act* 1995.

#### **X-4 Exemptions from notification and appeal**

An application under this overlay for any of the following classes of development is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the *Planning and Environment Act* 1987:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, shed or similar structure) unless the outbuilding is identified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is identified in the schedule to this overlay.
- External alteration of a building if the alteration does not adversely affect the natural or cultural significance of the heritage place.
- External painting of a building.
- Construction of a fence.

- Construction of a carport, garage, pergola, shed or similar structure.
- Construction of a vehicle cross-over.
- Construction of a swimming pool.
- Construction of a tennis court.
- Construction or display of a sign.
- Pruning of a tree.

#### X-5 Permit guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The purpose of this overlay.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision or consolidation will adversely affect the significance of the heritage place.
- Whether the proposed subdivision or consolidation may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the pruning, lopping or development will adversely affect the health, appearance or significance of the tree.

#### X-6 Use of a heritage place

A permit may be granted to use a heritage place for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay identifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Before deciding on an application, the responsible authority must consider:

- The views of the Heritage Council if the heritage place is included on the Victorian Heritage Register and is subject to the requirements of the *Heritage Act 1995*.
- The effect of the use on the amenity of the area.

**Note:** Check the requirements of the zone which applies to the land. Other requirements may also apply. These can be found under **PARTICULAR AREA, DEVELOPMENT AND USE CONTROLS** in the State, regional and local sections. Some requirements (eg car parking) apply to all zones and others apply only to specific areas or uses.

## XXX HERITAGE OVERLAY

The provisions of Clause X apply to heritage places specified in the following schedule. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map (marked HO) with a reference number).

### Schedule to Clause X

PS Map Reference	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Are there outbuildings or fences which are not exempt under Clause X-4?	Prohibited uses may be permitted?
HA1	<i>Anticlinal geological fold</i> Lyttleton Street, Castlemaine	no	no	no	no	no	no
	<i>Lime Kilns</i> Limeburners Point, Geelong	—	—	—	yes RefNo G172	—	—
HA3	<i>House</i> 333 Ryrie Street, Geelong	yes	yes	no	no	yes fence	no
HA4	<i>Valley Worsted Mills</i> 221 Swanston Street, Geelong	yes	no	no	no	yes outbuildings	yes
	<i>Former Shearers Arms Hotel</i> 202 Aberdeen Street, Geelong West	—	—	—	yes RefNo H661	—	yes
HA6	<i>Fisherman's Flat Urban Conservation Precinct</i> Bay, Beach, Bridge and Wharf Streets, Queenscliff	yes	no	yes	no	no	no
HA7	<i>Ficus platypoda (Moreton Bay Fig Tree)</i> North-east corner of Learmonth and King Streets, Queenscliff	no	no	yes	no	no	no



**GLOSSARY**

This glossary has been prepared to help define some of the terms used in the body of the report. In defining the characteristics of the various architectural styles, acknowledgment is made of Celestina Sagazio's The National Trust Research Manual (Allen & Unwin 1992) definitions although responsibility rests with the author of this report.

**Arts and Crafts** Referred to generally as a Movement, originated by William Morris and his colleagues as a reaction to the dominance of the machine age and evidenced in buildings by the use of traditional materials, brick, stone and stucco, steeply pitched gable roofs, often with symmetrically arranged tall chimney stacks, front porch and windows, the latter being casements with small panes. Decoration included sawn timber work of distinctive character. The Arts and Crafts Movement was pervasive, impacting on other styles, especially the Californian Bungalow, but at times standing alone.

**Astylar** Facade treatment without columns.

**Californian Bungalow** Popularised on America's West Coast from c.1900, the Australian equivalent boomed after the Great War and was characterised by prominent gable roofs and pergola roofed porches with heavy piers, often showing Japanese influence, rough cast, shingled and half timbered gable ends.

**Cottage Orne** A picturesque Gothic Revival influenced style having its roots in European Medieval domestic architecture and more particularly in its revival by the English gentry during the early nineteenth century. Characteristics included asymmetry, steeply pitched gabled roofs, overhanging eaves and verges, rendered walls, elaborately fretted timber bargeboards, porches and verandahs, all of which enhanced the impression of romantic rusticity.

**Faience** Glazed earthenware, often ornamented, and visually taking the form of tiled surfaces. Originally made at Faenza in Italy from c.1300.

**French Second Empire** An architectural style having its origins in Louis Napoleon's nineteenth century France and characterised by pavilion planning, high mansard roofs, elaborate wall surfaces, swags and segmental pediments. The style was often applied to large hotels and to commercial buildings.

**Georgian Revival** Also termed Colonial Revival, and being an architectural style of the Inter War years recalling Georgian buildings of the early Colonial period in Australian history, merging with the Mediterranean Style (qv) and being distinguished from other tradition based styles by showing a more general desire for architectural discipline, balance and simplicity of form.

**Gothic Revival** An architectural style influenced by the English gothic Revival Movement headed by Augustus Pugin and John Ruskin. Its essential characteristics were the use of the pointed arch, steeply pitched roofs, buttresses, pinnacles, pointed arch windows and the rib vault. Other elements included decorative barge boards, quoins and multi-pane, often casement windows. The style embraced several distinct aspects including domestic picturesque Gothic and the Cottage Orne (qv), ecclesiastical, commercial and institutional Gothic.

**Half-timber** A type of construction in which the walls are constructed of heavy frames with the spaces between the members filled in with brick, wattle and daub (qv) or similar. Commonly during the late nineteenth and twentieth centuries, the visual effect of half-timbering was created by running flat timber boards across the face of masonry or stuccoed surfaces.

**Italianate** An architectural style drawn from Italian precedents, the Renaissance Revival and the principles of Picturesque design. Compositions were often asymmetrical, stuccoed, with quoining and Renaissance derived details including window surrounds set informally in an astylar (qv) facade. A tower was often a feature of an Italianate villa.

**Mediterranean** An architectural style which fused with the Spanish Mission Style but had its origins in Mediterranean domestic architectural traditions, characterised by arcaded loggias and roughcast work more characteristic of the Italian villa than the Spanish Colonial Revival.

**Modern** Modern architecture emerged in Australia during the mid 1930's and drew heavily on European precedents. It was characterised by an absence of ornamentation, simple rectangular forms, flat roofs, functional planning, parapet walls and porches having concrete slab roofs carried on pipe columns.

**Moderne** Representing a break with the tradition-based styles of the Inter war period, the Moderne movement often incorporated Art Deco enrichment and was characterised by horizontal emphasis and streamline, curving wall surfaces, parapet walls and cubist forms leading ultimately to the Streamlined Moderne.

**Australian Queen Anne**, often referred to as the Federation Style and popular with house builder's during the Edwardian period. Characteristics include its plan form with diagonal axis, spreading picturesque roofs with attic windows and tall chimney stacks, red brickwork and fretted timber enrichment, turned timber verandah posts and lead lit windows.

**Pise** Rammed earth or clay construction.

**Renaissance Revival** An architectural style drawn from Italian Renaissance precedents, especially including the palazzo form with basement, piano nobile and attic storey. Compositions were usually symmetrical whilst the style was popular for civic, institutional and commercial buildings.

**Spanish Mission** Popularised on America's West Coast and widely adopted in Australia during the late 1920's, this architectural style drew on the traditions of the Spanish Colonial Revival in California. Its characteristics included textured stuccoed walls, arcades as front porches, Baroque influenced wrought iron work, Palladian window motifs, Cordovan roof tiles and serpentine parapeted walls.

**Tudor Revival** Also referred to as Old English and English Cottage, this architectural style drew on traditional English domestic architectural forms, often displaying links with the Gothic Revival and being highly picturesque in its most successful applications. Elements included steeply pitched roofs, a predominance of brickwork, half timbering and a penchant for wrought iron work. Doorways, especially to the porch in the case of houses, were often arched.

**Voussoirs** The truncated wedge shaped blocks forming an arch.

**Wattle and daub** A type of wall construction in which slim, pliable pieces of wood (wattles) are fixed to or between framing timbers and thickly plastered, usually with mud (daub).