

## **LUMEA**

---

<b>Address</b>	226 Hotham Street, Elsterwick
<b>Significance</b>	Local
<b>Construction Dates</b>	Circa 1910
<b>Period</b>	Federation
<b>Date Inspected</b>	Early 2019



### **Statement of Significance**

#### **What is Significant?**

The house at 226 Hotham Street, Elsterwick, known as *Lumea*, is significant, including the main intact red brick part of the house, roof form, chimneys, verandah, windows and hoods.

The concrete access ramp with timber balustrade to the front and carpark to the rear are not significant.

#### **How is it Significant?**

The house at 226 Hotham Street, Elsterwick, is of local historical and aesthetic significance to the City of Glen Eira.

#### **Why is it Significant?**

The house at 226 Hotham Street, Elsterwick, is of historical significance as a good and unusual example of a residence in a transitional late Victorian/Federation mode. Its erection in circa 1910 as a place of retirement for Police Superintendent, William Laurence Young, is reflective of Elsterwick's consolidation as a desirable suburb at this time. *Lumea's* combination of architectural elements is a clear example of a progression of 'styles' at the turn of the 20<sup>th</sup> century, rather than an abrupt break. (Criterion A)

The house at 226 Hotham Street, Elsternwick, is of aesthetic significance as a richly detailed and highly intact example of a less common stream of turn of the century design often referred to as the Transitional style – a confluence of elements commonly associated with either the Victorian or Federation periods. In its form, medium-pitched roof and some ornamentation (bracketed cornice, vermiculated band, cast iron ornamentation), *Lumea* references popular residential design approaches of late 19<sup>th</sup> century. While the dwelling's red face brickwork, casement windows with toplights, street facing gables with timber screen, prominent corner verandah with turned posts as well as largely terracotta palette of the tiling, reflect the Queen Anne style that prevailed at its time of construction. This well-resolved blend of characteristics results in a distinctive corner house that is further defined by an uncommon combination of elements. Namely, the employment of cast iron brackets to the window hoods and vermiculation of the rendered band. (Criterion E)

## Description

The single storey red brick dwelling is located on the southern half of a rectangular corner allotment (approximately 581m<sup>2</sup>) that is bound by Davis Street to the north, Miller Street to the south and Hotham Street to the west. The original portion of the house has a broadly rectangular footprint with a medium-pitched hipped gabled roof and rear M-profile, all clad in corrugated sheet metal (originally slate). The roof pitch and configuration is indicative of Late Victorian forms, while its corner return verandah extending between two gables is more typical of the Federation period. There are also three red brick chimneys with mouldings and dual terracotta pots. To the rear (north elevation) there is a small weatherboard clad skillion-roofed section.



West elevation from Hotham Street

Stylistically, the house epitomises a transitional design; drawing together an array of Late Victorian and Federation period characteristics to distinguishing effect. Other elements evocative of the classicising/Italianate influence of the late 19<sup>th</sup> century include its cornice with decorative brackets, the employment of vermiculation (to the band) and the verandah's cast iron frieze with geometric pattern (note also bullnose roof and decorative timber fascia).

Elements broadly indicative of the Federation period are its red brick construction in stretcher bond with remnant white tuck-pointing and gable ends defined by timber screens, moulded bargeboards with applied mouldings, and finials. The position of the rendered band at sill height is also typical of the early 20<sup>th</sup> century and, together with the (overpainted) basalt sills, was intended to highlight the colour of the brickwork. The turned timber posts of the verandah – between which spans a wide balustrade (likely an addition) – and its deck (basalt edged with tessellated tiles in a diamond pattern consisting of terracotta and cream tiles with a defined border) are also typical of the period.

Fenestration consists of timber-framed windows, primarily casement banks with toplights (which retain green and pink textured glass) in tripartite configurations. The windows to the projecting gables feature hoods supported by cast iron brackets; a rare

occurrence. The verandah wall is further articulated by an oculus window on the south side and blind arched niche east of the entry (possibly an infilled window). The four panelled timber entry door has bolection mouldings, a narrow decorative column and sidelight on either side; above is a transom window with patterned glass.



West gable end and verandah with oculus window



South gable end and entry



Tessellated tiles to verandah



South-west corner with blind niche in background

The location of the front path conforms to that evident on mid-20<sup>th</sup> century aerial photographs; however, a concrete access ramp and timber balustrade has been introduced. The front yard is landscaped and provides a complimentary garden setting.



North (rear) elevation



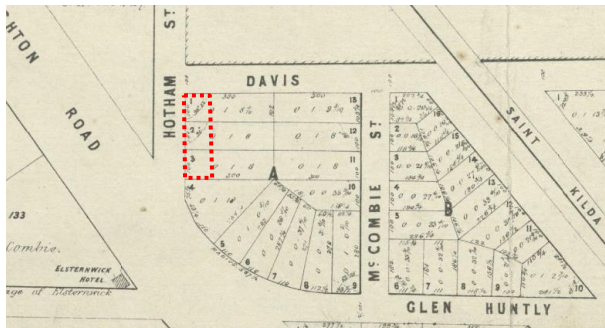
North (rear) elevation

To the rear/south elevation, there are timber sash windows – one being original with an arched lintel. The weatherboard skillion roofed section has a similar footprint to earlier versions in this location and may be partly original. It has windows of varying dates according to the different architraves. In front of it is a narrow timber canopy which connected with a smaller detached weatherboard to the east boundary. The rear half of the site is concreted and is used for parking, accessed from Davis Street.

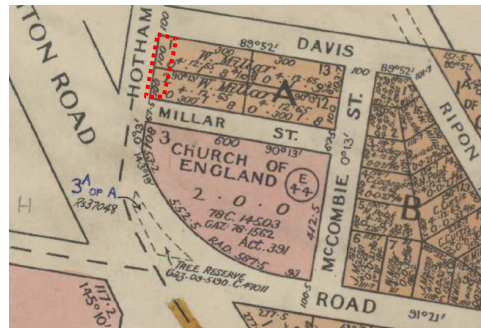
## History

The subject allotment was formed from land that deriving from Allotments 1, 2 and 3, Section A, of the Elsternwick Village survey, completed in 1851 by Robert Hoddle and again, in 1856, by Henry B Foot.<sup>1</sup> This area was described as ‘level wet land’ in an early portrayal and was bound by Davis Street in the north, Glenhuntly Road in the south, a public reserve in the west (initially Elsternwick Racecourse, later Elsternwick Park) and the St Kilda and Brighton railway (Sandringham) line in the east.<sup>2</sup> Private sales in this sector appear to have begun from the late 1850s,<sup>3</sup> although the subject allotment itself was not acquired until 1866.<sup>4</sup>

While initially situated on the periphery of suburban Melbourne, beyond the more settled environs of Prahran and St Kilda, the ready availability of considerable allotments in Elsternwick and the early private establishment of its railway station (1859) proved attractive to the genteel and affluent. Alongside dairies and market gardens, a patchwork of prestige estates, ‘private houses of a superior character standing in pleasure grounds’,<sup>5</sup> were erected from the 1860s. The government takeover of the railway line (1878), which improved services, and speculative activities of the land boom stimulated a more intensive phase of subdivision and development in the suburb over the 1880s. Along the major roads and across the former grounds of handsome mansions, rows of generally high-quality detached houses multiplied and dedicated shopping strips emerged. Following the general building hiatus of the 1890s Depression, a decidedly middle-class suburb consolidated with little unused land available by the early 1930s.<sup>6</sup>



Northern section of the Village of Elsternwick, prior to sale  
Red outline indicates approximate outline of the subject lot  
(Source: *Allotments at the Village of Elsternwick*, 1860, SLV)



Northern section of the Village (and later) Town of Elsternwick  
Red outline indicates approximate outline of the subject lot  
(Source: *Parts of Cities of Brighton & Caulfield*, PROV, P34166)

The purchaser of much of the property in the northern section of Elsternwick Village, including the block demarcated by Davis, McCombie, Miller and Hotham streets, was William Millar, described at the time as a ‘chemist’.<sup>7</sup> Glasgow-born, Millar had arrived in Victoria during the 1850s Gold Rush and settled in the Caulfield district. At his death, he was lauded for his involvement in municipal affairs and represented as a local ‘pioneer’. He was also the owner-occupant of an extant villa, *Roseneath* (31 Point Nepean Road, HO48).<sup>8</sup> ‘Miller’ Street (originally Millar) appears to be his namesake. Much of his holdings in the Village were left to William Millar Hale, likely his son, and Thomas Woodward, an accountant.<sup>9</sup>

The relatively undeveloped nature of the Davis Street block around this time is depicted in the 1902 MMBW plan, shown below.

<sup>1</sup> The main portion of Elsternwick Village, which lay south-west of Brighton Road, was never included within Caulfield’s municipal boundaries. However, its northern section (east of Hotham Street and north of Glenhuntly Road – part of Crown Allotment 270) was transferred to Caulfield from St Kilda in 1875. (Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p109, 187; *Government Gazette of Victoria*, 17 September 1851, p409; and *Allotments at the village of Elsternwick, Parish of Prahran*, Melbourne, Office of Lands and Survey, 1860, NLA, <<http://nla.gov.au/nla.obj-232492411>>, accessed 12 August 2019)

<sup>2</sup> *Village of Elsternwick*, Parish of Prahran, Department of Crown Lands Office, 8 August 1857, SLV, <<http://handle.slv.vic.gov.au/10381/156244>>, accessed 26 August 2019

<sup>3</sup> *Parts of Cities of Brighton and Caulfield, Parish of Prahran, County Bourke*, PROV, P3416-6

<sup>4</sup> For the cost of £18 (Certificate of Title, vol.193, folio 426)

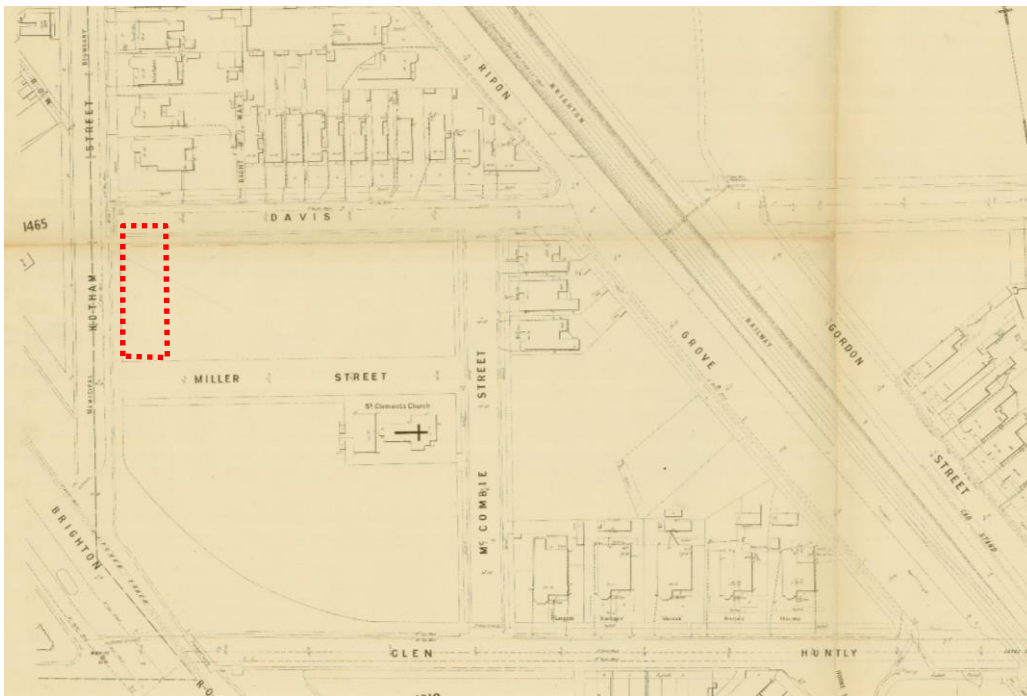
<sup>5</sup> Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

<sup>6</sup> Murray and Wells, *From sand, swamp and health – a history of Caulfield*, p110

<sup>7</sup> Certificate of Title, vol. 193, folio. 426

<sup>8</sup> ‘Our Pioneers Pass Away’, *Brighton Southern Cross*, 20 August 1898, p2

<sup>9</sup> Certificate of Title, vol. 193, folio 432



MMBW plan no. 1464, Caulfield  
The Davis Street block and wider context as developed by 1902  
The vacant subject allotment is approximately outlined  
(Source: SLV)

By 1910, Woodward – by then the sole proprietor – subdivided the block.<sup>10</sup> In June that year, the subject allotment had been procured by William Laurence Young and a 6-roomed brick house, identified as *Lumea* (meaning unknown), was recorded as existing by the Caulfield rate book in December.<sup>11</sup>

A retired career policeman, Young had spent some twenty years policing the boisterous Victorian gold fields, in particular the township of Blackwood (north-west of Melbourne). He was described, albeit in the context of an inquiry alleging drunkenness, as 'most energetic and attentive to the duties of his office... (and of) perfect sobriety and propriety'.<sup>12</sup> He was promoted with regularity and finished his career as the Superintendent of Police for the Central District.<sup>13</sup> *Lumea*, situated in 'salubrious' Elsternwick, appears to have been intended by Young to be his base of respectable retirement. However, soon after his occupation, he died 'suddenly' in mid-1911.<sup>14</sup>

Young's family sold the property to Martha Burt Cheney, a 'Gentlewoman' from St Kilda, in August 1911. She retained it until 1920, after which it passed through several hands.<sup>15</sup> In 1995, Dr Andrew Kingsford acquired the property and soon after established a podiatry practice (Kingsford Podiatry) at the site.<sup>16</sup> This use continues today. The adaption to a podiatry likely necessitated the removal of original and/or early rear outbuildings at the property (see 1945 aerial photograph, below) for the installation of a car parking area.

A promotional article for *Lumea* just prior to the Kingsford purchase follows:

The dwelling was built in 1910 for a retired policeman who was said to be so meticulous about the quality of the workmanship that he carried out a daily inspection during its construction. In 1919 it was sold to the aunt of the present owner and has remained in the family ever since. Over the years the structure was extended and modified at one stage to accommodate two branches of the family in two self-contained flats. For this reason it has two older-style kitchens and outdated bathrooms on opposite sides of the building but is nevertheless used as one

<sup>10</sup> Certificate of Title, vol. 193, folio 432

<sup>11</sup> Certificate of Title, vol. 3431, folio 097; and Caulfield City rate book, 1910-11

<sup>12</sup> 'Sergeant Young's Case', *Kyneton Observer*, 24 June 1893, p2

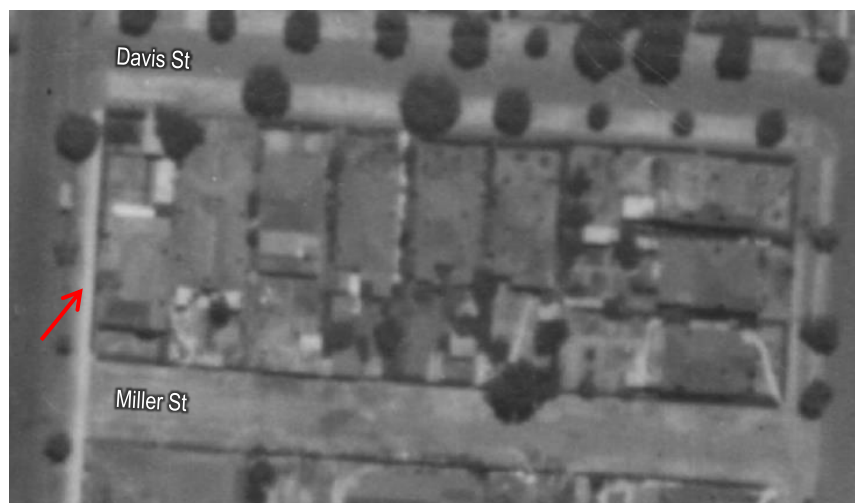
<sup>13</sup> 'The Police Force', *Herald*, 1 July 1905, p3

<sup>14</sup> 'Family Notices', *Argus*, 6 June 1911, p1

<sup>15</sup> Certificate of Title, vol. 3431, folio 097

<sup>16</sup> Certificate of Title, vol. 3431, folio 097

home... The interior retains its panelled doors and plaster ceiling roses as well as more unusual features such as pressed-metal door locks and finger plates... no open fire places (remains), modified tapestry brick fireplaces are inset with gas space heaters. The old stables out the back have been converted to a laundry and workshed ....<sup>17</sup>



1945 aerial photograph  
Subject site is indicated by the red arrow – note outbuildings  
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57787)

## Thematic Context/Comparative Analysis

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

- The Post Federation Years (1900s-1910s)

### *Known comparable places in the City of Glen Eira*

Most of the existing Federation period houses that are included in heritage overlays either individual or precincts generally reflect the prevailing Queen Anne and Arts and Crafts styles, with only a few examples being indicative of the concurrent transitional mode.

- 359 Alma Road, Caulfield North (HO1) – built in 1903, the large Queen Anne style villa has a slate clad gambrel roof with gable ends and conical roof to corner bay. Walls of red brick with roughcast to the gable ends.
- 5 Bambra Road, Caulfield North (HO9) – erected 1911-12, this Queen Anne style villa in red brick and render has a dramatic timber verandah with corner tower element that incorporates a balcony and radiating sun rays to timber frieze.
- *Anselm*, 4 Glenferrie Street, Caulfield North (HO27, VHR + H1795) – distinguished villa designed by renowned architect Robert Haddon for himself in 1906. Features Art Nouveau-inspired decoration to its front tower.
- 88 Shoobra Road, Elsternwick (HO63) – a large-scale Arts and Crafts style house constructed during 1910-11 with roughcast finish to the attic level, above the red brick base. Roof is clad in terracotta tiles.
- 17 Wyuna Road, Caulfield North (HO83) – considerable Arts and Crafts dwelling with an attic level (1915)
- Elsternwick Estate and environs (HO72 and recommended extension) – a sizable residential precinct with a good proportion of the housing stock dating to the late 19<sup>th</sup> century, but also including a strong layer of Federation period development as well as some deriving from the inter-war years. There is a diverse range of housing types present in the precinct, ranging from speculative weatherboard workers' cottages to commodious mansions, and in Elizabeth Street, there is a distinguished group of red brick Queen Anne villas, constructed between 1909-12.
- Caulfield North Estate and Environs (HO14) – a large residential precinct with a heterogeneous group of contributory buildings (cottages, row/terrace houses, villas, flats) dating to the late 19<sup>th</sup> century, Federation and Interwar periods. There are a few more modest villas in a transitional mode situated along Carnarvon Road.

<sup>17</sup> Veronica Ridge, 'Ideal proposition for business, flats, or single home', *Age*, 8 February 1995, p48

### Condition

Good

### Integrity

Mostly intact

### Previous Assessment

Not significant – Andrew Ward, *Glen Eira Heritage Management Plan*, field survey sheet 12, 1996

### Heritage Overlay Schedule Controls

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

### Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 226 Hotham Street, Elsternwick.



Recommended extent of registration  
(Source: Nearmap 23 February 2019)