

ELSTERNWICK INTERWAR RESIDENTIAL PRECINCT

Address	Elsternwick: Glen Eira Road (222-236, 276-294); Garden Street (1, 2A-6); Mulgrave Street (1-11, 2-18); Orrong Road (133-141, 142-148); Prahran Grove (1-31, 2-12); Somerset Street (1, 2-8)
Significance	Local
Construction Dates	Predominantly 1920s and 1930s
Period	Interwar
Date Inspected	Late 2019 and early 2019



Statement of Significance

What is Significant?

The Elsternwick Interwar Residential Precinct consists exclusively of residential buildings that address several close-by streets in the northern part of the suburb. The following original elements contribute to the significance of the precinct:

- Largely intact single storey cottages, bungalows and houses and two storey maisonettes/duplexes dating from the Interwar period,
- Interwar period subdivision pattern,
- Consistent setbacks,
- General horizontal emphasis of built form,

- Intact roof forms (transverse and tiered gables/hip and hip/gable combinations) and cladding, namely terracotta and concrete tiles,
- Face brick and/or rendered chimneys, including pots and cowls,
- Detailing to gable ends, such as shingling, timber lattices, half-timbering, batten, weatherboard and render finishes,
- Intact walls of face and clinker brick and/or rendered, either textured or smooth finish, and painted timber weatherboards,
- General brick detailing, including plinths, banding, corbelling, motifs, cartouches, platbands and arches,
- Verandahs, porches and faceted bays, including awnings,
- Fenestration, including timber box-framed or recessed casements, double-hung sashes and small 'picture' windows, all leadlighting detail, and main doors (often timbered and multipaneled with sidelights),
- Low face and clinker brick and/or rendered front fences and metal gates,
- Front garden settings,
- Concrete crossovers,
- Original driveways – dual concrete wheel strips with a central grass island,
- Basalt pitchers to kerbs and channels, and
- Complementary street plantings, including paperback (*Melaleuca*) and *eucalyptus* trees.

Contributory places:

- Glen Eira Road: 222, 224, 226, 228, 230, 232, 234, 236, 278, 280, 286, 292, 294 (south),
- Garden Street: 4, 6 (west),
- Mulgrave Street: 1, 3, 5, 9, 11 (north); 2, 4, 6, 12, 16, 18 (south),
- Orrong Road: 133, 135, 137, 139, 141 (west); 146 (east),
- Prahran Grove: 1, 3, 5, 7, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 (north); 2, 6, 8, 10, 12 (south), and
- Somerset Street: 1-3 (east); 2, 2A, 4, 6, 8 (west).

Non-contributory places:

- Glen Eira Road: 282, 284, 290 (south),
- Garden Street: 1 (east); 2A, 2B (west),
- Mulgrave Street: 7, 9A, 9B, (north); 8, 10, 14 (south), and
- Prahran Grove: 4, 9 (north).

How is it Significant?

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

Why is it Significant?

The Elsterwick Interwar Residential Precinct is of historical significance as a concentrated illustration of Elsterwick's suburban growth during the 1920s and 1930s. While much of the precinct had been utilised as a place of industry and cultivation from the late 19th century, including a historic association with Chinese market gardeners, its existing urban form materialised rapidly during the Interwar period with the erection of mainly modest bungalows and houses. This departed from the general historic development of the suburb, which had been largely built over in the late 19th and 20th centuries. The precinct's character also demonstrates the pervasiveness of the suburban ideal of a freestanding home in a garden setting, albeit at a generally modest scale, interspersed with the gradual emergence of alternative forms of living in the suburbs (maisonette and duplex development). It forms a larger unit of consistent and complementary Interwar period development with the adjacent Glen Orrong Commercial Precinct. (Criterion A)

The Elsterwick Interwar Residential Precinct is of representative significance for its array of good and largely intact Interwar period freestanding bungalows and houses, examples of maisonette and duplex development and existing subdivision pattern. These buildings display a typical array of popular 1920s and 1930s idioms, including Californian bungalows, Spanish Mission/Mediterranean and Old English revival styles. There are also some original front fencing, driveways, crossovers, and kerbing and channelling as well as complementary street plantings. These public domain elements combine with the contributory places to produce several consistent suburban streetscapes that are evocative of the 1920s and 1930s. (Criterion D)

Description

The Elsterwick Interwar Residential Precinct encompasses some 75 sites that address the arterial thoroughfares of Glen Eira and Orrong roads as well as the smaller Garden, Mulgrave and Somerset streets and Prahran Grove. The topography is relatively flat and the carriageways, established over the late 19th century, have a bitumen surface. Original basalt pitchers to kerbs and channels survive in all streets. Some sections of concrete footpaths may date to the Interwar period, while others sections appear to have been replaced. Grassed nature strips with regularly spaced street plantings, mainly paperbarks (*Melaleuca*) and some *eucalyptus*, are consistent elements of the streetscape, except in Mulgrave Street.



Prahran Grove streetscape – facing east



4 Garden Street – original/early rear shed or garage with timber folding door, viewed from Mulgrave Street.

Original front fences contribute to the streetscape value of the precinct. Surviving Interwar period examples in the precinct are generally low in height and of masonry construction, with red or clinker brick and/or textured or smooth render. Many display brick/render details to the coping and balustrade. Generally, the front fence complements the material palette of the main dwelling. Most existing timber picket fences are later additions, albeit sympathetic, although there is an uncommon example of a timber-framed fence with 'Cyclone' woven wire at 16 Mulgrave Street. The metal gates with geometric patterns are likely to date from the Interwar period.



230 and 232 Glen Eira Road – clinker brick fence and metal gates



31 Prahran Grove – rendered fence with diamond pattern panel

A regular subdivision pattern of medium scaled allotments is evident.¹ The majority of buildings (about 85%) are contributory. Of these, most are single storey and detached dwellings, although there is also a two storey maisonette and duplex.

There is limited evidence of the precinct's late 19th century phase. Only one of a group of three cottages to the south side of Mulgrave Street (no. 12) survives from this period partly intact. It is situated on a small allotment with a narrow setback and is broadly Italianate in character. It has a hip roof with rear M-profile (concrete tiles are not original) and ashlar boarding to the façade.²



12 Mulgrave Street – bracketed cornice and cast iron frieze

Principally, the contributory housing stock in the precinct comprises Interwar period bungalows and houses. While commonly employed in reference to the broad spectrum of 20th century suburban residences, the former term more accurately applies to those dwellings influenced by the Californian Bungalow style, predominantly erected in the 1920s. Generally, these have transverse gable roof with a smaller gable oriented to the street or double/tiered gables, and are clad in glazed or unglazed terracotta tiles. A porch may be incorporated under the main roof or have an independent roof. Most of the bungalows are constructed of red brick, although a small number – most conspicuously to the west side of Somerset Street – are timber-framed and clad in weatherboard.

Houses from the late 1920s and early 1930s are all of masonry construction and typified by hip roofs; although a number in the Old English revival idiom have steeply pitched interlinking or tiered gables. Some of these roofs are clad in concrete tiles, which are likely original. The facades of these late Interwar period bungalow/houses were often overlaid by an eclectic array of in-vogue period styles; within the precinct, the influence of the Spanish Mission/Mediterranean and Old English idioms are particularly evident.

In general, original windows are timber-framed and either boxed or recessed double-hung sashes or casement windows. Some retain original lead lighting, with a variety of geometric patterns apparent, often reflective of particular style of the dwelling. A small number of fixed 'picture' windows and original timber multipaneled front doors are also visible.

There is some Post-WWII development in the precinct, mainly along Mulgrave Street. The single storey house at 8 Mulgrave Street is noted as a good example Modernism from that period.

Californian Bungalow style

The largest group in the precinct, the influence of the Californian Bungalow defines the streetscapes of Glen Eira and Orrong roads, as well as the eastern section of Mulgrave Street and Prahran Grove. The Californian Bungalow style was an economic version of a design derived from the west coast of America and promoted across Australia by speculatively builders, construction/trade magazines and institutions alike ('State Bank Cal Bung'³).

¹ Most allotments in the precinct are around 410m²; although some larger blocks exist at corner sites and those on the south side of Prahran Grove are distinctly elongated (circa 760m²)

² The cottage at 14 Mulgrave Street also dates from the late 19th century. Its heritage value however, is diminished by a forward situated vertical addition

³ The passing of the *Housing and Reclamation Act 1920* – encouraging personal housing loans at concessionary rates – by the State Saving Bank of Victoria (government owned, 1842-1990) fuelled domestic construction and in the process promoted the detached Californian bungalow style, often weatherboard, as the development of choice for suburban living.

Over the late 1920s, this design was embraced as the preferred development type for middle income families. Its popularity stemmed from its perceived ruggedness, informality and strong associations with suburban living. This 'honesty' was expressed by a mixed material palette through the use of 'natural' timber cladding and red face brick, often emphasised by the use of rendered banding and/or detail. Other common elements of the Californian bungalow present in the precinct include, a horizontal emphasis, asymmetrical massing, exposed rafter ends, narrow eaves and a variety of gable end finishes (weatherboard, shingling and shingled skirts, batten, lattice and roughcast or combinations).



2 Mulgrave Street – weatherboard with brick balustrade and square piers in a roughcast finish



15 Prahran Grove – weatherboard with paired timber posts above masonry wall



286 Glen Eira Road – red brick bungalow with twin street facing gables including bow window and shingled skirting



146 Orrong Road – prominent porch, tapered roughcast rendered piers and sinuous timber frieze (hint of Art Nouveau)



23 Prahran Grove – rendered Arts and Crafts bungalow with face brick banding, wide arched porch and bow window



8 Prahran Grove – overpainted brick and rendered bungalow with faceted bay window and batted sheeting to the gable ends

The street frontage of these bungalows is generally differentiated by the verandah-porch element. Masonry – either face brick and/or rendered – was usually employed by way of a low brick wall/balustrade with piers/pedestals surmounted by a narrow column/pier, some tapered, squat or rounded. Timber columns/piers were also utilised. Another point of distinction was the deployment of a bow or faceted bay, most featuring quadripartite window configurations and, on occasion, shingled awnings.

Spanish Mission/Mediterranean

The Spanish Mission/Mediterranean influence manifests across the facades of several single storey dwellings to the western parts of Mulgrave Street and Prahran Grove,⁴ as well as a set of two storey buildings: 141 Orrong Road, a maisonette, and 1-1A Somerset Street, a duplex.⁵



16 Mulgrave Street – barley twist columns to a wide arched porch and porte-cochere/carport



1-1A Somerset Street – textured render, triple arched loggia and bow window (with lead lighting)

Evolving from multiple sources, including some eminent early 20th century Australian architects and the dissemination of Hollywood culture, these interrelated styles were favoured suburban styles over the 1920s and early 1930s. While not ‘academic’ Spanish Mission or Mediterranean designs, the employment of the idiom across the precinct is typical, with the applied detail creating a fashionable aesthetic that evoked non-British sources considered more appropriate for the Australian climate.

Typical markers of these styles in the precinct include: a textured rendered finish (often contrasted with some limited areas of smooth render to a platband or to highlight an arch), broad rounded arches or triple arched loggias, barley twist columns, a light colour scheme and classically themed mouldings and/or cartouches. Also apparent at some of the Spanish Mission/Mediterranean influenced dwellings is a flat roofed porte-cochere (carport) to the side, featuring decorative columns (e.g. 31 Prahran Grove and 16/18 Mulgrave Street).



141 Orrong Road – triple arched loggia, elaborate balustrade and original fence



141 Orrong Road – detail of leadlighting

⁴ For instance: 16 and 18 Mulgrave Street and 17, 27 and 29 Prahran Grove

⁵ Typically, a ‘maisonette’ – deriving from the French *maisonnette* (a ‘little house’) – refers to an apartment of two or more storeys in a larger building with its own internal staircase. Such developments become increasingly popular over the Interwar and Post-WWII periods, being considered more desirable than a duplex or flat living.

Old English and Georgian Revival

A smaller group of early to mid-1930s houses with a distinctive Old English Revival character – sometimes described as Stockbroker Tudor – are also scattered across the precinct, with a good pair of clinker brick examples to the north-east corner of the precinct: 292 and 294 Glen Eira Road.⁶

Stirred by sentimental links to an imagined Tudor England and continuing to draw on the Arts and Crafts movement as well as an interest in ‘cottage’ styles, the hallmarks of this idiom within the precinct include: red textured or liver-coloured face brick and/or smooth rendered finish (often juxtaposed), corbelled brick eaves, imitative half timbering, tapestry brick banding, Tudor arches and buttressed chimneys (for example, 9/11 Mulgrave Street).



292 Glen Eira Road – clinker brick residence distinguished by its picturesque asymmetry, steeply pitched gables, corbelled eaves and herringbone brickwork panel (front gable)



4 Garden Street – clinker brick contrasted with smooth render and Tudor arches to enclosed side porch

There is also a faint influence of the Georgian Revival style in the facades of 19 Prahran Grove, with its near symmetry and a central porch.



1 Mulgrave Street – distinctive elongated form with a façade defined by three street projecting gables, with half-timbering (curved bracing) to the central gable end and some tapestry brick banding



19 Prahran Grove – near symmetry and central porch are evocative of the Georgian revival idiom

⁶ Other examples of the Old English influence include: 4 Garden Street, 1, 9 and 11 Mulgrave Street and 21, 25 and 31 Prahran Grove

History

The Elsternwick Interwar Residential Precinct formed part of Crown Allotments 250 and 251 of the Parish of Prahran, acquired by W R Becher,⁷ as well as the northern section of Allotment 262, granted to John Mullaly,⁸ both around 1857. This area was located immediately south of Glen Eira Road – one of the earliest established thoroughfares in the district, increasingly referred to as ‘Elsternwick’ over 1850s⁹ – on land that was described around its initial survey as encompassing ‘Large Gums and Wattle’ and ‘Heath’.¹⁰

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,’¹¹ 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.¹²

The first identifiable sign of development in the precinct had occurred by the early 1870s, with the appearance of *Crefield* (later *Ristori*). A six-roomed weatherboard villa situated just outside the precinct, and its extensive garden (in the precinct), to the block bounded by Glen Eira, Orrong and St Georges roads, and Liscard Street.¹³ Across the remainder of the precinct, only a handful of dwellings and structures were erected by the early 1890s.¹⁴ These consisted of a row of weatherboard cottages to the south side of Mulgrave Street (between Somerset and Garden streets) and some high-grade main road residences, including *The Priory* set back from Glen Eira Road and to the east side of Orrong Road, *Dacre Cottage*. Of these early buildings, only 12 Mulgrave Street survives.

The remainder of the precinct was given over to a commercial nursery, market garden, dairies and a municipal depot (at the corner of Prahran Grove and Orrong Road). From around 1914, Prahran Grove also accommodated an asphalt works (H J Marshall,) on the north side near the Garden Street corner and, on the south side (outside the precinct), a chemical works (Blyth Chemicals, 24-30 Prahran Grove).¹⁵ While most nearby parts of Elsternwick were developed residentially over the late 19th and early 20th centuries, the precinct endured as a place of agricultural and light industrial activity into the 1920s.

⁷ Belcher held various roles within Melbourne’s magistrate courts and worked as a Land Officer during the 1860s. (‘Land Sale at Palmerston’, *Gippsland Guardian*, 18 January 1867, p3; and *Part of the Parish of Prahran*, Victoria, Department of Crown Lands and Survey, 1857, SLV, Map 1)

⁸ Irish-born, Mullaly had immigrated to Melbourne in 1840, eventually becoming a senior officer within Customs House as well as establishing his own firm: ‘Mullaly and Byrne’. (‘Shipping’, *Age*, 5 March 1867, p4; and ‘Government Land Sale’, *Herald*, 17 September 1868, p3)

⁹ The designation of ‘Elsternwick’ likely derives from the combination of either a local creek (now Elwood Canal) and/or the name of an early cottage – *Elster* (the German word for magpie) – with the Old English word for village, *Wick*; a reference to the survey of a township in 1856 near the corner of Glen Huntly Road and the Nepean Highway. (Jill Barnard, ‘Elsternwick’ *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, accessed <<http://www.emelbourne.net.au/biogs/EM00436b.htm>>, accessed 17 June 2019)

¹⁰ *Plan of portions marked in the Parish of Prahran*, Melbourne, Surveyor General Office, 1853, SLV

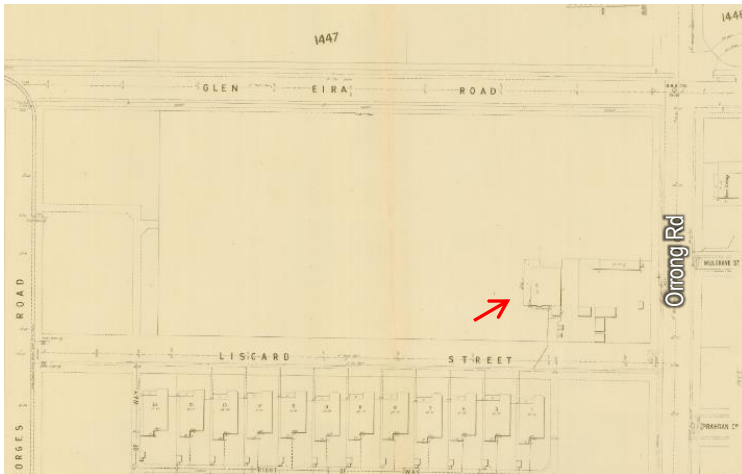
¹¹ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

¹² Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p110

¹³ See J E S Vardy, Plan of the Borough of St Kilda, Map 16 of Glen Eira Road, 1873, City of Port Phillip. An advertisement for the sale of *Crefield* describes the garden, which formed part of the precinct, as a ‘beautifully laid out fruit and flower garden’. (‘Advertising’, *Age*, 21 October 1886); the weatherboard dwelling was renamed *Ristori* by the early 1890s and appears to have been supplanted or replaced by a brick residence. (‘Advertising’, *Age*, 24 May 1919, p2)

¹⁴ The 1890 edition of the *Sands & McDougall’s Directory* does not record any occupants within the precinct. Residences and structures shown on the 1902 MMBW plan extracts equate with occupants and uses detailed by the *Sands & McDougall’s Directory* from its 1892 edition.

¹⁵ *Sand & McDougall’s Directory*, review of editions 1914-18. Periodic attempts were made by residents of the precinct and nearby streets during the Interwar period to campaign for the removal of the chemical works in Prahran Grove. (‘Elsternwick Chemical Factory’, *Age*, 11 December 1935, p16)



MMBW detail plan no. 1456, Caulfield
Depicting the undeveloped state of the precinct's western section in 1902 with the *Ristori* dwelling indicated by the red arrow.
(Source: SLV)



MMBW detail plan no. 1456, Caulfield
Eastern section of the precinct with early usages identified, 1902
(Source: SLV)

Dairies and market gardens were common across much of suburban Melbourne until the early decades of the 20th century. A lack of effective refrigerated transport required local areas to be serviced by a nearby dairy, often denoted by the presence of a paddock, milksheds, stables (for the cart and horses used in delivery) and a residence. These often-small-scale enterprises, including the pair of dairies in the precinct, began to close in the face of urban expansion and stricter health regulations from the late 1910s.¹⁶

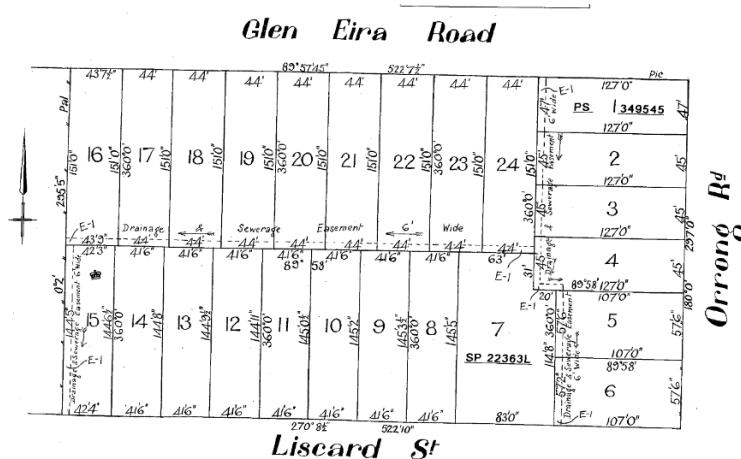
The precinct's nurseries and market gardens proved longer lasting and remained active until the late 1920s.¹⁷ Most of these outfits, which included the majority of land between the south side of Mulgrave Street and Prahran Grove, were operated by

¹⁶ *Sand & McDougall's Directory*, review of editions 1896-1912; and Jan Penney and Andrew Brown-May, 'Dairying and Milk Supply', *eMelbourne: the city past & present*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, accessed <<http://www.emelbourne.net.au/biogs/EM00436b.htm>>, accessed 17 June 2019

¹⁷ *Sand & McDougall's Directory*, review of editions 1896-1927

Chinese men.¹⁸ From the early 1920s, this Chinese presence in the precinct attracted some local odium, with race-tinged accusations of 'insanitary' living conditions and overcrowding levelled.¹⁹ Fines were imposed and some of the buildings associated with Chinese market gardeners and hawkers condemned on the orders of the Council.²⁰ This tension appears to have culminated in 1929, when the constabulary led an alleged 'opium raid' on a house in Prahran Grove.²¹

Residential development in the precinct intensified in the wake of the First World War. In 1919, the *Ristori* property was subdivided into 24 allotments ('The Pick of This Beautiful District'²²), most of which sold that year.²³ The group of brick bungalows fronting Glen Eira Road in this section of the precinct were then mostly constructed between 1921-22.²⁴ The bungalow at 133 Orrong Road, built in 1922, was the first house to the eastern half of the *Ristori* subdivision.²⁵ Similar dwellings were erected over 1923-24, including opposite (146 Orrong Road).²⁶ The Spanish Mission influenced maisonette (no. 141) were erected at the corner of Orrong and Glen Eira roads in 1931.²⁷ At the close of the decade it was advertised as a 'Magnificent Ultra-modern Maisonette'.²⁸



Subdivision of the *Ristori* property, 1919
 (Source: Landata, LP 7593)

To the eastern section of the precinct, *The Priory* remained the sole building to the Glen Eira Road frontage, between Somerset and Garden streets. In 1927 however, five additional detached dwellings (nos 278-290) were built to its west.²⁹ Around 1935, *The Priory* itself was demolished and by 1938, its grounds accommodated a pair of large-scale clinker brick dwellings (nos 292 or 294).³⁰

The transition of Prahran Grove and Mulgrave Street from agrarian and industrial usage to a suburban streetscape accelerated from the early 1920s with subdivision and development of two large sections, as depicted below, in 1923 and 1925. Occupants

¹⁸ Between 1903 and 1926, occupants such as Choong Wah, Lick Gay and Lee Cheong were identified as running 'Chinese garden[s]' on either side of Prahran Grove (*Sands & McDougall's Directory*, review of editions 1900-28). Chinese market gardeners had been active in the wider Caulfield area since the 1870s, with noted concentrations within the large 'block' bound by Bamba, Glen Eira, Hawthorn and Balaclava roads. (Murray and Wells, *From sand, swamp and heath; a history of Caulfield*, pp101-02)

¹⁹ 'Chinese in Elsternwick', *Argus*, 28 June 1923, p6

²⁰ 'Chinese Must Go', *Herald*, 12 July 1923, p15

²¹ 'Victorian News', *Australasian*, 22 June 1929, p12

²² 'Classified Advertising', *Argus*, 31 May 1919, p2

²³ 'Real Estate Movements', *Prahran Telegraph*, 14 June 1919, p7

²⁴ *Sands & McDougall's Directory*, review of editions between 1919-22

²⁵ 1922 *Sands & McDougall's Directory*, 'house under construction'

²⁶ *Sands & McDougall's Directory*, review of editions between 1922-25

²⁷ The building is shown by the 1931 aerial photograph but is not recorded in the *Sands & McDougall's Directory* of that year. It does appear in the next available edition (1933) with its occupant listed as B F Brown, a dentist, who occupied the dwelling until his death in the early 1950s. ('Deaths', *Age*, 19 May 1953, p8)

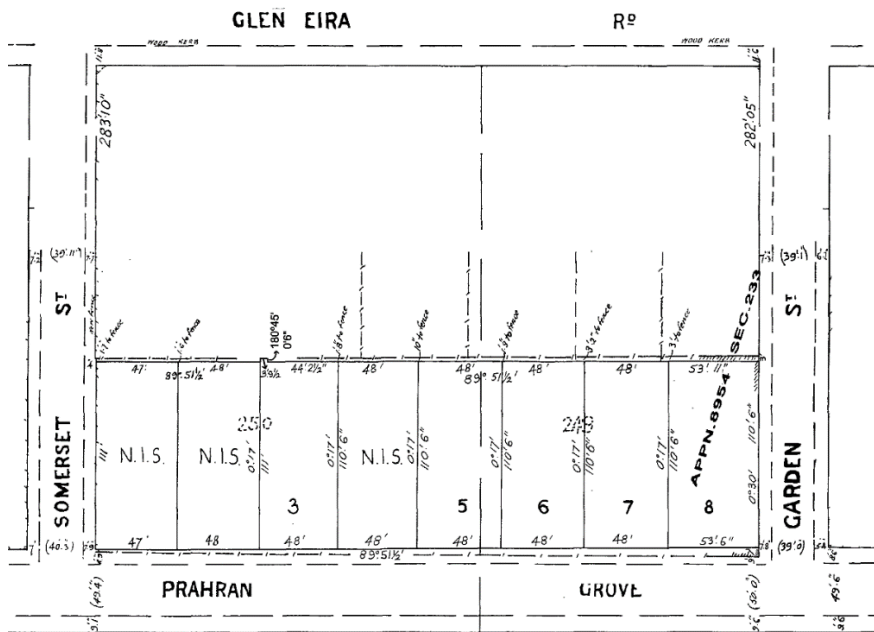
²⁸ 'Advertising', *Argus*, 1 July 1939, p23; and Kevin Norbury, 'In the grand mansion style', *Age*, 26 September 1990, p33

²⁹ *Sands & McDougall's Directory*, review of editions between 1926-28. The largest of the late 1920s houses (now no. 282) was demolished and replaced with two sets of town houses in the late 20th century.

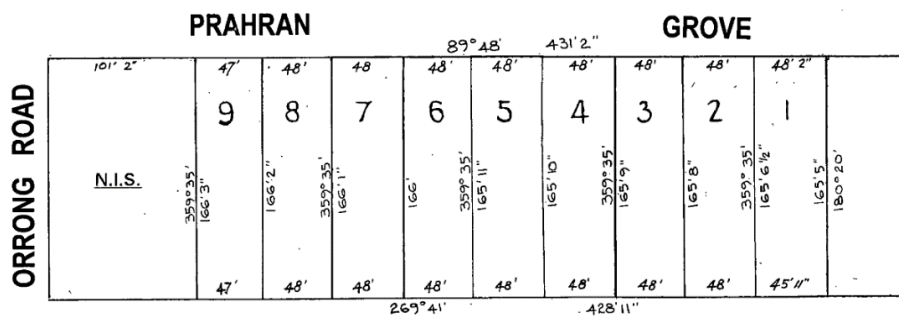
³⁰ *Sands & McDougall's Directory*, review of editions between 1933-38

were recorded by the *Sands & McDougall's Directory* at both subdivisions within a year or two of their sale. The dairy occupying the block between Orrong Road and Somerset Street was also divided into suburban allotments around 1925 and, by the following year, occupied by multiple residents.

The dwelling on the west side of Somerset Street, associated with the Chinese market garden, was demolished in circa 1925 and replaced with a group of weatherboard bungalows (nos 2 -8). The two storey Spanish Mission influenced duplex (nos 1 and 1A) was erected in 1930. The last sizable undeveloped section in the precinct, the north side of Prahran Grove east of Garden Street, partly utilised by the asphalt factory, was occupied between 1931-33. A few infill houses, including 1 and 4 Garden Street and 2A Somerset Street were also built over the 1930s.³¹



Early 1923 subdivision of the central part of Prahran Grove, north side
 (Source: Landata, LP 9273)



Mid-1925 subdivision of the south side of Prahran Grove
 (Source: Landata, LP 10742)

³¹ *Sands & McDougall's Directory*, review of editions between 1901-40



1931 aerial photograph of the precinct
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)



1945 aerial photograph of the precinct
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57786)



1940s aerial photograph of the precinct
(Source: Francis Hodgson, *Aerial view looking towards Elwood, 1940-50*, SLV, H96.163/6)

Thematic Context/Comparative Analysis

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

- Suburban Expansion and Consolidation (1920s-1930s)

Known comparable places in the City of Glen Eira:

While there are several Interwar period housing precincts across the municipality – one of its main phases of development – there are fewer such examples in the suburb of Elsternwick, which was mostly developed during the late 19th and early 20th centuries. Of the existing heritage overlays situated in Elsternwick, only Bruce Court and Environs (HO86), a small cul-de-sac, illustrate a concentration of residential design and development from the Interwar period.

There are also further concentrations of 1920s and 1930s housing styles in the southern parts of the suburb, for instance in the existing neighbourhood character overlay of St James Parade (NCO4). This NCO has a preponderance of bungalows with a few Spanish Mission/Mediterranean style examples but for the most part on larger allotments with greater garden settings. There is also a small pocket in Sherbrooke Street and nearby part of McMillan Street that are proposed to be included in another precinct (Elsternwick South).

The Elsternwick Interwar Residential Precinct has a more diverse array of popular idioms from the 1920s and 1930s than the aforementioned areas and its connection with the adjacent proposed Glen Orrong Commercial Precinct further augments its legibility and cohesiveness as a cluster of Interwar period development.

There are few known examples of 1930s maisonettes or duplexes subject to heritage overlays in the municipality.

Condition

Good

Integrity

Largely intact.

Previous Assessment

Andrew Ward, *Glen Eira Heritage Management Plan 1996*, Survey sheets 12 and 13:

- All properties were not significant except for 12 Mulgrave Street (D grade) and 141 Orrong Road (E grade).

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 as outlined on the following map.



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

DRAFT