

ELSTERNWICK NORTH PRECINCT

Address	Acacia Street, Allison Street, Beavis Street, Curral Road, Curral Place, Elizabeth Street, Glen Eira Road, Gordon Street, Grafton Street, Hopetoun Street, Hotham Street, King Street, Liscard Street, Long Street, May Street, Maysbury Avenue, McCombie Street, Orrong Road, Regent Street, St Georges Road, Sandham Court, Sandham Street, Seymour Road, Sinclair Street, Staniland Grove, Villiers Street – Elsternwick
Significance	Local
Construction Dates	Circa 1870s to 1940
Periods	Victorian, Federation, and Interwar
Date Inspected	Late 2018 and early 2019



St Georges Road, looking south from Villiers Street

Statement of Significance

What is Significant?

The following original features contribute to the significance of the Elsternwick North Precinct:

- Generally intact single and two storey houses and non-domestic buildings (churches, clubs, educational and hall) dating from the late 19th century to the Interwar period,
- Subdivision patterns established over the late 19th and early 20th centuries,
- Consistent setbacks,
- Intact roof forms (hipped, gabled, gambrel etc.) and cladding (including slate, terracotta tiling and corrugated metal sheeting),
- Face brick and/or rendered chimneys, as well as terracotta pots,
- Roof detailing such as decorative terracotta cresting and/or finials, and to gable ends (shingling, weatherboards, half-

timbering/battens, rendered finishes),

- Intact face brick walls (including bi-chrome/polychrome and clinker, some with tuck-pointing) and/or rendered (ashlar coursed, smooth or roughcast),
- Intact painted timber-framed walls with a range of cladding including weatherboards, ashlar or channelled boarding, shingled boards, and some roughcast sheeting,
- General masonry/brick detailing, including plinths (including some basalt), banding and other motifs,
- General timber detailing, including exposed rafter ends, brackets, decorative friezes (fretwork, spindles, etc.), turned timber posts, etc.
- Verandahs and porches as well as faceted, square and bow bays, including awnings,
- Other embellishments including cornices, brackets, pediments, classicised detail, frieze, pilasters etc.,
- Fenestration, mainly timber-framed, including double-hung sashes, casements, corner, porthole, toplights, or fixed 'picture' windows, some with stained/coloured glass and/or leadlighting,
- Front doors – usually timber, panelled and/or with glass panes, often with transom windows and/or sidelights,
- Front fences – where original, mainly low and masonry (Interwar period),
- Garden settings, of various size,
- Basalt pitchers to kerbs and channels,
- Unsealed section of French Street with wide basalt lined shallow channel/spoon drain, and
- Complementary street plantings.

Contributory places:

- Acacia Street: 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18
- Allison Road: 1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21A, 25, 29, 33, 35, 37
- Beavis Street: 11, 15, 17, 19
- Curral Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 19
- Curral Place: 14, 16, 20
- Elizabeth Street: 1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58
- Glen Eira Road: 182, 184, 186, 188, 190, 192, 194, 196, 202, 206, 216
- Gordon Street: 21, 23, 25, 27, 29, 35, 37 railway footbridge
- Grafton Street: 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 20, 21, 22, 24
- Hopetoun Street: 1, 1A, 2, 3, 5, 5A, 7, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42
- Hotham Street: 178, 180, 182, 184, 186, 188, 190
- King Street: 3, 6
- Liscard Street: 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24
- Long Street: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
- May Street: 1
- Maysbury Avenue: 1, 2, 3, 5, 6, 6A, 8, 10
- McCombie Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15

- Orrong Road: 63, 65, 67, 71, 73, 77, 79, 81, 82, 83, 85, 87, 88, 88A, 89, 90, 90A, 90B, 91, 92, 92A, 94, 94A, 96, 97, 100, 100A, 101, 103, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
- Regent Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 80, 82, 84
- St Georges Road: 3, 4, 7, 8, 9, 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 82, 83, 84
- Sandham Court: 1, 2, 3, 4
- Sandham Street: 1, 2, 3, 5, 7, 16, 18, 20, 21, 23
- Seymour Road: 2, 4, 6, 8, 10
- Sinclair Street: 1, 2, 4, 6, 10, 16, 17, 18, 19, 20, 22, 24
- Staniland Grove: 1, 3, 5, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
- Villiers Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

Non-contributory places:

- Acacia Street: 9, 16, 17, 19
- Allison Road: 19B, 21, 23, 27
- Beavis Street: 13
- Elizabeth Street: 17, 19, 31, 34, 48, 49
- Elm Street: 10, 12
- Glen Eira Road: 200, 204
- Gordon Street: 2/37, 3/37
- Grafton Street: 4, 5, 13, 13A, 14, 15, 19, 23
- Hopetoun Street: 10, 14, 22, 24, 40
- King Street: 4
- Liscard Street: 1,
- Long Street: 6, 23, 24
- May Street: 3
- Orrong Road: 93, 98, 99, 111
- Regent Street: 1B, 23, 34-44, 46A-E, 67, 76
- St Georges Road: 5, 10, 10A, 16, 17, 19, 20, 22, 24, 25, 29, 31, 33, 41, 62, 81
- Sandham Court: 1A
- Sandham Street: 10, 12, 14, 25, 29, 31
- Sinclair Street: 7, 11, 21
- Staniland Grove: 19

How is it Significant?

The Elsterwick North Precinct is of historical, representative and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Elsternwick North Precinct is of historical significance for the ability of its building stock, constructed in distinct phases between the late 1860s and 1930s, to illustrate key phases in the emergence, growth and consolidation of suburban Elsternwick. This capacity is augmented by the subdivision pattern and street layout of the precinct, which was predominantly established during this timeframe. Most surviving mansions, including *Glenmayne/Maysbury*, *Glenmore* (HO59), *Sandham* (HO60) and *Rippon Lea* (HO36) testify to the foundation of the precinct as a mid-Victorian landscape of large-scale private estates. A process that was triggered by the provision of Elsternwick railway station in 1859 and fostered by a prevalent suburban ideal (*rus in urbe*). In combination, later improvements to transport networks (train/tram/roads) and the sustained preference of the population for freestanding/single-family homes continued to underpin the development of the precinct well into the 20th century. During Melbourne's land boom (1880s/late Victorian period), speculative activities abounded and a recognisably suburban form arose across the precinct. At this time, many of the estates were subdivided and subject to intensive construction activity, predominantly that of small and comparable Italianate villas (for instance, Liscard, Long, Villiers and Regent streets) and, unusually for the district, a row of terraces (Glen Eira Road). In line with the evolving reputation of the wider suburb as middle-class, several grander homes (Sandham Street) were also erected around this time. However, the general collapse of financial institutions in the early 1890s dampened further expansion in the precinct for about a decade. During the Federation period, the pace of land release/building resumed gradually, quickening over the 1910s. Queen Anne style dwellings, some considerable and set in generous lots (Elizabeth Street), characterised this solidifying phase of the precinct. Construction in the inter-war years was limited as the locale had largely been built-up; the formation of Sandham Court and Maysbury Avenue being exceptions. Collectively and, in some cases, individually, the housing stock and non-domestic buildings – many of which were typical of well-established residential areas (churches, corner stores, clubs, schools, hospital, masonic hall etc.) – are effectively a portrait in miniature of Elsternwick's broader development over the late 19th and early 20th centuries. (Criterion A)

The Elsternwick North Precinct is of representative significance for being comprised of good and generally intact examples of the distinct architectural styles and design approaches of the Victorian, Federation and Interwar periods, as often applied and carried out by speculative builders in a middle-class suburban context. From these eras, the Italianate (Victorian), Queen Anne/Arts and Crafts (Federation), and popular revival styles (Interwar/mainly Old English) prevail. This diversity of idioms – cohesive in most streets, varied in some – provides visually interesting streetscapes, which are evocative of their respective eras. Public realm elements, namely basalt pitches to kerbing, channelling and laneways, and street trees, further complement this historic environment. (Criterion D)

The Elsternwick North Precinct also comprises a number of buildings of individual aesthetic significance. In the main, such buildings are distinguished from other properties in the precinct by their scale, individuality and high level of design. As exemplars of their type, such buildings underscore the varied expression and architectural distinction of the precinct. While making important streetscape contributions, properties subject to individual heritage overlays are not identified below:

- Elizabeth Street: 10, 13, 14, 22, 25, 29, 30, 32, 37, 44
- Hopetoun Street: 1
- Maysbury Avenue: 1
- Orrong Road: 71, 73, 88
- St Georges Road: 3, 4, 7, 8, 12, 15, 63, 71, and
- Sandham Street: 20.

(Criterion E)

Description

The Elsternwick North Precinct covers a large area that includes over 400 properties, predominantly to the east side of the railway, with a small enclave in McCombie Street to the west side. The precinct broadly extends between Glen Eira Road to the north and to the rear of the shops on Glenhuntly Road to the south. It extends as far east as Hopetoun Street, which is separated from the main section by a gap (Charles Street, which had a similar type of development to the adjacent streets but has undergone extensive change). There is also a small, separate section north of *Rippon Lea* in Acacia and Hotham streets.

The topography is relatively flat and the carriageways, which were established over the late 19th century, have a bitumen surface. Original basalt kerbing and channelling generally survive. There are rear basalt paved lanes throughout much of the precinct, though less so to the east of Orrong Road. French Street, a small cul-de-sac off Regent Street, is a rare example of a remnant

unsealed section of road with wide basalt lined shallow channel/spoon drain, which more typically survive in rural areas. Some sections of concrete footpaths may date to the Interwar period, while others sections have been replaced. Grassed nature strips with regularly spaced street plantings, mainly paperbarks, are a consistent element of the streetscape.

Front fences are mostly timber pickets with some Interwar period examples retaining an original low brick fence, possibly with a metal railing. There are few (likely) original cast iron palisade fences. Gardens vary in size though there are typically sufficient setbacks to the front to allow for garden areas with large allotments (generally the north parts of Elizabeth Street and St Georges Road) providing for greater opportunity.

The allotment sizes are broadly consistent though there are some sections with smaller allotments for original cottages, mainly to the southern part of the precinct, and a few larger holdings generally associated with the early mansions in the area. The contributory buildings predominantly date to the Victorian and Federation periods though interspersed with small pockets from the Interwar period, sometimes relating to the subdivision of the holdings associated with a mansion. Many streets were largely developed over a short period of time during either the Victorian or Federation period with several having consistent building stock suggesting that they were constructed by certain builders and/or overseen by particular real estate agents, who often sold house and land packages.

The building stock is comprised mostly of single storey free standing houses as well as a few two storey buildings – (former) mansions and blocks of flats. The residences are predominantly brick with roofs clad in slate or terracotta tiles, with smaller buildings tending to be clad in corrugated metal sheeting. Original slate cladding has often been replaced with metal sheeting or terracotta tiles in some streets.

Original chimneys survive for the most part and are similar to the wall finishes of their respective periods – rendered or polychrome brick (Victorian period), red brick with some render, smooth or roughcast (Federation period), or clinker brick (Interwar period). Many brick houses were tuck-pointed to the façade.

Original verandahs generally survive with cast iron detailing being typical for the Victorian period examples and timber (turned posts and friezes with geometric patterns) to the Federation period, though some of the latter may be a combination of timber posts and cast-iron frieze. Interwar period houses usually have a (mostly) masonry verandah (1920s) or smaller porch (1930s).

Windows are exclusively timber-framed however, the standard type varies with each period. Individual double-hung sashes are typical of the Victorian period, while casements with toplights were prevalent in the Federation period, often with some decorative floral glass. The Interwar period was characterised by groups of box-framed double hung sashes, frequently with restrained leadlighting to the upper sashes.

Stylistically, the Italianate idiom is the most common applied to the Victorian period houses in the precinct, which are typified by asymmetric footprints consisting of a projecting bay and an offset verandah. Symmetrical façades are less common and usually distinctive. Standard decorative elements include cornices with brackets and panelling. Rendered examples often include some mouldings about the window. Quoining, often with vermiculation (worm-like patterning) is evident in some streets (e.g. Curral Road and Long Street).

The Queen Anne style was the mainstay for Federation period dwellings. Such examples are readily identified by picturesque roofscapes, routinely consisting of a front gable end with gambrel or hipped sections behind, and a steeper pitch than 19th century roofs. Roofs often display exposed rafter ends and timber detailing was favoured to gable ends and verandahs. Overall the aesthetic is less formal than the late 19th century and reflective of the tenets espoused with the Arts and Crafts Movement, with its emphasis on the employment of 'local/natural' materials.

Most of the Interwar period housing stock dates to the 1920s and are classifiable as bungalows, with Californian and Arts and Crafts styles common. The precinct contains only a few examples of other idiom that were popular during the late 1920s and 1930s, such as Spanish Mission, Moderne and Old English.



56 Regent Street
Modest asymmetrical timber-framed Italianate villa, late Victorian period



19 Sandham Street
The Italianate idiom on a grand scale, late Victorian period



63 St Georges Road
Elaborate example of the Queen Anne style, Federation period







72 St Georges Road
Old English in clinker brick, Interwar period

An overview of each street within the precinct is provided in the following table:






Details	Image
<p>Acacia Street East side more consistent than the west. All weatherboard and roofs clad in corrugated sheet metal. Two Victorian period (nos 8 and 18) with symmetrical form and cast iron verandah detailing. Mostly Federation period with asymmetrical facades, gable end to the front, corbelled red brick chimneys One Interwar period house at no. 12.</p>	
<p>Allison Road West (of Orrong Road) Section – an intact streetscape of predominantly Federation period/Queen Anne style houses. Mixture of red brick, often with rendered band or other elements, and weatherboard examples. Roofs clad in slate, tiles or metal sheeting. Gable ends with battens and (roughcast) render. Verandahs typically display timber detailing such as a geometric frieze and curved brackets. Windows generally casements. Distinctive examples at nos 1 and 12. Two Interwar period brick houses, no. 1A in the Old English style and no. 20 (partly concealed). East (of Orrong Road) Section – a few, timber Queen Anne style houses on the north side (nos 25, 29-35) and a Victorian villa (no. 37). South side all later 20th century.</p>	
<p>Beavis Street Only north-western part of the street is included – five properties to the west side with one replacement (no. 13). Four intact Federation period, Queen Anne style houses, three of which are red brick (nos 15-19) and one weatherboard (no. 11).</p>	
<p>Curral Street and Curral Place A consistent group of brick late Victorian houses. All of the original 17 survive, though no. 14 has been heavily modified. Alternating designs/footprints, mainly asymmetric with a few symmetrical (nos 4, 10 and 16). Original detailing included rendered and/or polychrome brick and elongated windows to the façade, cast iron verandah detailing, bracketed cornice, slate clad hip roof and rendered chimney. One weatherboard Federation period house, not part of original subdivision, at no. 19.</p>	

Details	Image
<p>Elizabeth Street Predominantly Federation period. Generally substantial and intact houses with several distinguished examples (nos 10, 22, 29, 30, 32, 37 and 40; as noted in the HMP, 1996). Most are Queen Anne style with picturesque roofs clad in terracotta tiles with finials and ridge crestings or slate with terracotta ridge tiles. Roof forms often consist of a gambrel section and gable ends, and some with a conical tower or other corner accent. Walls are red brick with rendered bands and/or gable ends. Offset verandahs have timber posts and a frieze. Windows are typically groups of casements with toplights, often including some leadlighting and stained glass (floral motifs in an Art Nouveau manner). No. 22 is partly Victorian in its detailing. An original red brick fence survives at no. 33. Nos 29 and 35 are indicative of the Arts and Crafts style with large gable end with shingles. One Interwar period house at no. 30 is a mansion on a large parcel. It is mostly rendered with tapestry brick plinth (and fence), in a hybrid manner displaying some aspects of the Georgian Revival and Old English styles. A few late 20th century buildings houses at nos 16, 19, 34, 48.</p>	
<p>Elm Street A through street opposite <i>Rippon Lea</i> with no graded properties.</p>	
<p>Glen Eira Road A short section which has diverse building stock. A two storey terrace row of 8 (nos 182-196) dates to the Victorian period but have been modified. The rear of the Federation period house at 83 St Georges Road has been subdivided to create no. 206, with no. 204 being an addition. An Interwar period, red brick substation at no. 202.</p>	

Details	Image
<p>Gordon Street Narrow allotments with examples from the late 19th century (nos 21, 23, 25) and Interwar period (nos 27-29, 35, 37).</p>	
<p>Grafton Street A consistent group of late Victorian timber houses. Formerly 24, seven of which have been replaced, and a few others have been modified. Key detailing included channelled boards and tripartite windows to the façade, bracketed cornice, slate clad hip roof, and rendered chimney. Original verandah detailing uncertain as mostly removed.</p>	
<p>Hopetoun Street Mostly late Victorian and Federation periods. Consistent blocks in north half of street. Group of late Victorian period brick villas with faceted bays (nos 17-27). Banded polychrome brick (evident at no. 19), variously altered, mostly overpainted, consistent chimney type. Timber examples with ashlar boarding to façade on east side (nos 20, 26-38). Some retain slate roof cladding. Queen Anne style weatherboard or brick (nos 29-39, 42). No. 1 is a substantial two storey Federation period Arts and Crafts style dwelling with Interwar flats to front. No. 13 retains a corner shop. No. 2 is fine two storey Italianate style house with a tower. A few post-WWII houses and later replacements.</p>	
<p>Hotham Street A consistent, largely intact section of modest housing. Predominantly Victorian period, weatherboard with a symmetrical façade, except no. 190. No. 184 has an Interwar period verandah. One red brick Federation period example at no. 180 with rising sun motif to gable end.</p>	

Details	Image
<p>King Street A through street with few addresses. Federation period/Queen Anne style – brick (no. 3) and timber (no.6). Post-WWII flats (<i>Kings Court</i>) at no. 4.</p>	
<p>Liscard Street Mainly south side, originally all Victorian period. Five were modified, including introduction of gable ends, during the Federation or Interwar period (nos 3, 7, 11, 13 and 21). Asymmetric building forms, hip roofs, originally clad in slate (surviving at no. 2), with every third house having a faceted bay. Generally rendered and/or painted, though initially more may have been face brick (as per no. 19). Original verandah detailing largely removed. Similar to housing stock in Villiers Street and south side of Liscard Street. There are three late Federation houses (nos 20-24) at the west end on the north side. (The north side, outside the precinct, was mostly developed during the Interwar period but is much altered)</p>	
<p>Long Street Originally all Victorian period, two replaced. Although there is consistency in the building form, several houses have been modified. Asymmetric building forms, hip roofs, originally clad in slate, with every third house having a faceted bay. Most are now rendered and/or painted, though initially more may have been face brick (as per no. 22). Some have/retain cast iron detailing to the offset verandah. A few cast iron palisade fences, though not original. Similar to housing stock in Villers Street.</p>	
<p>May Street A small cul-de-sac with a hidden two storey, Interwar period house at no. 1. Edna Walling is known to have designed a garden for this house, which is likely to be much altered (difficult to determine as obscured from street). (Source: <i>Plan of the Garden for Ms S. J. Hannah, Elsternwick</i>, SLV)</p>	

Details	Image
<p>Maysbury Avenue A two storey, rendered Victorian period mansion (Glenmayne/Maysbury) at no. 1, later converted to flats. Late Federation/early Interwar period housing to this cul-de-sac subdivision.</p>	
<p>McCombie Street Largely intact streetscape. Victorian period, nos 2-6; timber-framed, hip roofs, bracket cornice, cast iron verandahs. Federation period, nos 1-11, 8-12; weatherboard or brick, consistent or similar tall chimneys (red brick with roughcast rendered cap). Two with unusual symmetrical facades (nos 9, 12). Interwar period, no. 15, a small bungalow.</p>	
<p>Orrong Road It includes most of west side and part of the east side, with two churches at the southern end (nos 73 and 84). Mostly Federation and Interwar periods residences except for a large Victorian period rendered villa (no. 71), built in stages, and now part of St Joseph's Primary School. Partly related to subdivisions of adjoining mansions e.g. <i>Altona</i>, creating Sandham Court and adjoining parts of Orrong Road. The houses are predominantly brick with tiled roofs. Federation period examples includes Queen Anne style houses (e.g. nos 77-81, 87-91) and a group of consistent red brick cottages with the similar chimney type but varying detailing to the gable ends (nos 113-129). Interwar Period examples includes 1920s bungalows (eg. nos 88-90, 100-100A), a few 1930s houses with arched</p>	

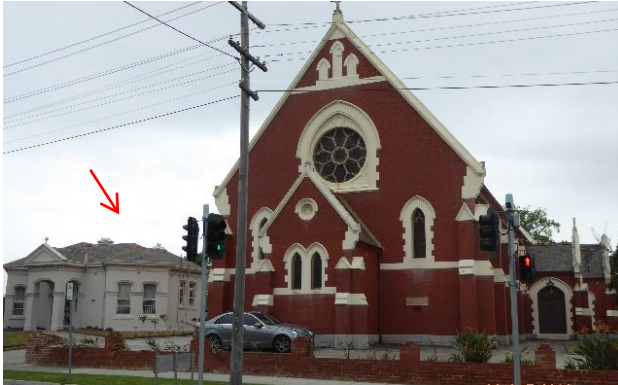
Details	Image
<p>porches (e.g. nos 85 and 90A), and two late 1930s blocks of clinker brick flats with a curved balcony opposite each other (nos 83 and 96).</p>	
<p>Regent Street Much of the section north of Sandham Street was developed during the Victorian period with a consistent type. Most of the original houses survive however have been altered to varying degrees. These houses originally had hip roofs, clad in slate with rendered chimneys. The houses were rendered or polychrome brick, and many have label mouldings to the windows. Original verandah detailing is uncertain but possibly turned timber posts with cast iron friezes. Those to the west side (nos 2-28) had a projecting plane (some removed) to the main arched window and single brackets and may have alternated between polychrome brick examples (as at nos 6, 18) and rendered with a label moulding. Houses to the east side (nos 1-43) however had more varied detailing including single or paired brackets, some paired windows, and two with gable ends. Nos 48-66 timber Victorian period cottages, some retaining their slate roof cladding. Southern section between Sandham and Sinclair streets is mostly Victorian period timber cottages with ashlar boarding to the facade. There are a few Federation period houses at the southern end and an Interwar period brick house at no. 49. The five bungalows at no. 46 were relocated for the TV show, 'The Block'.</p>	  
<p>St Georges Road Largely Federation period buildings, with some from the Victorian and Interwar periods. There are a few Victorian period houses at the southern end including the two storey mansion <i>Glenmore</i> (no.1) with a large garden setting, as well as other cottages (nos 11 and 21-23). Also a timber-framed, general store was established at no. 52 (at the north corner of Villiers Street). The roof/gable end was presumably altered to integrate it with the later Federation period house on the block. The Federation period houses are generally Queen Anne style with terracotta tile clad roofs, often with decorative crestings and finials, with a prominent gable end and tall</p>	

Details	Image
<p>chimneys with corbelled caps. Walls are most red brick, with rendered bands of areas of roughcast render (upper parts). Windows are usually casements with toplights including some decorative glass (leadlighting and stain panes). Verandahs usually have timber detailing, though a few with cast iron elements (e.g. no. 65). Several substantial or distinctive examples at nos 3, 7, 8, 9, 63 and 71 (noted within the HMP, 1996) with corner accents (turrets or the like) and unusual verandah detailing. Interwar examples are usually in groups – nos 30-38, 72, 76 and 75-77 – except for no. 18 (Linton House), a two storey block of red brick flats. Mostly 1920s bungalows with broad gable roofs except for a Spanish Mission style example at no. 36 (<i>Aloha</i>) and a Tudor revival style at no. 72. Includes two non-residential buildings at no. 4 and no. 15.</p>	
<p>Sandham Court Compact late Interwar period development (with adjacent part of Orrong Road), mainly Old English revival style.</p>	
<p>Sandham Street <i>Sandham</i>, now the Elsternwick Club, at no. 19, is a Victorian period villa mansion with a prominent entry porch flanked by verandah sections, large faceted bay, and parapet sections with large urns (HO60). Substantial Victorian period houses also nearby (nos 20, 21, 23 and 28 [Formerly <i>St Leonards</i>, now part of St Joseph's Primary School, HO61]), a group of 4 Federation period cottages (nos 1-7), and some Interwar period housing (nos 16 and 18).</p>	

Details	Image
<p>Seymour Road Group of Victorian period 5 brick houses, nos 2-10, with deep setbacks. Alternating facades - bi-chrome brick with a single, tripartite window and rendered with paired windows.</p>	
<p>Sinclair Street Small allotments with examples from Victorian period (nos 17 and 19), Federation period (nos 16-24), Interwar period (nos 2-10 and 14), and some replacement stock. Large Federation period, former house at no. 1 has been partly altered.</p>	
<p>Staniland Grove Largely intact, Victorian period villas to the west side with alternating symmetric and asymmetric facades, rendered or polychrome brick. Cast iron detailing largely survives. There are four relatively large, Federation period houses to the east side, with no. 20 being altered.</p>	
<p>Villiers Street Victorian period except for no. 14, late Interwar period, and additional bay and gable end to no. 9. Although there is consistency in the building form, a few houses have been modified. Asymmetric building forms, hip roofs, originally clad in slate, with every third house having a faceted bay. Many are now rendered and/or painted, though initially more may have been polychrome brick (currently three houses). Similar to housing in Long Street and south side of Liscard Street.</p>	

Non-Residential Buildings

There are four key non-residential buildings in the precinct area.



73 Orrong Road

St Joseph's Church – Federation period, erected 1918 in place of an older late 19th century church.

Gothic style in red brick with rendered dressings and tracery to windows.

Included in the grounds is a modified Italianate villa (early 1870s, built for George Sanderson), the first building to the Orrong Road/Sandham Street intersection (red arrow).



84 Orrong Road

Former Union Church (HO50/VHR HO704)

Late Victorian Period, constructed 1889-89, architect George de Lacy Evans.

Gothic style with a French influence.

Red brick with stone dressings and notable conical tower.



15 St Georges Road

Constructed by the local Freemasons, circa 1912, Federation period.

Two storey rendered Masonic Hall with pediment, arched openings, pilasters (first floor) and columns (entry). Porthole window with lead lighting to upper level.

Restrained classicising detail indicative of the early 20th century



4 St Georges Road

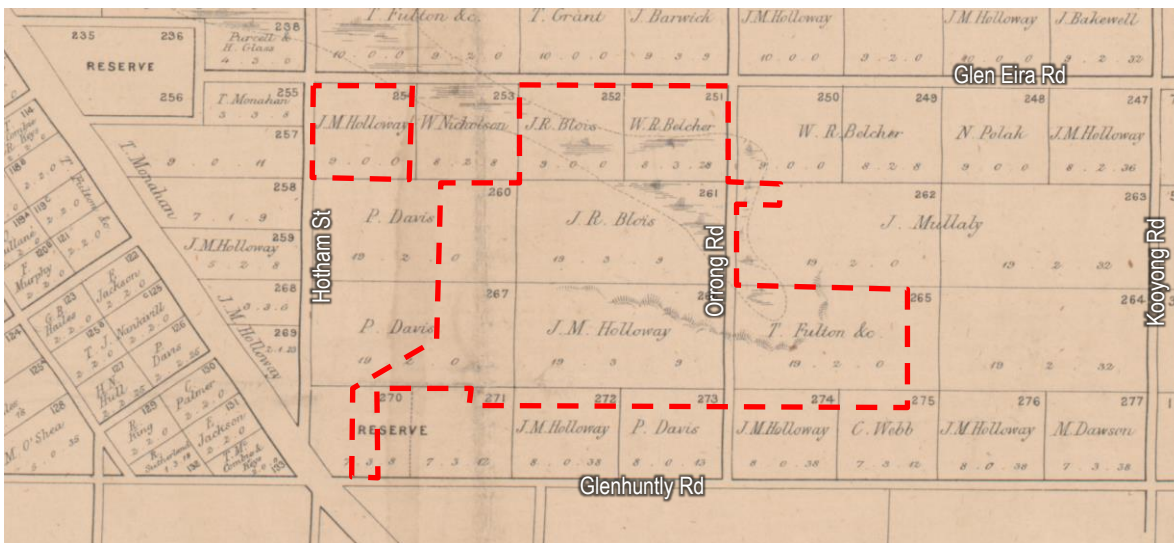
Caulfield RSL, a 19th century villa remodelled (Old English style) and enlarged in circa 1938 – architect unknown.

Roof encompasses a weathervane to the central tower element. Clinker brick with battened central sections.

History

The Elsternwick North Precinct formed part of multiple Crown Allotments located in the Parish of Prahran and demarcated by several of the district's first established thoroughfares. Between the early and mid-1850s, the entirety of this area – part of a locality popularly referred to 'Elsternwick' by the end of the decade¹ – had been acquired by private owners or reserved.² The latter, specifically Crown Allotments 270 and 271 (known as the 'East Elsternwick Reserve'), being either incorporated into the Village of Elsternwick survey or sold as freehold.³

Grantees ranged from Peter Davis (Crown Allotments 260, 267 and 273), the namesake of Davis Street and later, a Mayor of Melbourne,⁴ to the Gippsland grazier, J R Blois (Crown Allotments 252 and 261), who may have utilised his holding as a hold-over for travelling stock.⁵ Other owners included the well-known speculator, Josiah Morris Holloway (Crown Allotments 254, 266 and 272),⁶ the eminent Melbourne architect, Charles Webb (Crown Allotment 275), and land syndicate, 'T Fulton and Others' (Crown Allotment 265).⁷



Extract from the Parish of Prahran with names of grantees recorded
 Precinct boundaries are outlined approximately
 (Source: *Part of the Parish of Prahran*, Department of Crown Lands and Survey, 1857, NLA)

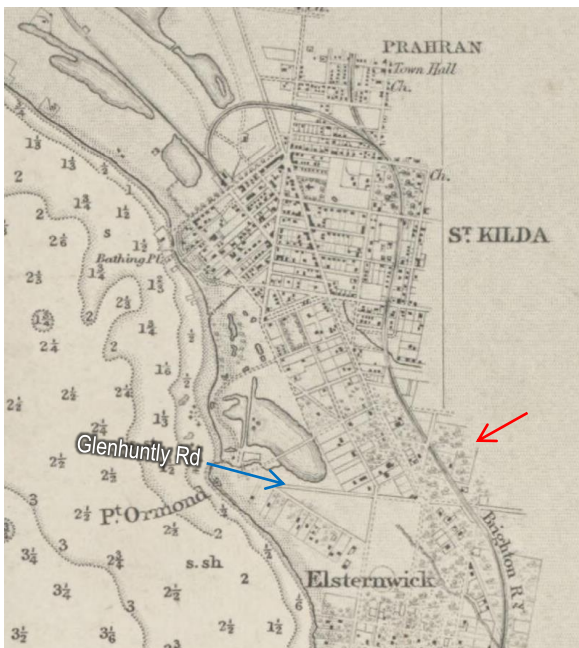
The precinct has undergone several major phases of the development. Of these 'episodes', those associated with its emergence, expansion and consolidation as a suburban locale between the late 19th century and WWII, largely define its prevailing built character.

- 1 Known as 'Red Bluff' over the early 19th century, the designation of 'Elsternwick' increased in popularity from the early 1850s. It 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 Village of Elsternwick survey. (Jill Barnard, 'Elsternwick', *eMelbourne: the city past & present*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://emelbourne.net.au/biogs/EM00515b.htm>>, accessed 12 August 2019; and Peter R Murray and John C Wells, *From sand, swamp and heath: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p264)
- 2 *Prahran Parish*, Sheet 2, PROV, Regional Land office Parish and Township Plans Digitised Reference Set, VPRS16171, P3416-2; and Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p2, 110
- 3 Elsternwick Village was a planned township that was surveyed by Robert Hoddle in 1851 and by Henry B Foot in 1856. Its main part, 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)
- 4 Garryowen, 'Exit an Ancient Mayor of Melbourne', *Herald*, 4 August 1879, p3
- 5 Murray and Wells, *From sand, swamp and heath: A History of Caulfield*, p88
- 6 Graham J Whitehead, 'Josiah Morris Holloway: Pioneering Land Developer', *Kingston Local History*, 27 June 2018, <<https://localhistory.kingston.vic.gov.au/articles/123>>, accessed 12 August 2019
- 7 'T Fulton & Others' included Sir Frederick Thomas Sargood, the founder the *Rippon Lea Estate*, and Thomas Fulton and Lachlan MacKinnon

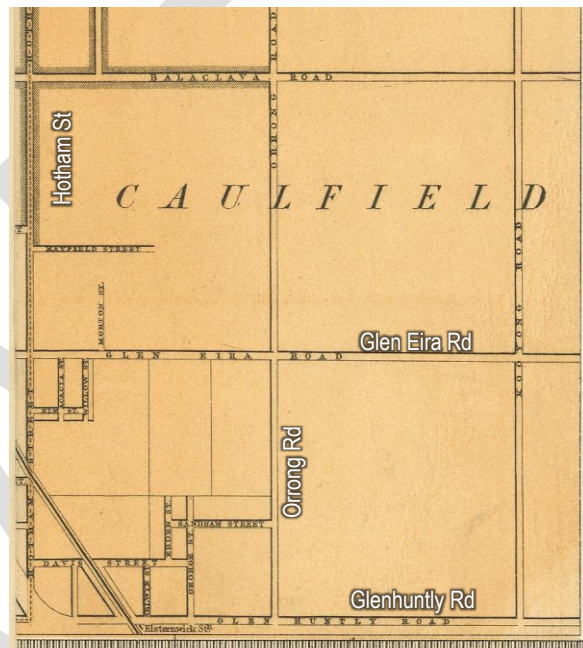
Foundations

Surveys carried out in the early 1850s record the precinct as encompassing heath, 'red gum flat' and 'gum and wattle'.⁸ At this time, the Caulfield district in general, with which Elsternwick was associated (and administrated as part of from 1875), was imagined as essentially underdeveloped, known to be utilised only sparingly as a resting/grazing place for travelling stock and by transient timber-cutters.⁹ Such a view however, discounted its connection to the cultural landscape of the Boon Wurrung peoples, who had actively managed and modified the land for thousands of years and never ceded ownership. While being pushed further south over the 19th century, at least some level of contact was sustained by Indigenous people with the area, including at or near the precinct itself:

I remember our excitement when one day, probably 1857, two hundred blacks from Gippsland arrived suddenly in Hotham Street, trooping towards Elsternwick In the evening we followed ... hearing that they were going to hold a corroboree, and found the whole tribe camped at a place where the trees were fairly thick. There were no residences near, save for a house or two along Brighton-road, some distance away. I think the spot must have been somewhere not far from where, in later years, Sir Frederick Sargood built his fine house [*Rippon Lea*]. Here we stayed until midnight ... listening to their chants, and watching the strange and grave dances of the corroboree circle.¹⁰



Extract from Cox's map, 1864 – the precinct (red arrow), east of Brighton Road, and the more settled environs of Prahran and St Kilda is shown as unpopulated and timbered (Source: Henry L Cox et al, *Port Phillip*, NLA)



Public roads in and near the precinct – bottom left quadrant – in the late 1870s. East of the railway line, Davis St would be renamed Sinclair St, Ebden St became Regent St, and George St/St Georges Rd. (Source: Moore, *Plan of Melbourne and its suburbs*, 1879, SLV)

The establishment of Elsternwick railway station as part of the Melbourne & Hobson's Bay United Railway Company network (1859) brought the locality to the attention of the genteel and affluent. While high fares and slow services were off-putting to wage earners and many professionals,¹¹ those of means began to carve out private estates – often expansive – across Elsternwick; particularly to its northern section and in the vicinity of Glenhuntly and Glen Eira roads. Around this time, for instance, Holloway is known to have advertised his holding in the precinct for sale and lease; clearly in an attempt to tap into the rising interest with the district.¹² Across the ensuing decade, a patchwork of substantial homes set amidst landscaped gardens and working properties formed within the precinct. These were intended as 'country' estates that were nonetheless still within commuting distance from the metropolis, in line with the typical English model for the well-to-do.¹³ The location of the mid-19th

⁸ *Plan of portions marked in the Parish of Prahran, Victoria*, Surveyor General's Office, 1853, SLV, <<http://handle.slv.vic.gov.au/10381/166747>>, accessed 12 August 2019

⁹ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, passim

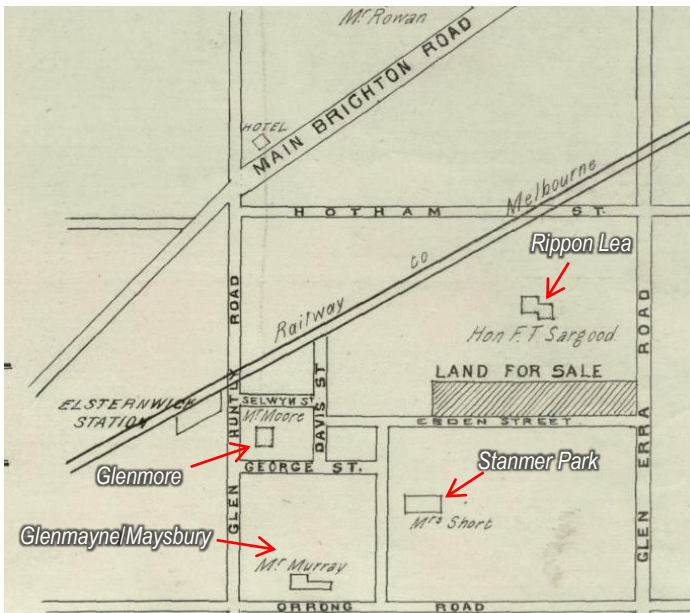
¹⁰ Frederick Revans Chapman, 'South Suburban Melbourne, 1854-1864', *Victorian Historical Magazine*, June 1017, vol. 5, no. 4, pp.181-2

¹¹ 'Railways and Cars', *Argus*, 27 December 1859, p5

¹² *Plan of subdivisions of portions 266, and 272, Parish of Prahran, now forming part of the municipal district of St Kilda*, 1860, SLV, <<http://handle.slv.vic.gov.au/10381/162468>>, accessed 12 August 2019

¹³ Graeme Davidson, *The rise and fall of Marvellous Melbourne*, Carlton, Melbourne University Press, 1978, p137

century estates in the precinct are identified below.



Extract from the 1881 Stanmer Park subdivision advertisement, depicting approximate location of the major pre-land boom homes within the precinct. All survive, except the Short's residence (which he replaced by mid-1880s villa). Rough boundaries of the estates are provided by the streets. North is frame right. (Source: SLV)



Gum tree and swamp – Glen Eira Road, circa 1909. Despite extensive clearing, remnants of Elsternwick's pre-contact landscape survived into the early 20th century. (Source: University of Melbourne, Bishop Family, Item 1965.0017.00145)

In 1868, Sir Frederick Thomas Sargood, a successful goldfields merchant (soft-goods), and prominent figure within Melbourne's business and political circles, brought 27 acres (approx. 11 ha) of Crown Allotments 253 and part of 260. That year, one of the leading architectural firms of the era, Reed and Barnes, were commissioned to design a lavish polychrome brick mansion, *Rippon Lea* (named after his mother), for the new property. Famed from inception, particularly for its 'magnificent pleasure' gardens, both the residence and grounds continued to grow; reaching 43 acres (approx. 17 ha) in 1870, after the acquisition of Crown Allotments 254 and part of 267.¹⁴ *Rippon Lea* was the foremost estate in the district and its presence and later subdivision influenced both the subdivision pattern of the precinct as well as buttressing its identity as a well-heeled locale.



Rippon Lea and grounds photographed in 1903, looking southwest from the precinct. (Source: O'Shannessy & Co., SLV)



On the lawn at *Rippon Lea*. (Source: 'Garden Fete at "Rippon Lea"', *Punch*, 31 March 1904, p16)

¹⁴ John Rickard, 'Sargood, Sir Frederick Thomas (1843-1903)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <<http://adb.anu.edu.au/biography/sargood-sir-frederick-thomas-4538>>, accessed 12 August 2019; Andrew Ward, *City of Glen Eira Heritage Management Plan*, vol.3, 1996, p23; 'Rippon-Lea, Elsternwick: The Grounds of the Hon F.T. Sargood', *Australasian*, 25 December 1875, p26; and 'The Sargood Garden Fete', *Oakleigh Leader*, 30 November 1895, p3

East of Sargood's seat was the *Stanmer Park* estate (sometimes spelt 'Stanmere'). Owned by William Henry Short, this holding extended north from Sandham Street to Glen Eira Road and east to west by Orrong Road and Regent Street. The Short's first residence, erected in late 1850s, was believed to be on the north side of Allison Road (then Short Street), at or near nos 1 and 1A (now a pair of Federation period houses).¹⁵ In circa 1888, with their finances buoyed by land sales across the precinct, the Short's built a new and commodious 13-roomed residence at 19 Sandham Street (HO60), now the Elsternwick Club.¹⁶

The *Glenmore* estate of Hugh Moore occupied some 8 acres (3 ha) of Crown Allotment 272, determined by Glenhuntly Road in south, Sinclar Street in the north, Selwyn Street in the west and St Georges Road in the east. A merchant, Moore had erected a two storey, 12-roomed mansion by around 1868 (now 1 St Georges Road, HO59).¹⁷ In addition, near the corner of Glenhuntly and Orrong roads, there was situated the large-scale two storey residence of (another merchant), William Murray. Initially known as *Glenmayne*, its grounds encompassed most of Crown Allotment 273.¹⁸ In circa 1887, it was acquired by 'gentleman' John Morris, and renamed *Maysbury*.¹⁹



Glenmore photographed from St George's Street, 1969
(Source: John T Collins, SLV, H95.200/1252)



Glenmayne/Maysbury photographed from Maysbury Avenue, late 20th century (Source: Glen Eira Historical Society, A0001.91)

Together with several other smaller and scattered villas, these grand homes – still existing, albeit within truncated grounds – formed the precinct's foundational built layer. Reminiscing about this phase from the viewpoint of 1890, a local shopkeeper described how the 'upper side' of Elsternwick, that is north of Glenhuntly Road in the vicinity of the railway station, was generally considered the 'seclusive territory of the rich landlord' at the time.²⁰



Residences in the southern portion of the precinct by the early 1870s, the following remain:

Glenmore – red circle

Glenmayne/Maysbury – green circle

George Sanderson's villa and four acre property to Orrong Road and Sandham Street – blue circle

All other buildings since demolished

(Source: J E S Vardy, *Plan of the Borough of St Kilda*, Map 19 of Glenhuntly Road, 1873, Melbourne, Hamel & Ferguson, City of Port Phillip Heritage Collection)

¹⁵ Caulfield rate book, 1857

¹⁶ Caulfield rate book, 1888

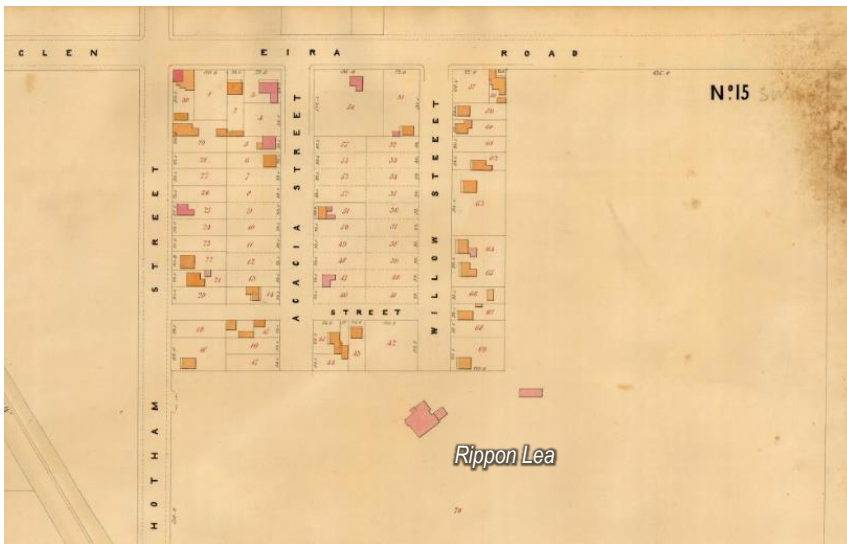
¹⁷ *Glen Eira Historical Society Newsletter*, no. 1, March 2013, p1; and Caulfield rate book, 1877

¹⁸ It is depicted in the Vardy's 1873 Plan and listed in the 1881 Caulfield rate book as a 19-roomed brick house with stables

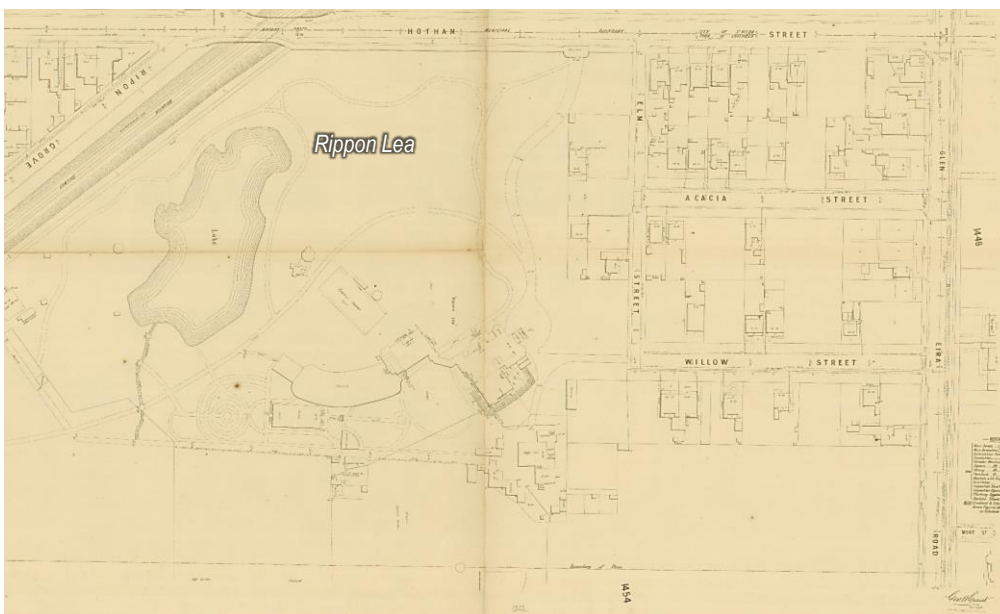
¹⁹ 'To Let, Furnished', *Argus*, 28 May 1890, p3 – identifies the purchase of *Glenmayne* by John Morris and renaming as *Maysbury*

²⁰ James A Ure, 'Prospects of Elsternwick', *Caulfield and Elsternwick Lea*, 4 January 1890, p5

A more intensive act of subdivision within the precinct occurred during the late 1860s, when Sargood released part of Crown Allotment 254, establishing Acacia, Willow and Elm streets (initially as private roads); presumably, their verdant names were a reference to *Rippon Lea's* flourishing private garden.²¹ Alongside speculative reasons, it is possible Sargood may have been motivated to provide nearby homes for workers on his estate (several of his gardeners are known to have been residents in Willow Street, outside the precinct). By the early 1870s, this compact section of the precinct was peppered with modest timber or brick dwellings. Of these, only 186 and 188 Hotham Street and the eastern timbered wing of 25 Elm Street appear to have survived (part of the *Rippon Lea* HO). Additional dwellings were constructed over the late 1880s in the precinct section of Hotham Street and, during the Federation period, along both sides of Acacia Street.²² These were predominantly weatherboard with the exception of 180 Hotham Street – a red brick villa with gambrel roof and a rising sun motif in the gable, erected for (and likely by) Edward Jas Burrige, a carpenter, in circa 1914.²³



North-west section of the precinct – as developed by the early 1870s
(Source: J E S Vardy, *Plan of the Borough of St Kilda*, Map 15 of Glen Eira Road, 1873, City of Port Phillip Heritage Collection)



MMBW plan no. 1453, Caulfield
Hotham Street and Acacia Street, both in the precinct, as developed by 1902 – north is left of frame (Source: SLV)

²¹ *Elsternwick* (subdivision), Vale Collection, 1867, SLV, <<http://handle.slv.vic.gov.au/10381/282100>>; reference to Sargood's ownership – Murray and John C Wells, *From sand, swamp and heath: a history of Caulfield*, p13

²² Review of *Sands and McDougall Directory*, editions 1900-10

²³ Caulfield rate books, 1889-90 and 1914-15

The land boom and aftermath

During the 1880s, Elsternwick experienced the hyper-speculation and euphoria of what its contemporaries referred to as the 'land boom'. At this time, suburban Melbourne expanded vigorously, driven by an inflow of British capital and swelling population as well as the economic strength of the middle classes and a widespread desire to occupy a detached, single-family home surrounded by its own garden. Boosted as the 'Go-a-head Suburb of the South',²⁴ Elsternwick's landowners responded to the accompanying surge in land prices by carving up their estates. During this phase, the majority of the precinct was put under the auctioneer's hammer and considerable portions subject to development. This expansion was assisted by the government takeover of the railway line (1878), which greatly enhanced the accessibility of the locality.

By the close of the decade, the precinct's mid-19th century landscape of exclusive estates had been replaced by a recognisable suburban form; consisting of streetscapes of predominantly freestanding brick or timber-framed Italianate-styled villas interspersed by several fine new homes and a smattering of education and religious institutions. The transformation did not go unnoticed, with both Elsternwick and North Elwood, portrayed around 1888 as:

in the process of transformation from rural suburbs, sparsely sprinkled with isolated mansions and detached villas surrounded by paddocks or by open spaces of primitive bush, to a compact aggregation of rectangular streets filled with cottages...²⁵

This surge of suburban growth was fleeting. From 1890, wider economic contractions curtailed the market for speculation and construction slowed. The subsequent reality of discontinued construction projects and unsellable land is illustrated within the precinct by the intermixing of Federation and/or Interwar period houses across many of the late 19th century subdivisions; an occurrence that often marks the subsequent development of lots left vacant by the collapse of the boom.

The effect of this economic malaise was profound. Some two decades later, the recounting of the *Prahran Telegraph* provides insight into the period's dramatic shift in tenor:

The suburbs extended rapidly, speculators entered into the matter, estates were brought up, subdivided, and sold freely... Elsternwick situated just six miles from the metropolis, was looked upon with eyes of favour. It was near enough to the city for business men who required houses a little bit "out of town," and it was on the railway to the then favourite watering-place, Brighton. Business places in Glenhuntly-road increased, new streets were laid out, villas and cottages went up, and were sold on easy terms... for about four years during the height of the land fever things went very merry in Elsternwick.

Then towards the end of the eighties... the crash came, involving thousands of speculators, the winding up of many land companies, the closing of the doors of some of the leading banks... It was a time of high tension; everything seemed to be going to wrack and ruin, and Elsternwick suffered possibly as much as any locality. We remember inspecting whole streets of handsome villas, some elaborately furnished; others where the builders had stopped short in their work, and other streets of nice wooden cottages, where the same condition of things prevailed, all, for the time being, absolutely unsaleable.²⁶

The progressive subdivision of *Stanmer Park* was key to the development of the precinct during the land boom. At its outset, in 1881, William Short had offered 14 'villa sites' on the west side of Regent (then Ebdon) Street immediately south of Glen Eira Road.²⁷ These do not appear to have been immediately sold, although the founder of Caulfield Grammar School, Joseph H Davies, acquired a multi-acre site on the west side of Regent Street, near its intersection with Sandham Street at about this time (1882) and erected a brick schoolhouse. The grounds and building were sold in the 1888, at tremendous profit (£10,000) and utilised as a Baptist Church.²⁸ It was later described as a hall and served as the meeting place for the Elsternwick and Caulfield branch of the Australian Natives Association (ANA) between 1908 to the 1950s, after which it was demolished and the property taken over as a Postmaster-General/Telecom Australia depot. Immediately south of the church/hall was a Presbyterian ladies' college/home, constructed in circa 1902. Both the church/hall and college/home have been replaced with contemporary residences.²⁹

In the meantime, Short organised for the construction of several investment dwellings in the vicinity of his original Allison Road residence, including that of four high-end brick villas on the north side of Sandham Street (of which nos 21 and 23 survive – the latter partly concealed by a pair of mid-20th century houses).³⁰ Soon after, Short relocated to his new villa at 19 Sandham Street.

²⁴ 'Auctions', *Caulfield and Elsternwick Leader*, 29 September 1888, p5

²⁵ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p208

²⁶ 'Caulfield and its Outposts', *Prahran Telegraph*, 15 November 1913, p2

²⁷ 'Advertising', *Argus*, 12 November 1881, p14

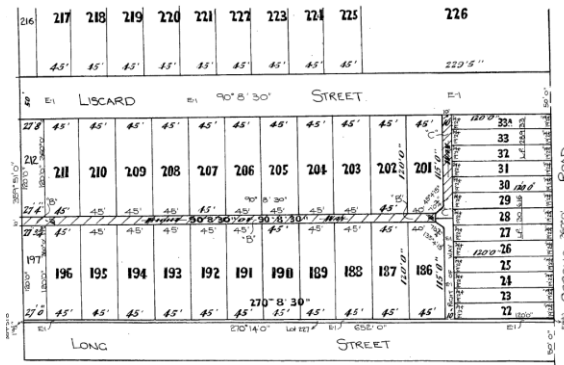
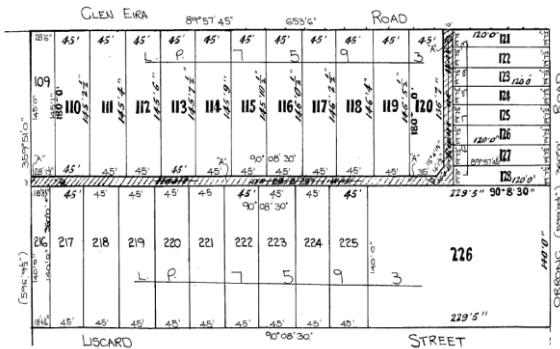
²⁸ A Ward, *City of Glen Eira HMP*, vol.3, '40 Regent Street', np

²⁹ Review of *Sands and McDougall's Directory* editions, 1900-74

³⁰ A Ward, *City of Glen Eira HMP*, vol.3, '19 Sandham Street', np

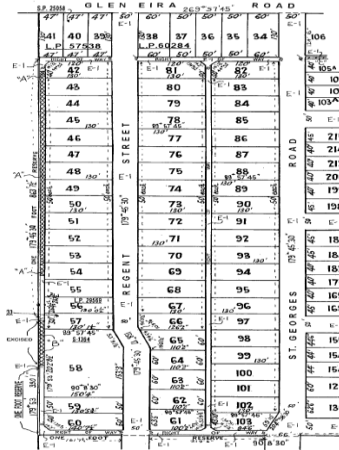
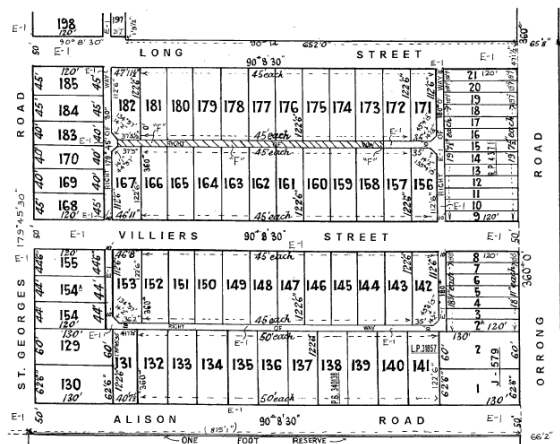
Over late 1888 and early 1889, he undertook a far more successful and large-scale subdivision, which included Regent Street and St Georges Road (north of Allison Road) as well as Liscard, Long and Villiers streets and the north side of Allison Road.

Nearly of these lots were acquired independently between two builders, Phillip Corkhill and Patrick John Murphy (imaginably both were of Irish birth or descent). Corkhill's activities centred on the south side of Liscard Street and Long/Villiers streets. By late 1888, his crew had erected some 52 relatively small and double-fronted houses at these locations.³¹ Concurrently, Murphy developed the northern half of Regent Street, erecting 34 similar dwellings as well as two rows of terraces to the Glen Eira Road frontages of this holding (of which nos 182-196 remain).³² In total, the greater part of their output – all Italianate in idiom – are extant.



North side of Liscard Street – subdivided November 1888
 NB – only the western section of the south side of this block is included in the precinct. It developed during the Federation period following the break-up of the *Crefield/Ristori* property, the residence of which was situated at the corner of Liscard Street and Orrong Road.³³ (Source: Landata, LP 2269)

South side of Liscard Street to the north side of Long Street – subdivided November 1888
 (Source: Landata, LP 2269)



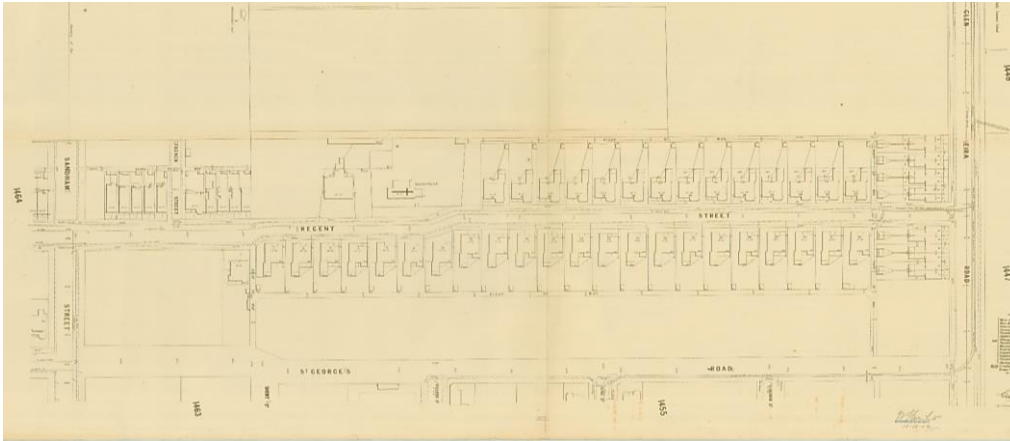
South side of Long Street to the north side of Allison Road – subdivided March 1889
 (Source: Landata, LP 2418)

Both sides of Regent Street and St Georges Road, above Allison Road – subdivided March 1888
 (Source: Landata, LP 2418)

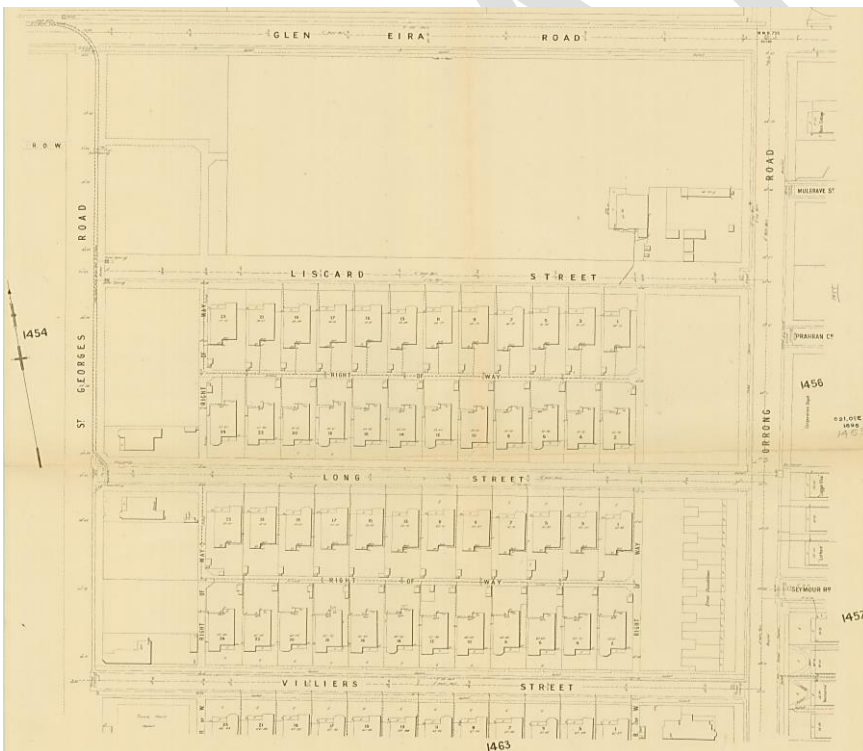
Typical of late 19th century speculative builders, Corkhill and Murphy were financially backed by a building society. Namely, the Premier Permanent Land, Building and Investment Association (later rechristened the Premier Permanent Building Society), which was involved in speculative activities throughout late 19th century Caulfield. Their approach revolved around the acquisition of freshly subdivided property and the economical erection of a fashionable houses – mostly freestanding for suburban areas,

31 Caulfield rate book, 1888
 32 Terraces were not a common form of development in the municipality – being much maligned for their 'slum' conations. Later building regulations (1916) explicitly prohibited their construction in Caulfield – which instead spurred the construction of semi-detached houses. ('Caulfield's Building Regulations', *Malvern News*, 27 May 1916, p2)
 33 Refer to proposed Elsterwick Interwar Residential Precinct for further information

albeit often tightly packed to narrow lots – that was to be sold on or tenanted. As demonstrated by streets associated with Corkhill and Murphy, the ‘calling cards’ of such builders is often still detectable; each dwelling being essentially the same but overlain with a different composition or set of ornamentation. Corkhill, for example, alternated between a square and faceted bay throughout Liscard, Long and Villiers streets (refer to MMBW plan no. 1455). The presence of other unknown ‘spec’ builders is detectable elsewhere in the precinct.



MMBW plan no. 1453
Northern section of Regent Street and St Georges Road (western half) as developed by 1902
(Source: SLV)



MMBW plan no. 1455, Caulfield
Liscard, Long and Villiers streets as developed by 1902
(Source: SLV)

By 1890, only a handful of the dwellings built by Corkhill or Murphy were recorded as purchased or occupied by tenants. While this was a common occurrence right across the precinct, insolvency loomed for both builders, who were also entangled at this time in a minutely covered court case revolving around Premier Permanent Building Society. For over a year, the allegedly

fraudulent activities and general mismanagement of this institution, particularly in relation to *Stanmer Park*, filled Victorian newspapers, and by 1892, its assets were being administered by liquidators. This debacle derailed the intentions of Corkhill and Murphy to develop their holdings along St Georges Road and Orrong roads in this period.

Much of the south-west section of the precinct was subdivided in the late 1880s; although at that stage, the division of *Glenmayne/Maysbury* property was restricted to its Glenhuntly Road frontage. The southern section of Regent Street (below Allison Road) was procured by Henry R French, a plumber/builder, after who French Street is named. Between 1888-90, he built over a score of mostly single-fronted and small weatherboard cottages, most of which he rented out.³⁴ Another victim of the collapse, French had to declare bankruptcy in early 1891.³⁵

Moore subdivided much of the *Glenmore* estate in 1888-89, during which May Street was formed, although most development occurred later, in the Federation period.³⁶

Opposite *Glenmore* was a 6-roomed brick residence (4 St George Street) erected in the late 1870s for the Prendergast family.³⁷ It had been purchased by the Elsternwick Club in 1909,³⁸ and then acquired by the Caulfield Branch of the Returned Soldiers and Sailors Imperial League of Australia (now RSL) during the 1920s. Around 1938, the original building was dramatically enlarged and remodelled distinctly in the Old English style.³⁹

Staniland Grove was established in circa 1888 with its western side swiftly provided with several brick villas.⁴⁰

The southern side of Sandham Street, opposite Short's elaborate home, began to accumulate a handful of sizable villas from the mid-1880s, of which nos 20 (*Kooroowa*) and 28 (*St Leonards*) remain. The latter, along with George Sanderson's early 1870s villa (also existing),⁴¹ were later incorporated into the grounds of St Joseph's Church. The existing edifice was built 1918, in place of a previous 1890s church.⁴²



28 Sandam Street – photographed in 1930

Built for John Living, circa 1885 and known as *St Leonards/Chiselhurst* by the early 1900s. Between 1909-23, it operated as the Cromarty School for Girls, before being leased to the Methodist Ladies College, Hawthorn, from about 1930.

It was later purchased by St Joseph's (1934) and utilised as a primary school, a use which continues.

(Source: 'Methodist Ladies' College', *Prahran Telegraph*, 14 February 1930, p4)

³⁴ Caulfield rate book, 1888-89

³⁵ 'The insolvent [French] attributes the deficiency in his estate chiefly to the sudden depreciation in the value of his freehold property in Regent Street... and his inability to let or sell his houses in consequence of the outbreak of diphtheria... prevalent in that street and the immediate neighbourhood, and it being publicly reported by the press, he having lost rents alone a sum of £200 and upwards'. ('Insolvency Court', *Argus*, 30 May 1891, p6)

³⁶ Ward, '1 St Georges Road, Elsternwick', np

³⁷ Caulfield rate book, 1877

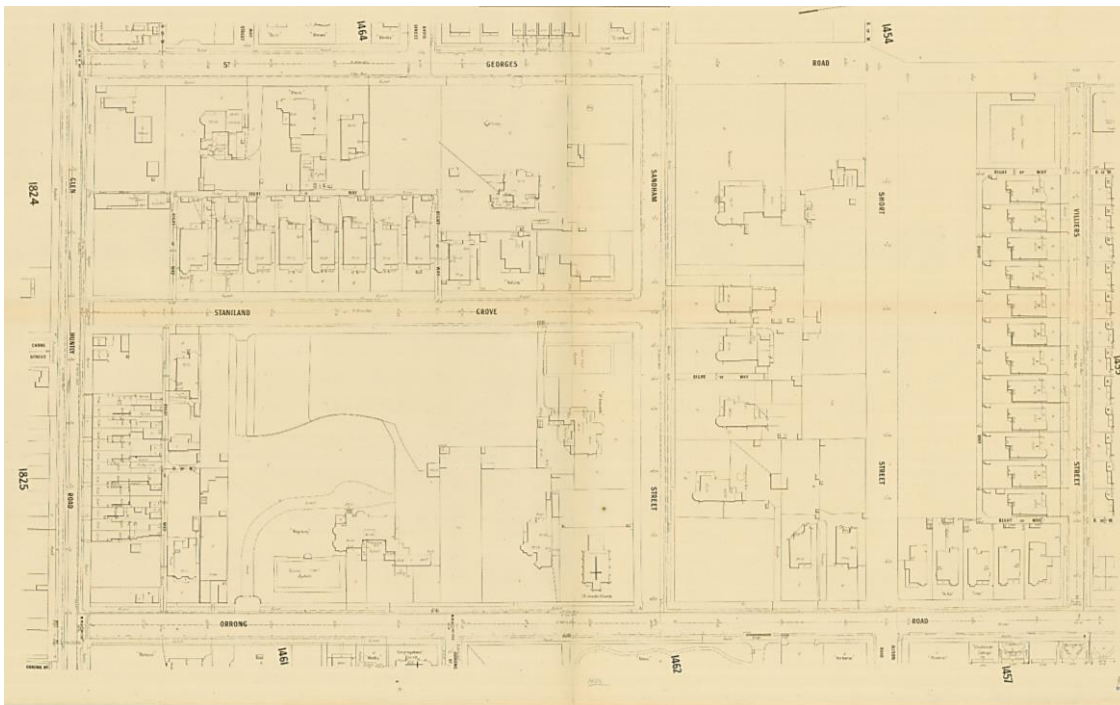
³⁸ It had been established as a private gentleman's leisure club in 1899. ('The Elsternwick Athletic Club', *Sportsman*, 22 October 1890, p2)

³⁹ A Ward, *City of Glen Eira HMP*, vol.3, '4 St. Georges Road', np

⁴⁰ 'Bricklayers', *Age*, 17 December 1888, p7;

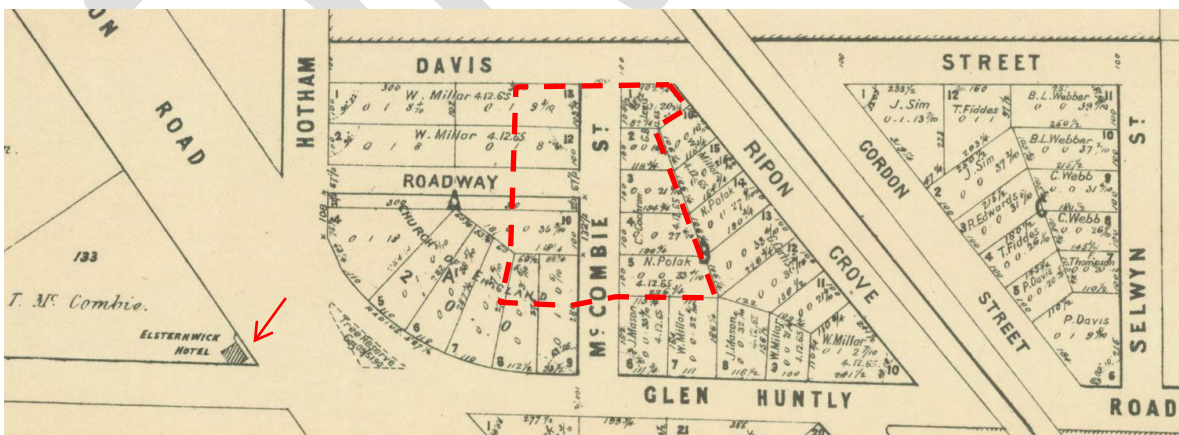
⁴¹ Sanderson's house was advertised in 1882 as: 'Having a Large Frontage to Orrong-road and Sandham-street, And adjoining the Handsome Residence of William Murray, Esq., And Opposite that of Mrs. Short... To Squatters, Merchants, Investors, Speculators, Builders and Others... well built villa... on bluestone foundations, with slate roof, made by and according to the design and under the supervision of Messrs. Crouch and Wilson, architects... all about 4 acres, most admirably adapted for subdivision into villa allotments.' (Source: 'Advertising', *Age*, 8 April 1882, p2)

⁴² Ward, '73 Orrong Road: St Joseph's Catholic Church', np



MMBW plan no. 1463, Caulfield
 Southern section of the precinct, between St Georges and Orrong roads, as developed by 1902
 Short Street was renamed Allison Road
 North is right of frame
 (Source: SLV)

McCombie Street was likely named after, Thomas McCombie, a Scottish immigrant and who served in the Victorian parliament and was one of the founding owners of the nearby local landmark, the Elsternwick Hotel (built circa 1854). Its western side (below Miller Street) formed part of a 2 acre (approximately 0.8 ha) holding that had been reserved for the use of the Church of England in 1852. The eastern side formed part of a considerable holding obtained by William Millar in the mid-1860s.⁴³ Glasgow-born, Millar had arrived in Victoria during the 1850s gold rush and settled in the Caulfield district. At his death, he was represented as a local 'pioneer' and the owner of an extant villa, *Roseneath* (31 Point Nepean Road, HO48).⁴⁴



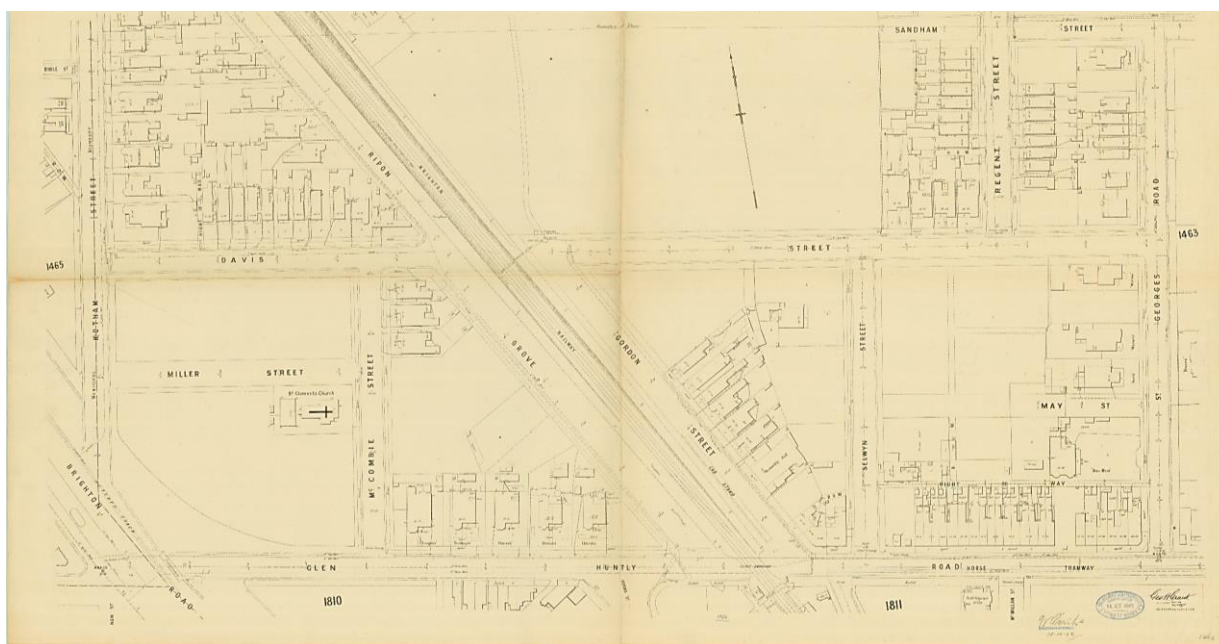
Survey of the northern section of Elsternwick Village, with precinct outlined
 McCombie's grant and the Elsternwick Hotel are indicated
 (Source: *Town of Elsternwick, Parish of Prahran, County of Bourke*, Office of Lands and Survey, 1911, SLV)

⁴³ Certificate of Title, vol. 193, folio 432

⁴⁴ *Roseneath* was built in 1874; and 'Our Pioneers Pass Away', *Brighton Southern Cross*, 20 August 1898, p2

On the east side of McCombie Street, three Italianate timber cottages (nos 2-6), were erected as investments for Millar around 1888.⁴⁵ These were joined in the south by a pair of weatherboard dwellings (nos 8-10) in circa 1909,⁴⁶ and in 1914, a symmetrical red brick dwelling (no.12).⁴⁷ Across the street, Millar's holding (the block now bound by Davis, Miller, Hotham and McCombie streets) remained undeveloped until its subdivision between 1910-12, during which new owners built three weatherboard houses (nos 1-5).⁴⁸

In circa 1910, George Z Coppel – a builder and resident of no.6 (*Melrose*) – had purchased about half a hectare of the Church of England reserve on the south side of Miller Street, at its intersection with McCombie Street.⁴⁹ Previously, in 1886, a weatherboard church and hall had been constructed for Elsternwick's Church of England community. Soon known as St Clement's Church, both these buildings were relocated in 1910 to further west along Miller Street, where upon their previous site was sold.⁵⁰ Coppel was almost certainly responsible for the speculative construction of three dwellings (nos 7-11) in circa 1912, all of which share gambrel roofs and chimney details.⁵¹ A weatherboard and tiled bungalow (no. 15) was subsequently built, likely by a different builder, around 1918.⁵²



MMBW plan no. 1464

Depicting the south-western section of the precinct, namely McCombie Street, Davis Street (renamed Sinclair Street east of the railway line) and St Georges Road, including *Glenmore*, as developed by 1902

North is top of frame

(Source: SLV)

One of the material results of the rapid growth of the precinct over the late 1880s, was that essential late 19th century services – road formation, nightsoil and rubbish disposal, drainage – could not keep up. By 1889, the local Health Board felt compelled to condemn every road in Elsternwick on the basis of inadequacy and danger to health. Municipal authorities (then the Shire of Caulfield) had to resort to application of the Heath Statute to force speculators and residents into cost-sharing agreements so that public infrastructure, such as properly forming and metalling public thoroughfares (later asphalted in the Interwar period) could be achieved. Some issues proved intractable, with complaints about drainage in Corkhill's development particularly frequent; inhabitants in Long Street – which was said to 'resemble a small river high flood' following every downpour – had to

⁴⁵ Caulfield rate book, 1888

⁴⁶ Caulfield rate book, 1909-10

⁴⁷ Review of *Sands and McDougall's Directory* editions, 1905-10; and Caulfield rate book, 1913-14

⁴⁸ Certificate of Title, vol. 3431, folio 097; and Caulfield rate book, 1910-11 and 1912-13

⁴⁹ Certificate of Title, vol.3529, folio 652; and Caulfield rate book, 1912-13

⁵⁰ Joan Covey, *Our first 100 years: the Anglican Church of Saint Clement, Elsternwick, Victoria*, Elsternwick, St Clement's Anglican Church, 1986, p4

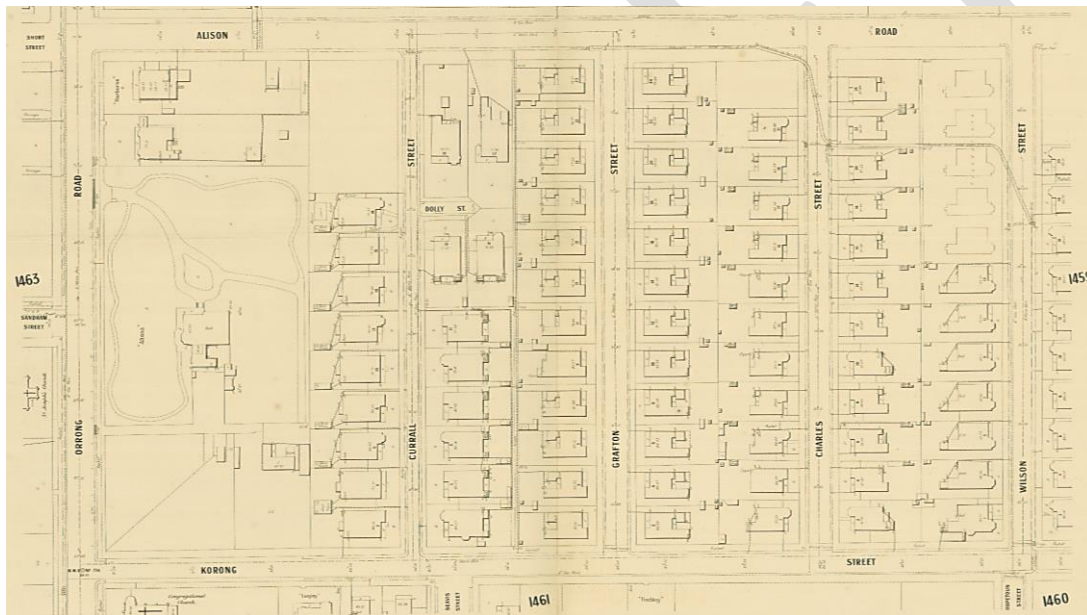
⁵¹ Caulfield rate book, 1912-13

⁵² 'House being built' at no. 15 – *Sands and McDougall's Directory*, 1918, p317

carry out a vigorous campaign to facilitate underground drainage.⁵³ A flow on from such issues was that Caulfield, including the precinct, was beset repeatedly between the 1880s and early 1900s by public health scares, namely the outbreak of diphtheria, typhoid and scarlet fever.⁵⁴ Such was the outcry at times, that the very 'salubrity' of Elsternwick was debated.⁵⁵

In the wake of the economic collapse of the early 1890s, development shifted from the western and central sections of the precinct to its eastern reaches. By the early 1890s, the east side of Orrong Road – between Allison Road and King Street (Crown Allotment 265) – was defined by three villas, including an 8-roomed residence built for the Wilsmore family and known as *Altona*, which was set within grounds that embraced the majority of the block.⁵⁶ None of these late 19th century buildings remain, the area having been divided and developed from the Federation period, including the erection of multiple Arts and Crafts bungalows by 1915. This included the substantial attic storey bungalow, known as *Palmyra*, at no. 88, in circa 1911.⁵⁷ A striking two storey Moderne design, *Orrong Flats*, was also later built at 96 Orrong Road in circa 1930. Near the end of the decade, it was joined near opposite (at no. 83) by the similarly styled, *Elster Court Flats*.⁵⁸

Immediately east of *Altona*, another speculative development of freestanding Italianate villas arose along the parallel carriageways of Curral Road (initially Currall) and Grafton, Charles (outside the precinct) and Hopetoun (originally Wilson) streets. A spate of construction saw most of these lots built up between 1893-95. A Mr Saunders owned most of the land in Curral Road and at first, rented out these mainly 8-roomed brick dwellings.⁵⁹ To the other streets, smaller weatherboard villas (5 to 6 rooms) were owned by the Premier Permanent Building Society.⁶⁰ The liquidators of this institution appear not to selected selling these assets until the 1900s, when the market had improved.⁶¹



MMBW plan no. 1462

Eastern section of the precinct as developed by 1902, including Curral Road, Grafton, Charles and Hopetoun streets
Altona is identifiable mid-way between Allison Road and King (then Korong) Street
NB – the 'foundations' to the north-east side of Hopetoun Street with the form of an Italianate villa were not built and were later replaced by Queen Anne dwellings in the Federation period
(Source: SLV)

⁵³ 'The Flooding of Long Street', *Brighton Southern Cross*, 2 May 1903, p4

⁵⁴ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, pp15-19

⁵⁵ 'The Heath of Elsternwick. Serious Outbreak of Diphtheria. Alarm of the Inhabitants', *Argus*, 7 March 1890, p6; see also, 'The Sanitary Condition of Elsternwick', *Age*, 8 March 1890, p10

⁵⁶ Caulfield rate book, 1891

⁵⁷ Caulfield rate book, 1911-12 – Gardiner had obtained *Altona* about this time and was renting it out

⁵⁸ Review of *Sands and McDougall's Directory* editions, 1925-40

⁵⁹ Caulfield rate book, 1894-97;

⁶⁰ Caulfield rate book, 1894-97

⁶¹ Hopetoun and Charles streets in 1899 (Landata, LP 2650); and Grafton Street in 1900 (Landata, LP 4178)

The southern half of Hopetoun Street was formed in 1890 from subdivision of Charles Webb's holding (Crown Allotment 275). At roughly the same time, a 10-roomed villa was erected on the east side of the new street (2-6 Hopetoun Street – HO35), later known as *Melrose*. Webb retained ownership but the house was tenanted. A prolific, long-practicing and highly regarded architect in Melbourne, it is doubtful that Webb's hand was not behind the design of this turreted two storey mansion.⁶² By the early 1920s, the residence was converted into a medical facility (Hopetoun Private Hospital); a use which continues today.⁶³ The remainder of the streetscape would consolidate across the Federation period, including the erection of a dwelling/corner shop combination at no. 13.⁶⁴



Photograph of *Melrose*/Hopetoun Private Hospital, early 1970s
(Source: Jenny O'Donnell, Historical Caulfield, Glen Eira Historical Society, A001.62)

To the north side of Allison Road, in this section of the precinct, no. 37, known as *Claughton* (ashlar boarding), was constructed in circa 1895.⁶⁵ Multiple timbered Queen Anne villas to either side of it appeared between 1908-15.⁶⁶ Southwards, in Seymour Road a row of single-fronted polychrome brick dwellings were erected in circa 1892 by Andrew Kew and Company.⁶⁷

Consolidation

In general, 1890s Victoria was 'miserably depressed', and Melbourne's suburbs – like Elsternwick – were particularly hard hit.⁶⁸ In the precinct, signs of recovery are noticeable from the early 1900s, with a handful of construction sites sightable along St Georges and Orrong roads. Around the 1910s, development once again shifted into full-swing across the wider district as well as the precinct. New subdivisions were announced and empty lots began to be subject to the erection often high-grade residences, most of which displayed a Queen Anne/Arts and Crafts aesthetic. The consolidation of the precinct with dwellings of this type during the Federation period was reflective of an increase in land value and achievement of a respectable prosperity for the middle classes. It also illustrated the entrenchment of the reputation of early 20th century Elsternwick as a 'favourite place of residence for wealthy citizens.'⁶⁹

To an extent, some of the suburb's growth and middle-class reputation in the Federation period was driven by the energetic spruiking of its real estate agents. The experience of having been saddled with street upon street of unrentable and unsellable properties during the slump appears to have motivated the enactment of a series of dedicated promotional campaigns for the suburb once the market began to improve. The efforts of the long-tenured Cox Bros. Estate Agents (corner of Glenhuntly and St Georges roads), for instance, were conspicuous. Around 1908, this firm launched a citywide circular titled, 'Elsternwick. The Queen Suburb of Melbourne'. It stressed the suburb's myriad of 'special advantages' and the presence of the 'finest building sites in the State' and, due to the 'great want of [new] houses', the potential returns investors could reap.⁷⁰ The circular also

⁶² Charles Bridge-Webb, 'Webb Charles (1821-1898)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1969, <<http://adb.anu.edu.au/biography/webb-charles-4820>>, accessed 12 August 2019

⁶³ Ward, '2-6 Hopetoun street', np

⁶⁴ Review of *Sands and McDougall's Directory* editions, 1905-15

⁶⁵ Caulfield rate book, 1895-86

⁶⁶ Caulfield rate book, 1913-14; and review of *Sands and McDougall Directory* editions 1910-15

⁶⁷ Caulfield rate book, 1881-83

⁶⁸ Geoffrey Blainey, *A History of Victoria*, 2nd ed., Melbourne, Cambridge Press, 2013, p158

⁶⁹ *The Australian Handbook*, Gordon & Gotch, London, 1905, p443

⁷⁰ The circular continued: 'When you have secured your home in Elsternwick, increase its value by giving this letter to your friend, or posting it in a position where it will be seen by many others as anxious as you were to settle in the best locality obtainable' ('Elsternwick. The Queen Suburb of Melbourne', *Brighton Southern Cross*, 31 October 1908, p6)

claimed for Elsternwick the 'record for the past five years for the Lowest Death Rate of all the suburbs within the metropolitan area'. By 1913, Cox Bros. claimed to have distributed some 20,000 copies of the promotional letter across the city.⁷¹



Banner head of the Cox Bros.'s circular
 (Source: *Brighton Southern Cross*, 31 October 1908, p6)

Around the 1900s, public beautification became an increasingly common catch-cry and a sign of 'improving' areas. Such efforts often resulted in street plantings. This can be seen sporadically across the precinct, although thoroughfares remained denuded until the late Interwar period. Generally, European species were planted earlier in the century, with indigenous/native trees (particularly *Melaleucas*: ubiquitous to the municipality) more common from the late 1930s.

Following the death of Sargood in 1903, *Rippon Lea* was purchased by a land syndicate headed by Thomas Bent, a practiced politician and noted 'land boomer', who become the scandal-tinged premier the following year.⁷² The south-eastern part of the grounds were carved into 35 residential lots and offered for sale in 1904 as the Rippon Lea Estate. This entailed the formation of Bent Street and the southern sections of Elizabeth and Gordon streets. At the initial sale, overseen by Bent, a condition of sale was that only 'brick buildings' were to be erected.⁷³ Indicative of the still gathering nature of the economic rally at the time, only five blocks were initially sold and this subdivision continued to be presented for purchase over the next few years. In 1908, the syndicate offered an additional 51 lots along the northern extension of Gordon and Elizabeth streets.



(Above) 1908 subdivision of *Rippon Lea* – northern section
 (Source: SLV, Vale Collection)

(Left) 1904 subdivision of *Rippon Lea* – southern section
 Note Davis Street changed to Sinclair Street
 (Source: SLV, Bib ID 2163277)

The southern end of Gordon Street and the full extent of Elizabeth Street were developed steadily between 1907-14.⁷⁴ Although the brick only covenant was quickly withdrawn, it seems to have set the tone of the street, with a run of often accomplished and considerable red brick villas erected. Most of the lots in Gordon Street (outside the precinct) would not be built on until the late

⁷¹ 'Business pioneers', *Prahran Telegraph*, 15 November 1913, p2
⁷² Weston Bate, 'Sir Thomas Bent (1838-1909)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1969, <<http://adb.anu.edu.au/biography/bent-sir-thomas-2978>>, accessed 12 August 2019
⁷³ 'Rippon Lea', *Herald*, 14 December 1904, p4
⁷⁴ Caulfield rate books, 1907-14

1940s and 1950s.

Likewise, both sides of St Georges and Orrong roads had been mainly built up over the Federation period, with a marked burst of construction occurring between 1910-15.⁷⁵ The latter also some examples of semi-detached housing, a typology often associated with speculative activity at the time – having the advantage of maximising the economic return of smaller-sized lots and lowering building costs, while not drawing the popular censure associated with terraces.

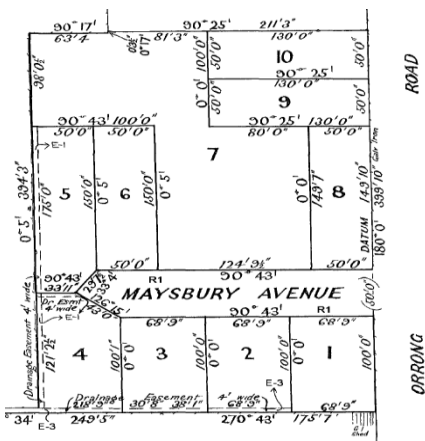


Photograph of the corner shop and dwelling at 52 St Georges Road, built circa 1903. Remained a grocer into the 1970s, before being repackaged as a milk bar. Shop now infilled and utilised as a residence only (Source: Glen Eira Historical Society, Object Registration 1688A)

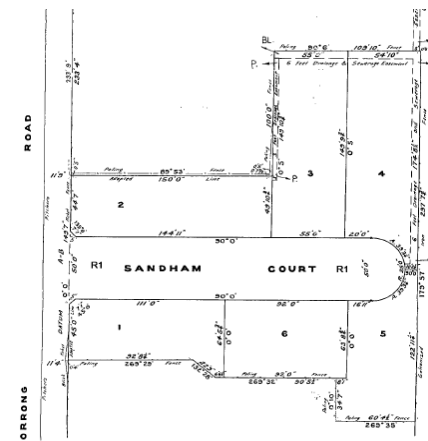


Masonic Hall at 15 St Georges Road, erected in circa 1912 (now overpainted). Provided a venue to the Elsterwick branch of the Masons into the late 20th century and was regularly used by the community. (Source: Glen Eira Historical Society, 1133C)

Unoccupied land in the precinct was increasingly scarce in the Interwar period. In 1930, the *Herald* reported about Elsterwick that: 'Practically all available land has been used for home sites'.⁷⁶ Outside the intermittent break up and development of larger blocks, particularly corner sites, or the sale and development of tennis courts and large gardens, construction activity in the inter-war years was relatively contained, with the formation of Maysbury Avenue and Sandham Court the last noteworthy changes to the subdivision and street patterns of the precinct.



The Maysbury estate had already been reduced in 1910, with frontages to Staniland Grove having been sold; its remainder was subdivided in 1918 and a group of bungalows constructed that year. The mansion itself was converted into flats. (Source: Landata, LP 7447)



Sandham Court, a small cul-de-sac subdivision, was created in early 1934 out of the remanent property of Altona (itself demolished). Between 1935-38, several houses in the Old English revival style were erected. Final subdivision of Altona, early 1934 (Source: Landata, LP 13785)

⁷⁵ Review of *Sands and McDougall's Directory* editions, 1900-15

⁷⁶ 'Elsterwick 20 Years of Progress', *Herald*, 7 May 1930, p13



1926 oblique aerial photograph of the southern portion of the precinct
(Source: 'Elsternwick from an Aeroplane', Weekly Times, 5 June 1926, p50)



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



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

Thematic Context/Comparative Analysis

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

- Land Sales and the Road Boards (1850s-1860s)
- Proclamation of Sires and Land Boom (1870s-1890s)
- The Post Federation Years (1900s-1910s), and
- Suburban Expansion and Consolidation (1920s-1930s)

Known comparable places in the City of Glen Eira

Most residential precincts in the municipality date to the Interwar period except for in the Caulfield, St Kilda East and Elsternwick areas.

Comparable places include:

- Gladstone Parade (HO22) – a small precinct with contributory building stock dating from the Victorian period through to the Interwar period/mid-20th century. It is distinguished by several late Victorian, two storey mansions in either the Italianate or Anglo-Dutch style as well as some two storey residences dating to the Interwar period/mid-20th century. There are two adjacent single storey villas in a transitional mode on the west side at nos 28 and 30; although no Italianate villas.
- 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 19th century, Federation and Interwar periods. Whilst there are some Italianate style villas throughout the precinct, they tend to be on smaller allotments and do not form such consistent streetscapes. There are also a few villas displaying a transitional mode in Carnarvon Road.
- Bailey Avenue and Myrtle Street environs, East St Kilda (HO68) – a small precinct nearby on the north side of Glen Eira Road with original building stock mainly dating to the 1910s and 1920s, Federation and Interwar periods. Generally modest scale housing in either red brick or weatherboard. Unusually some of the Queen Anne style houses have symmetrical

façade configurations at a time when asymmetry was the norm. Several houses thought to be erected by the builder, William Valentine Bailey.

Previous Assessment

Most of the proposed is currently part of the larger Elsterwick Estate and Environs precinct (HO72), which was assessed as part of the *Glen Eira Heritage Management Plan* (Andrew Ward, 1996, vol.2, pp6-23).

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 registration
(Source: Nearmap, depicting April 2019)