

ELSTERNWICK SOUTH PRECINCT

Address	Alexandra Avenue, Archibald Street, Carlingford Street, Carre Street, Clarence Street, Downshire Road, Elm Avenue, Gisborne Street, Gladstone Parade, Glenhuntly Road, Hamilton Street, Harrington Street, Horne Street, McMillan Street, Oak Avenue, Orrong Road, Parkside Street, Riddell Parade, Rowan Street, Rusden Street, Sherbrooke Street, Shoobra Road, Stanley Street, Trevelyan Street, Victoria Street – Elsternwick
Significance	Local
Construction Dates	Circa 1890 to 1940
Periods	Victorian, Federation, and Interwar
Date Inspected	Late 2018 and Early 2019



Shoobra Road

Statement of Significance

What is Significant?

The following original features contribute to the significance of the Elsternwick South Precinct

- Generally intact single and some two storey houses dating from the late 19th century to the Interwar period,
- One church complex (66 Orrong Road),
- Subdivision patterns established during 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, mainly original low masonry (Interwar period),
- Garden settings, of various size,
- Basalt kerbing and channelling, and
- Complementary street plantings.

Contributory places:

- Alexandra Avenue: 1, 3a, 5, 5a, 7, 9, 11, 13, 21, 23, 25 (east); 8, 10, 12, 14, 16, 18, 20, 22, 24 (west)
- Archibald Street 2, 4, 6, 8 (south)
- Carlingford Street 2, 4 (north)
- Carre Street 7, 9, 11, 13, 15, 17, 19, 21 (east); 2, 4, 6, 8, 10 (west)
- Clarence Street 22 (north)
- Downshire Road: 7, 19, 21, 23, 25, 27, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 55, 57, 59, 65, 67, 69, 71, 73, 79, 81, 85, 89 (east); 2, 4, 6, 8, 12, 16, 22, 26, 28, 30, 32, 34, 42, 44, 46, 48, 50, 52, 56, 68, 70, 74, 76, 78, 82, 84 (west)
- Elm Avenue: 17, 19, 21 (north); 10 (south)
- Gisborne Street 1, 3, 7, 9, 11, 13, 15, 17, 19, 21 (east); 2, 4, 6 (west)
- Gladstone Parade: 2 (west)
- Glenhuntly Road: 494, 500-506 (south)
- Hartington Street 3, 5 (north); 2, 4, 6, 10 (south)
- Horne Street 32, 33, 35, 36, 37, 38 (west)
- McMillan Street 5, 7, 9 (west); 2, 2A, 4, 6, 8, 10, 12 (east)
- Oak Avenue: 7, 9, 11, 13, 15, 17 (north); 18, 20, 24 (south)
- Orrong Road: 1, 11, 15, 17, 19, 21, 23, 29, 31, 33, 35, 39, 41, 43 (west); 2, 6, 8, 10, 12, 14, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 56, 58, 60, 62, 66 (east)
- Parkside Street 29, 35, 37, 39, 41, 43, 47, 49, 51 (west)
- Riddell Parade: 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 62, 64, 66, 68, 70, 74, 76, 78, 80 (east)

- Rowan Street 15 (south); 6, 8, 12, 14, 16 (north)
- Rusden Street 1, 3 (south)
- Sherbrooke Street 1, 3, 5, 7 (north); 2, 4, 6, 8, 10, 12, 14 (south)
- Shoobra Road: 1, 1A, 3, 5, 7, 9, 13, 15, 17, 19, 39, 39A, 41, 43, 47, 49, 53, 61, 63, 67, 69, 71, 71A, 71B, 75, 77 (east); 2, 4, 6, 14, 16, 20, 22, 24, 28, 30, 32, 34, 36, 38, 40, 46, 52, 54, 56, 60, 62, 74, 76, 78, 80, 82, 84, 86, 88 (west)
- Stanley Street 3, 5, 7, 11, 13, 15, 17, 21, 25 (south)
- Trevelyan Street 9, 11, 13, 15, 17 (south)
- Victoria Street 29, 31, 33, 35, 39, 41, 41A, 43, 45, 47, 49 (east); 4, 6, 8, 10, 1/30, 32, 36, 40, 42, 44 (west)

Non-contributory places:

- Alexandra Avenue: 3, 15 (east); 1-6/26 (west)
- Archibald Street 1 (north); 10 (south)
- Carlingford Street 1 (south)
- Downshire Road: 10, 14, 18-20, 24, 36, 38, 40-40A, 54, 1/54, 58, 64, 66, 72, 80 (west); 9, 11, 17, 29, 29A, 29B, 53, 61, 63, 75, 77, 83, 87 (east)
- Elm Avenue: 15 (north)
- Gisborne Street 2A, 8 (west); 5, 2/21 (east)
- Hartington Street 1, 1/7, 2/7, 3/7, 4/7, 5/7 (north); 8 (south)
- Horne Street 34 (west)
- Oak Avenue: 14, 16, 22 (south)
- Orrong Road: 5, 7, 9, 13, 25-27, 37, 45 (west); 2A, 4, 12A, 12B, 16, 46, 48, 50 52 (east)
- Parkside Street 31, 1-3/33, 71 (west)
- Riddell Parade: 60 (east)
- Rowan Street 1, 7, 11, 13 (south); 8A, 10, 10A (north)
- Shoobra Road: 5A, 11, 45, 51, 55, 57, 59, 65, 65A, 73 (east); 2A, 10-12, 1/18, 2/18, 26A, 26B, 44, 48, 50, 58, 64, 66, 68, 72 (west)
- Stanley Street 9, 23 (south);
- Victoria Street 37, 2/41, 2/41A (east); 2/2, 12, 14, 2-6/30, 34, 38 (west)

How is it Significant?

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

Why is it Significant?

The Elsternwick South Precinct is of historical significance for retaining much of the original building stock from the late 19th century to WWII, its main period of extended growth and consolidation. It illustrates key phases in the development of Elsternwick, in particular its expansion during Melbourne's land boom in the 1880s. Although the effect of this decade was more muted within the precinct itself, being mainly concentrated in the Garden Vale Estate, which was highlighted as both well-drained and the 'future Toorak of Elsternwick', and the initial release of the east end of *Cavers Carre* estate. Further development and subdivision continued intensively during the early 20th century – the Federation and Interwar periods – when lots left vacant in existing subdivisions, a result of the 1890s economic depression, were infilled and further land was released and more rapidly built upon from the holdings associated with estates of *Cavers Carre*, *Sherbrooke* and to a lesser extent, *Palmerston*. While the precinct's initial phase of pre-boom grand mansions set in expansive grounds, such as *Cavers Carre* and *Sherbrooke*, has been lost, reminders of their presence remain in the names of several streets and other substantial houses surviving from the late 19th century. Suburban development was facilitated by improvements to transport networks, initially train, and the sustained

preference for freestanding/single-family homes continued to underpin the development of the precinct well into the 20th century. These various built layers are important markers of the broader evolution of Elsternwick from a locale peripheral to Melbourne into a well-established suburb with a middle-class identity. (Criterion A)

The Elsternwick South Precinct is of representative and aesthetic significance as retaining many good and intact residential buildings from the Victorian, Federation and Interwar periods and unusually the three phases are equally contributory. Typically, there are pockets creating streetscape sections of consistent housing from a particular period, principally in the Italianate (Victorian), Queen Anne and Arts and Crafts (Federation) or Bungalow (Interwar) styles. These can be found in Carre, Gisborne, Horne, McMillan, Parkside, Rowan and Victoria streets, as well as Alexandra and Sherbrooke avenues. There are also some homogenous groupings in Downshire and Orrong roads, where the more distinguished examples from the 19th and early 20th century tend to be found, along with Shoobra Road, whereas much of the more distinctive output from the Interwar period (in a range of styles) is located in Riddell Parade and Stanley Street. Many sections of consistent housing, typified by regular palette of detailing, are suggestive of the hand/work of certain, usually unidentified, builder or developer. The diversity of idioms – cohesive in some streets, intermixed in others – produces streetscapes of visual interest that are evocative of their respective eras and testify to the gradual development of the precinct. Public realm elements, namely basalt kerbing, channelling and laneways, as well as street trees, are complementary. (Criteria D + E)

Throughout the Elsternwick South Precinct there are some distinguished examples of period houses, which tend to be located in the longer streets (Downshire Road, Stanley Street, Riddell Parade and parts of Shoobra Road). Several buildings are of individual aesthetic significance, primarily the following:

- 22 Clarence Street,
- 7 + 31 Downshire Road,
- 38 Horne Street,
- 10 (*Ascog*), 56 + 70 (*Lisbon House*) Orrong Road,
- 32, 40, 66-68 (Lowan Court) + 78 (*Coolara*) Riddell Street,
- 2+ 88 Shoobra Road.

Description

The Elsternwick South Precinct covers a large area that includes some 500 properties and extends both sides of the railway. To the north, it extends from behind the shops on Glenhuntly Road to Clarence Street in the south. The eastern edge is defined by Victoria and Parkside streets and the western edge is largely defined by Horne Street and Alexandra Avenue.

The topography is higher in the north, sloping gently to the south-west. The carriageways, which were established over the late 19th century, have a bitumen surface. Original basalt kerbing and channelling partly survives, however there are many sections where one or both elements (especially the kerbing) have been replaced with concrete. Concrete footpaths date to the Interwar period onwards. There are grassed nature strips with regularly spaced street plantings, though too narrow to allow for trees in Parkside Street. A wide variety of trees are evident, deciduous and evergreen, native or exotic, and well-established or not.

Front fences are mostly timber pickets with a few masonry Federation period examples and 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.

The allotment size is relatively consistent with some narrow allotments for original cottages or recent townhouse subdivision.

The building stock is comprised mostly of single storey freestanding houses as well as some two storey buildings – mansions and flats. The contributory buildings date to each of the Victorian, Federation and Interwar periods to a similar extent and typically form small clusters or pockets relating to a certain period. Some streets were largely developed over a short period of time, especially the shorter streets. Some sections having consistent building stock suggesting that they were constructed by certain builders or overseen by particular real estate agents as house and land packages.

The residences are mostly brick though there are weatherboard examples in some streets (e.g. middle and southern end of Downshire Road). The facades of many face brick houses are tuck-pointed though render was popular during the late 19th century and later part of the Interwar period. Roof forms are hip or hipped gables and are usually clad in terracotta tiles, though

slate, concrete tiling or corrugated metal sheeting are also common. The original roof cladding of many houses has also sometimes been replaced. Original chimneys survive for the most part and verandahs or porches are generally intact as are windows, which are predominantly timber-framed.

An overview of the building stock from the three contributory periods is outlined below, noting some key examples and groups of consistent housing.

Victorian Period

The Victorian period (late 19th century) housing probably varies the most in scale, ranging from cottages to mansions. There is a mixture of brick, either rendered or tuck-pointed polychrome (brown, cream and red), and timber-framed examples; with the latter usually having ashlar or channelled boarding to the façade. Roof forms are typically a medium-pitch hipped roof, though a few gable ends are evident and chimneys are invariably rendered with moulded cap. A few are concealed by an ornate parapet and originally most roofs would have been clad in slate except for the cottages/smaller houses, which are clad in corrugated metal sheeting. Cast iron verandah detailing was *de rigueur* for both columns and friezes as were double-hung sash windows, either individual or tripartite (narrow lights flanking a wider central light).

Stylistically, the Italianate is the most common for the Victorian period houses usually with asymmetric footprints consisting of a projecting bay and an offset verandah. Some houses of the period though have a symmetrical façade. Decorative cornices with brackets and possibly panelling are standard elements and rendered examples often include some mouldings about the window and polychrome brick examples include some quoining.



6-24 Alexandra Avenue (evens), no.10 pictured
Group of similar timber, circa 1900 residences with ashlar boarding and bracketed cornice. A few original slate roofs survive. Consistent tripartite windows and bi-chrome brick chimneys with banding.



21-25 Downshire Road & 6-8 Rowan Street
Group of freestanding cottages with narrow, ashlar boarding, cornice with paired brackets and distinctive panelling (that includes a Maltese Cross motif) and similar verandah detailing. Some intact doors and decorative glass.



65 Downshire Road, Merrivale
Asymmetric, ashlar boards, gable with three double-hung sash windows, slate clad roof. Bargeboard, frieze to verandah and



67 Downshire Road, Merleswood
Symmetric façade, ashlar boards, paired double-hung sash windows, slate clad roof

hood with same design.



21 Elm Avenue
Walton, 1886. Modified two storey mansion. Main elevation is to the west, obscured, with a masonry stair added. More intact to side and rear (along railway line). A roughcast render has been added though the quoining retains a smooth finish.



10 Elm Avenue
Repton Court, originally *Wahgunyah* designed in the Gothic style in 1885 by Lloyd Taylor. Modified two storey mansion – converted to flats during the mid-1920s with an addition at the east end and enlarged verandah. Most intact at entry, west side (Marmara Drive) and rear. Has later roughcast render finish.



1-3/7-17 Gisborne Street (odds) & 15-23/29-35 (odds) Orrong Road
Victorian villas with mostly consistent detailing including chimney caps and mouldings, main arched window in a projecting plane, some with label moulding. Some modified, four of 21 replaced. Some slate roofs remain.



19+21 Gisborne Street
Part of a group of mostly similar timber-framed examples including 2-8 Archibald St, with a projecting bay, except for 21 Gisborne St, with a symmetrical front. 2 Archibald St is brick.



7-17 Oak Avenue (odds), no.13 pictured
Group of nine similar, rendered or polychrome brick, houses on substantial lots in Oak Ave. Consistent chimneys and some retain slate roofs. Mostly asymmetric façade.



78 Riddell Street, *Coolara*
Ornate rendered parapet with nameplate, bottled balustrade, urns and festoon. Bi-chrome brick to façade with quoining. Verandah to three sides.



10 Orrong Road, Ascog
1887, Italianate style, two storey, painted brick, arched windows with floriated mouldings, offset verandah with cast iron detailing linked to a non-original stair to south side.



70 Orrong Road, Lisbon House (HO52)
1889, Italianate style, two storey, elaborate cast iron verandah with central pediment, and extensive use of rendered mouldings to wing walls (niches and floriated panels) and parapet (large brackets, urns, niches, etc.)



19 Shoobra Road
Varied timber cladding – mainly ashlar boards with diagonal panelling to faceted bay, elaborate with keystones, distinctive cast iron verandah elements.



47 Shoobra Road, Deeside
Italianate style with recessed tower, ornate parapet with pedimented nameplate and bottled balustrade surmounted by urns.



63 Shoobra Road, Wymswold
Symmetrical façade, clad in ashlar boards, paired bays, slate clad roof, central pediment to verandah



11 Trevaylan Street, Numey
Symmetrical façade, bi-chrome brick with quoining and white tuck pointing, central pediment to verandah and main roof with rising sun motif

Federation Period

The mainstay for Federation period housing was the Queen Anne style, which is readily identified by picturesque roofscapes consisting of a front gable end and gambrel or hipped sections behind, with a steeper pitch than those from the Victorian period. More complex versions might include a turret or other corner accent. Roofs are clad in either terracotta tiles or slate with terracotta ridge tiles. The terracotta ridge tiles are often decorative and terminated with a finial. Chimneys are red brick with rendered or corbelled brick caps, typically with terracotta chimney pots. Timber detailing was favoured including exposed rafter ends, battens to the gable ends, and timber elements to the verandahs – turned posts and friezes with geometric patterns, though cast iron friezes are not uncommon. Front windows were typically casements with toplights, often with some leadlight and decorative glass with floral motifs, and the main window may be incorporated in a bay. Porthole windows, or similar, and hoods were common. Front doors usually include an upper light and panelling to the lower part.

For the most part walls are tuck-pointed red brick with some areas of render, smooth or roughcast, such as a band or the upper part of the wall/gable end. Decks are often tiled decks with terracotta and cream (or a contrasting dark) tile. There are also several timber-framed examples with some shingled boards and/or sections with roughcast sheeting and timber decks but otherwise the same detailing/material palette as their brick counterparts. Overall the aesthetic was less formal (classicism) than that of the late 19th century and reflective of the tenets espoused with the Arts and Crafts Movement, with the emphasis on 'natural' materials. Accordingly some are classified as being reflective of the Arts and Crafts style, and are generally distinguished from the Queen Anne style examples by the extensive use of roughcast render, battened chimney forms, and shingles. With the growing interest in the bungalow, some later Federation period houses have masonry porch detailing such as Tuscan Order columns usually on a pedestal or plinth wall.



22 Clarence Street
Substantial example, picturesque, slate clad roof with terracotta ridge crests and finials, including dragon, shingles to walls of attic level, some decorative glass



7 Downshire Road
Notable example of Federation Bungalow style with Tuscan Order columns, unusually wide bank of casements and toplights (five units) with leadlight, chimneys with straps, original red brick fence



31 Downshire Road
Distinctive late period Queen Anne example, slate clad roof, terracotta ridge crests/finials, large windows with decorative glass, curved bay with ornate panels of metal sheeting above, basalt plinth, low porch walls, splayed timber posts/curvilinear brackets



26-34 Downshire Road, no. 30 pictured
Similar timber-framed houses with consistent form, gambrel roof sections, red brick/rendered chimneys, walls with shingled boards and roughcast sheeting, and verandahs with arched timber frieze



37-51 Downshire Road, no. 37 in foreground
Group of similar paired, semi-detached cottages, chimneys with rendered caps and terracotta chimney pots, red brick with rendered band and lintels, remnant tuck pointing



32-38 Home St, 5-7/9 McMillan St, 1-3 Rusden St, 38 Home Street pictured
Large houses on Home Street, smaller examples to McMillan and Rusden streets at edges of group. No. 38 has original verandah tiling to deck and distinctive timber posts with slayed brackets, porthole window.



2 Orrong Road
Queen Anne style with corner accent to roof, band consists of outer course of brown bricks and central roughcast rendered band, wide faceted bay window with decorative glass to toplights



12 Orrong Road
Distinctive, wrap around verandah with Tuscan order piers, front window has been enlarged, railing to verandah not original



26-40 Orrong Road, no. 40 pictured
Four pairs with gable roofs
Nos 26-28, brick, smaller verandah
Nos 30-40, weatherboard with consistent chimney and gable end detailing, return verandahs



56 Orrong Road
Built 1900 as a ten room house,¹ red brick with cream and brown brick banding, cream brick lintels, slate clad roof with pyramidal main section

¹ A Ward, *City of Glen Eira Heritage Management Plan*: vol. 3, 1996, np (56 Orrong Road)



56-58 Riddell Parade, no. 56 pictured
Pair with faceted bay windows



62-64 Riddell Parade, no. 62 pictured
Pair with corner entry and picture window



2 Shoobra Road
Queen Anne style with corner conical roof, distinctive timber verandah with alternating heart frieze and large curvilinear members, decorative glass to entry and porthole window



28-40 Shoobra Road, no. 34 pictured
Group of brick and weatherboard Queen Anne style houses with bay windows



52 Shoobra Road
Timber-framed with shingled boards and roughcast sheeting, corner verandah with spindle frieze



74-86 Shoobra Road, nos 74-76 pictured
Group of similar weatherboard houses with consistent form, chimneys and gable end treatment



88 Shoorbra Road
Arts and Crafts style, extensive use of roughcast render, tall tapered chimneys, constructed by local builder, Samuel Brook, during 1910-11



4 Victoria Street
Symmetrical façade with paired gable ends with varying detailing and bays, timber-framed, porch with arched screen



8 Victoria Street
Symmetrical façade with distinctive porch with timber screen, arched entry opening, and recessed doorway



32 Victoria Street
Arts and Crafts style with long transverse gable roof, extensive use of leadlight

Interwar Period

Whereas there are several timber period residences to the earlier periods, there are none to the Interwar period, broadly circa 1920 to circa 1940. The palette of materials and representative styles generally differs between the two decades in that bungalows were the mainstay of the 1920s with broad gable roofs though the range of styles popular during the 1930s usually had hipped roofs, except for the Old English Revival style. Windows were typically grouped (in three) double-hung sashes, boxed-framed or in a bay, usually with some decorative divisions – timber glazing bars or leadlight, often with decorative glass with a geometric design, mainly to the upper sash.

Examples of the Bungalow style usually have red and/or clinker brick and render walls. Roofs are clad in terracotta tile with red brick chimneys with plain detailing or rendered with a flat projecting cap/plate. Gable ends usually include a shingled skirt and porches have a balustrade wall and pier/s.

From the late 1920s through the 1930s, several styles were popular, generally concurrently. Within the precinct, there are examples of the Spanish Mission and/or Mediterranean, Moderne and Old English Revival, with the influence of the Georgian Revival style also evident. The roofs are clad in glazed terracotta tiles, with a few in concrete tiles.

Old English/Tudor Revival style was popular during the mid to late 1930s and is recognisable by steeply pitched gable roofs, walls usually clinker brick or rendered with some contrasting brickwork detailing such as corbelled gable ends, small masonry porches with a round or Tudor arch. Diamond quarrels/leadlight to the windows is common.

Characteristic of Spanish Mission style are barley twist columns, usually employed to the front porch, and/or a triple arcade. Other detailing typically associated with the Spanish Mission style are Roman pan tiles or a trowelled rendered finish. The

Mediterranean style is a more restrained version of the latter with a flat render finish and porches often having two (wider) arched openings.

The Moderne style, or the influence thereof, was popular during the late 1930s. A horizontal emphasis with a curved corner are hallmarks of this style provided by elements such as thin banding (speed lines – recessed or projecting), flat curved concrete canopies to the entry porches or flat hoods to the windows, and horizontal glazing bars to upper sashes. Partial parapets, rendered walls, corner windows and (narrower) steel-framing provide a sleek or streamlined appearance associated with the style. The Functionalist style is a more rectangular/cuboid version of the Moderne.

There are a limited number of houses which reflect the Georgian Revival styling. Hallmarks of this style are a symmetrical façade, which was in contrast to the prevailing use of an asymmetric form, and a (near) central, columned porch such as the Tuscan order.



1 + 3A-13 Alexandra Avenue, 2 – 4 McMillan Street. 1 Alexandra Avenue pictured
Bungalows with gable roofs and some 1930s brick houses with hipped roofs, some with Old English style detailing



10 Carre Street
Prominent corner site, Bungalow style – Arts and Crafts type, broad jerkinhead roof, central porch with arch openings, original fence



6 – 12 McMillan Street, 1-14 Sherbrook Avenue (both sides), 2 Sherbrook Avenue pictured
Bungalows, gable roof, red brick and render, some altered



8 Orrong Road
Arts and Crafts style, timber shingles to broad gable end



14 Orrong Road, *Hamilton Court*
Moderne style influence to these flats, rendered with tapestry brick to entry and piers of original low brick fence, steel-framed stairwell window with chevron motif



29, 35-51 Parkside Street, nos 41+ 43
Generally bungalows with gable roofs, with the ridges being either perpendicular or transverse (parallel) to the street



32 Riddell Street
Two storey, distinctive Griffinesque window detail, located unusually high in wall, possibly (part) concrete walls



34 Riddell Street
Mediterranean style, arched porch openings to both level, cartouche to ground floor, walls combination of smooth and roughcast render



40 Riddell Street
Old English/Tudor Revival style, terracotta shingle cladding to roof, Roman bricks to first floor window, diamond quarrels to window sashes



66-68 Riddell Street, *Lowan Court*
Moderne/Functionalist style flats, concealed roof, render and clinker brick plinth, steel-framed windows, curved balconies, original fence



3 Shoobra Road
Spanish Mission style frontage with barley twist columns to arched porch, render walls and parapet largely concealing Victorian period chimney, 1930s fence



5 Shoobra Road, *Boree*
Clinker brick flats with some Art Deco detailing, primarily the geometric pattern of the stained glass and metal balustrade, original fence



71, 71A, 71B Shoobra Road
Unusual co-joined group of three, Moderne style, curved central bay, rendered with speed lines, brick plinth and window trim, possibly concrete tiles



77 Shoobra Road
Arts and Crafts style with attic, red brick and extensive use of shingles to skirt and roof to boxed-framed window



5 Stanley Street
Bungalow style, roof with transverse ridge, porch with tapered piers, original fence



15 Stanley Street *Durham*
Old English style, clinker brick with some tapestry bricks to openings, Tudor arches, original fence



17 Stanley Street
Some Georgian revival influence (porch) with Tuscan order piers and fluted columns, fanlight motif to windows, rendered with some brick trim, original fence



25 Stanley Street
Arts and Crafts style, broad gable end with tapered chimneys piercing roof, floriated band to central balcony



41 Victoria Street
Old English Revival style, paired units with central driveway original fence, subdivision to rear



45+47 Victoria Street
Bungalows with double street-facing gable ends with small shingled skirts, red brick and roughast render

Non-Residential Buildings

The principal non-residential building in the precinct are two churches at 66 Orrong Road.



66 Orrong Road
Initially Wesleyan Church, identified as Methodist from about 1905, later Uniting
Victorian Period, 1887, designed by T J Crouch and built by Ireland & Newton for nearly £580.²
Gothic style, rendered though initially bi-chromatic (a course of cream bricks are evident above the basalt plinth).
Later employed as a school hall



66 Orrong Road
Former Methodist Church, now Uniting
Interwar Period, 1923, Gothic style with crenellated tower
Red brick with rendered elements

² The memorial stone was laid on 14 November 1887; Andrew Ward, *City of Glen Eira Heritage Management Plan*: vol. 1, 1996, p31

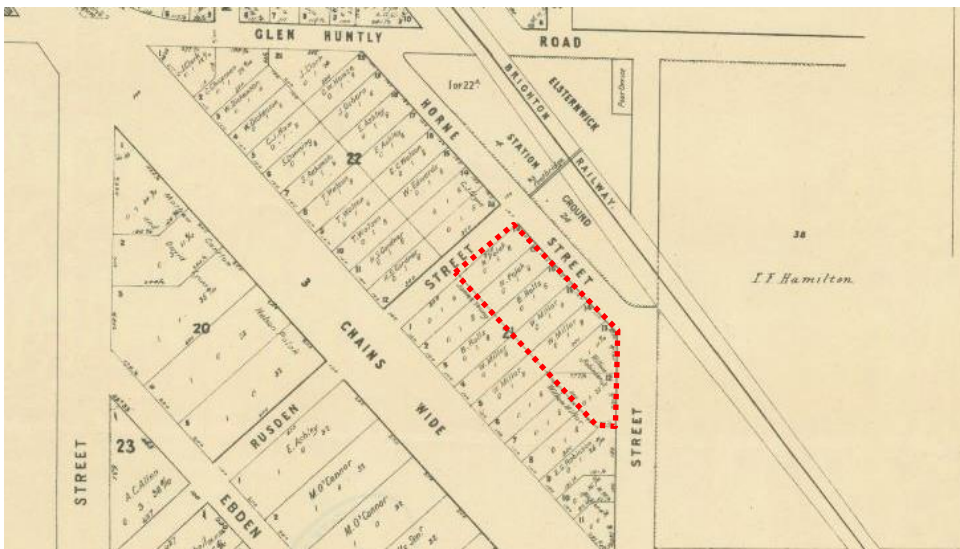
History

The Elsternwick South Precinct underwent a series of major post-contact development stages, ranging from the mid-19th century to WWII. Such layers – namely its emergence as a locale characterised by the suburban ideal of *rus in urbe* from the 1860s,³ to its sustained building boom over the 1880s and ensuring consolidation during the Federation and Interwar periods – largely define its prevailing built character.

Early Phase

During the mid-19th century, the precinct largely encompassed heathland and formed the south-western part of the district popularly known as 'Elsternwick' from the 1850s⁴, itself associated with the wider Caulfield region. This expanse of territory, then on the fringes of suburban Melbourne, was utilised on an *ad hoc* basis by Gippsland graziers as a resting/grazing place for stock on route to the Melbourne markets and transient timber-cutters. Contemporary perceptions of a largely undeveloped area however, discounted the presence and connections of the Boon Wurrung peoples, who had actively managed and modified the landscape for thousands of years. Despite being pushed southwards by the encroachment of settlement, there is evidence of Indigenous individuals and groups maintaining cultural practices and/or working in the area into the 1860s.⁵

A small portion at the north-west corner of the precinct, immediately west of the railway, is situated within the original Elsternwick Village (later Town) survey – a planned township demarcated by Robert Hoddle in 1851 and Henry Foot in 1856. The village mainly encompassed land south of Glenhunity Road with a small area to the north side.⁶ Seven, approximately quarter acre lots in Horne Street (between McMillan and Rusden streets) were sold including two to William Millar, who also acquired land to the north of Glenhunity Road. The Glaswegian Millar had arrived in Victoria during the 1850s gold rush before settling in the Caulfield district. At his death, he was portrayed as something of a local 'pioneer' and the owner of the extant villa, *Roseneath* (31 Point Nepean Road).⁷



Survey of the central section of Elsternwick Village/Town

Part included within the precinct highlighted

(Source: Town of Elsternwick, Parish of Prahran, Country of Bourke, Office of Lands and Survey, 1911, SLV)

³ Literally 'country in the city', relates to the illusion of the countryside created by a building or a garden in an urban context.

⁴ 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)

⁵ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, pp.84-85

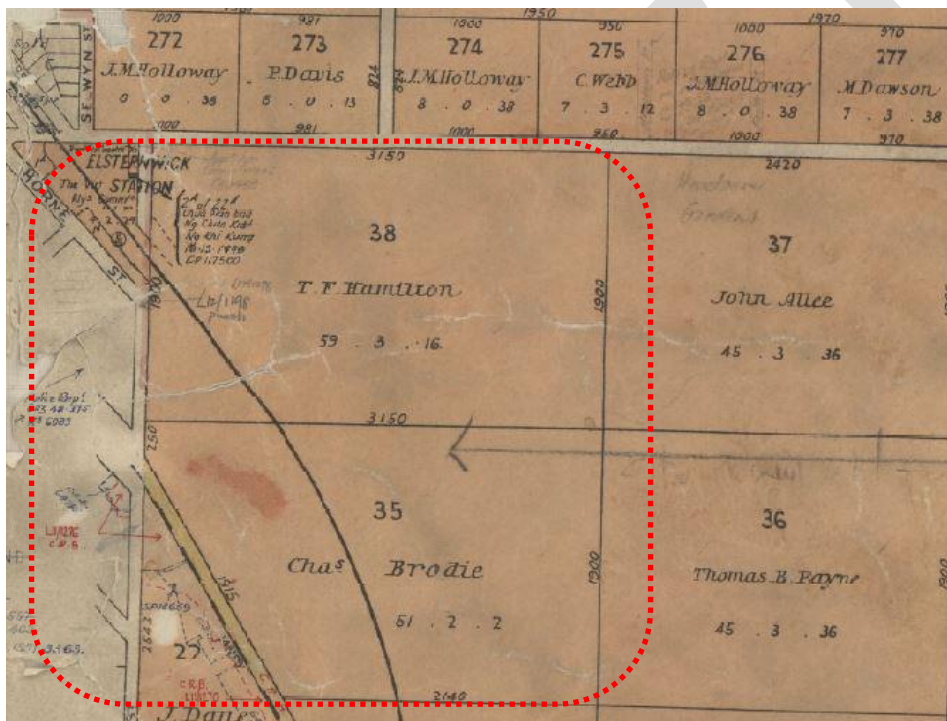
⁶ *Government Gazette of Victoria*, 17 September 1851, p409; Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p109, 187; and *Allotments at the village of Elsternwick, Parish of Prahran*, Melbourne, Office of Lands and Survey, 1860, NLA, <<http://nla.gov.au/nla.obj-232492411>>, accessed 12 August 2019. The village was not initially included within Caulfield's municipal boundaries but the northern section (east of Hotham Street and north of Glenhunity Road) was transferred in 1875 to Caulfield from St Kilda.

⁷ 'Our Pioneers Pass Away', *Brighton Southern Cross*, 20 August 1898, p2; VHD, *Roseneath* (HO48) was built in 1874.

The date of the first survey in the area outside the village is unknown but thought to be carried out by Henry Foot, circa 1853. The first sale of Crown allotments in the Caulfield area, which included Elsternwick, were held in 1854, commencing with land to the north (in the vicinity of Kooyong and Balaclava roads), and other sales were progressively held up to 1864.⁸

Land south of Glenhuntly Road was released in much larger parcels than that to the north side. The precinct includes all/most of the land associated with two Crown allotments (nos 35+38) and parts of two others (nos 36+37), which were acquired as follows:

- Lot 35, about 51 acres: Charles Brodie, possibly the Chief Constable for the District of Port Phillip (as Victoria was initially known as) during the late 1840s,⁹
- Lot 38, nearly 60 acres: Thomas F(errier) Hamilton (1820-1905) was a Scottish born pastoralist. He immigrated to Australia in 1839, arriving with his cousin John Riddell (refer below), with whom he took a holding in the Gisborne district,¹⁰
- Lot 36, nearly 46 acres: John Allee, probably was the business associate of the noted architect Charles Webb, who bought land on the north side of Glenhuntly Road (lot 275),¹¹ and
- Lot 37, nearly 46 acres: Thomas B(udds) Payne, an Irish-born speculator and conveyancer, who acquired land in other parts of the municipality.¹²



Parish Plan P81(2), showing broad area of precinct in relation to original holdings
(Source: PROV, VPRS 16171, P1, Plans Ne-R, P3416-2)

The establishment of Elsternwick railway station as part of the Melbourne & Hobson's Bay United Railway Company network in 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,¹³ those of means began to establish private estates, often expansive, across Elsternwick. Little,

⁸ Peter R Murray and John C Wells, *From sand, swamp and heath – A History of Caulfield*, Melbourne 1980, p2

⁹ *Port Phillip Gazette and Settler's Journal*, 21 February 1848, p2

¹⁰ J. Ann Hone, 'Hamilton, Thomas Ferrier (1820–1905)', Australian Dictionary of Biography, National Centre of Biography, ANU Canberra, <http://adb.anu.edu.au/biography/hamilton-thomas-ferrier-3704/text5809>, published first in hardcopy 1972, accessed 30 August 2019.

¹¹ Charles Bridges-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/text8039>>, accessed 12 August 2019

¹² Payne was the first conveyancer admitted by the Supreme Court to practice in the colony of New South Wales (which included Victoria until 1850) ('Early Melbourne', *Truth*, 25 May 1912, p12

¹³ 'Railways and Cars', *Argus*, 27 December 1859, p5

if any, development had however occurred in the Elsternwick Village, east of Brighton Road by 1864 as indicated on the contemporary Cox plan, whereas some construction had occurred nearby on the west side (now Elwood).



Cox Map, 1864

The precinct area (red arrow), east of Brighton Road, and the more settled environs of St Kilda and Elwood (then defined as Elsternwick) is shown as timbered and/or cleared

(Source: Henry L Cox et al, *Port Phillip*, NLA)

From late 1860s, several large villa/mansions were built in Elsternwick, most famously *Rippon Lea* further to the north for Frederick Thomas Sargood in 1868. South of Glenhenty Road, a few less grand examples were mainly built along, or in the vicinity, of Brighton Road. Within the precinct area, *Cavers Carre* was the first to be constructed in 1866 for John Carre Riddell, pastoralist and politician,¹⁴ who presumably readily acquired the land from his cousin, T F Hamilton. The house was listed from 1869.¹⁵ Born in Scotland, Riddell died at *Cavers Carre* in 1879.¹⁶

Initial Subdivision Phase – late 19th century

At the beginning of the 1880s, as evident in the following map, there had been minimal development south of Glenhenty Road, primarily a few mansions along Brighton Road or nearby. One mansion was within the precinct area – *Cavers Carre* – and possibly *Sherbrooke*.

The date of construction of *Sherbrooke* in McMillan Street was likely 1884.¹⁷ It was built for L C Lawford and is noted on an 1885 auction notice (refer below). It was later owned by James Bell, a Victorian politician.¹⁸

¹⁴ Ronald McNicoll, 'Riddell, John Carre (1809–1879)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/riddell-john-carre-4476/text7307>, 1976, accessed 29 August 2019.

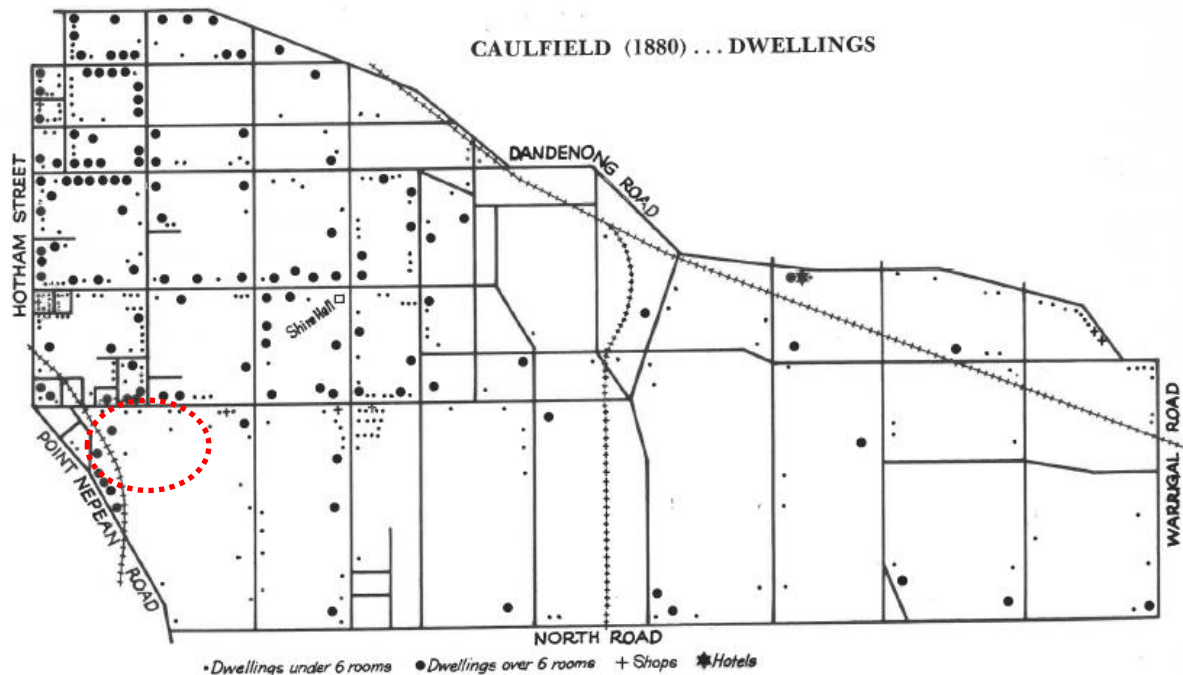
¹⁵ Sands & McDougall directories. In 1869, p528, J C Riddell was listed at Glenhenty Road, Caulfield (though probably Elsternwick according to the following year's entry) for his private residence for the first time, whereas previously he was only listed at the Melbourne Club. In 1870, p557, he was listed at Cavers Carre, Elsternwick.

¹⁶ *Bendigo Advertiser*, 27 December 1879, p2

¹⁷ 'Deaths', *Argus*, 28 November 1884, p1; Caulfield Rate Books, by 1884 (p335), Lawford had acquired 12 acres in McMillan Street and in 1885 (p369) a 16 roomed brick house was recorded on his 12 acre holdings.

¹⁸ Pictures of the interior were featured in Michael Cannon (ed.), *Victoria's Representative Men at Home: Punch's illustrated interviews*, 1977, p95

The extant network of streets east of the railway had not been created though two smaller houses had been constructed in that section.



Approximate location of dwellings in the Caulfield district, including Elsternwick, by 1880

The broad location of the precinct is outlined

Note legend

(Source: Murray and Wells, *From sand, swamp and heath*, p16)

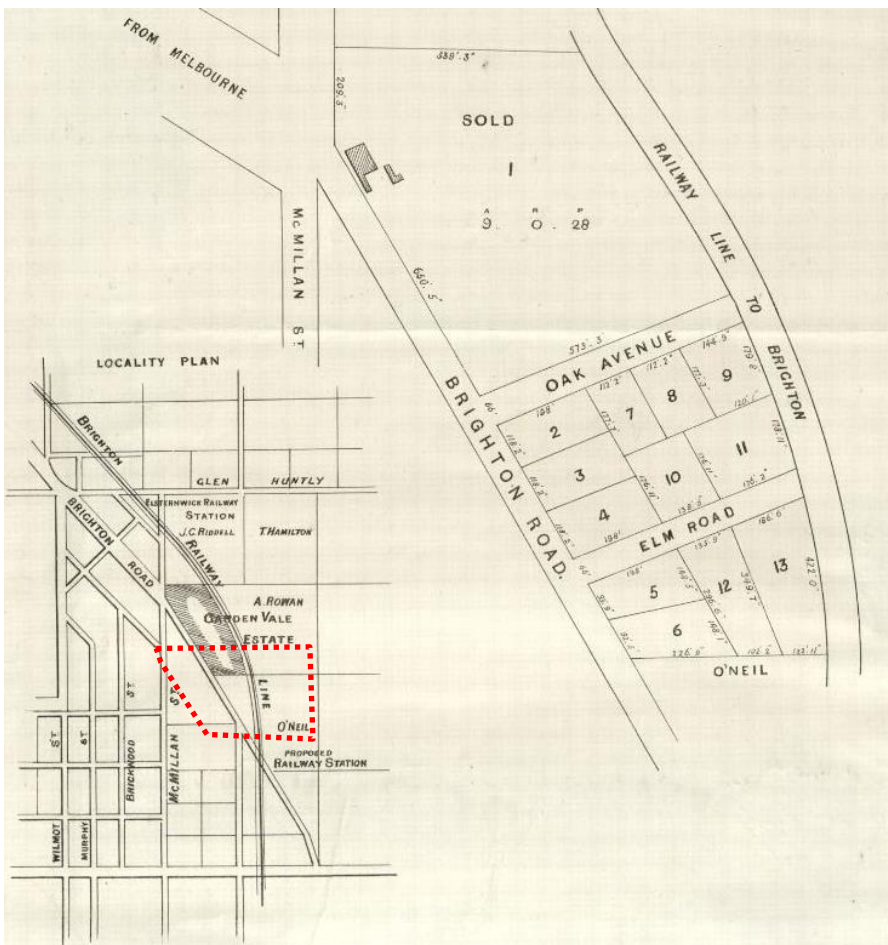
During the 1880s, Elsternwick experienced the hyper-speculation and euphoria of what contemporaries referred to as the 'land boom'. At this time, suburban Melbourne expanded vigorously, driven by an inflow of British capital and swelling population as well as the economic strength of the middle classes and a widespread desire to occupy a detached, single-family home surrounded by its own garden. Touted as the 'Go-a-head Suburb of the South',¹⁹ Elsternwick's landowners responded to the accompanying surge in land prices by carving up their holdings into suburban allotments. A decision reinforced by the government takeover of the railway line in 1878, which increased the accessibility of the locality. In the precinct, the progressive release of the Garden Vale Estate formed the primary subdivision. However, sales, although robust, were less consistent than those experienced across Melbourne, including to the northern part of Elsternwick (north of Glenhuntly Road). Potential buyers appear to have judged the southern part of Elsternwick as too peripheral at this time.

The first subdivision in the precinct area was undertaken in 1882, when part of Andrew Rowan's large property were offered for sale. This process formed Oak Avenue and Elm Road, between Brighton Road and the railway.²⁰ The sale was referred to as 'the first of a series of sales of the Garden Vale Estate by order of Andrew Rowan, Esq - 12 desirable villa sites' (refer to following plan), which have been subsequently further subdivided. Five mansions were established in this section, two of which survive dating to the mid-1880s, albeit altered, in Elm Road: *Wagunyah* (1885) at 10 (lot 11), and *Walton* (1886) at no. 21 (lot 12). Andrew Rowan (1840-1910) was a merchant, company director and pastoralist and had considerable landholdings in the area.²¹ Rowan's holdings, and hence the extent of the Garden Vale Estate, at this time did not include the land associated north parts of Downshire and Shoobra roads, which was identified as still being held by the original grantee, T Hamilton.

¹⁹ 'Auctions', *Caulfield and Elsternwick Leader*, 29 September 1888, p5

²⁰ *Argus*, 10 April 1882, p2

²¹ Alan Barnard, 'Rowan, Andrew (1840-1910)', *Australian Dictionary of Biography*, National Centre of Biography, ANU Canberra, <http://adb.anu.edu.au/biography/rowan-andrew-4514/text7385>, published first in hardcopy 1976, accessed 30 August 2019; and Murray and Wells, *From sand, swamp and heath*, p275



Garden Vale Estate, first part, 1882
 (Source: SLV, Vale Collection)

In late 1884, the rest of the Garden Vale Estate, east of the railway line was offered for sale. By that time, the remnant part of Hamilton's holdings had been incorporated. The estate consisted of 60 acres subdivided into residential 112 lots, including those to the south side of Glenhuntly Road (now commercial areas). On the auction notice, it enthused that

Close to Elsternwick Railway Station is the gem of the whole country, and the only large estate unsold close to the railway station. The estate has been carefully subdivided by the Hon. Walter Madden, who has laid it out with every consideration for the mansions in the immediate neighbourhood, and also to give good drainage. The Yan Yean has been laid along all the roads by the owner, with a connection opposite each lot... The Estate is bound to be the future Toorak of Elsternwick, with all the advantages and none of the disadvantages.²²

The emphasis on 'good drainage' was possibly to distinguish the estate from subdivisions further to the north, e.g. Long Street in the Elsternwick North Precinct, which were plagued by flooding into the early 20th century.²³ At this auction, allotments to Glenhuntly, Orrong and Shoobra roads, and Archibald Street were sold.²⁴ An 1885 version of the estate plan (following) shows that about two-thirds (76) of the 113 allotments had been sold by that time, with 37 being available.

²² Fraser & Co, Garden Vale Estate auction notice for 29 November 1884 (NLA, Bib ID 3646)

²³ 'The Flooding of Long Street', *Brighton Southern Cross*, 2 May 1903, p4

²⁴ 'Property Sales', *Weekly Times*, 6 December 1884, p13

GARDEN VALE ESTATE.

Glen Huntly Road, ELSTERNWICK

TO BE SOLD BY AUCTION BY
FRASER & CO
On **SATURDAY, OCTOBER 17, 1885.**
at 3 o'clock on the Ground

TERMS
1/4th Cash
Balance at 6, 12, 18, & 24 months
Bearing 6% interest
OR ALL CASH

**FOR
TITLE CERTIFICATE**
APPLY TO
Messrs Madden & Butler
SOLICITORS
Collins St. West.

ALLOTMENTS COLOURED RED ARE SOLD.

Will be placed on each Lot, and all sold.

GARDEN VALE ESTATE,
COMPREHENSIVE BEST ADDED,
Situate in Glen Huntly Road,
CLOSE TO ELSTERNWICK RAILWAY STATION.

OF THE WHOLE COUNTRY, and the only large estate uninclosed & close to the railway station.

From every part of the land panoramic and enchaining views of the bay, Melbourne, and mountain scenery can be had.

The estate has been carefully subdivided by the Hon. Walter Madden, who has laid it out with every consideration for the mansion in the immediate neighbourhood, and also to give good drainage.

The Van Yuen has been laid along all the roads by the owner, with a connection opposite each lot.

The Auctioneers earnestly urge all looking out for a splendid residence site to inspect the land before purchasing elsewhere. The Estate is bound to be sold.

TOORAK OF ELSTERNWICK,
With all the advantages and none of the disadvantages.

Trains run to and from Melbourne every five minutes from 6.37 a.m. to 12.17 at midnight (Sundays included).

The Commissioners have made a survey along the line to the station, so that the back portion of the Estate is even within less walking distance of the station than the front portion.

SURVEYED BY Walter Madden & August Tuxen,
Authorized Surveyors.

Garden Vale Estate, third auction notice, Fraser & Co, 17 October 1885
Showing which allotments had been sold (red) by that time
(Source: NLA, Bib ID 3644)

It seems that only a few of the allotments offered in 1885 had been sold three years later, as according an 1888 auction notice 32 lots were available at this 'Great Clearing Sale'. At this time, there had been a distinct lack of interest in the central part of Downshire Road, and adjoining allotments on the neighbouring streets, between Rowan and Hamilton streets.



Garden Vale Estate, Fraser & Co, Auction Notice for 6 October 1888
 Showing details of some existing development
 (Source: SLV, Dyer Collection)

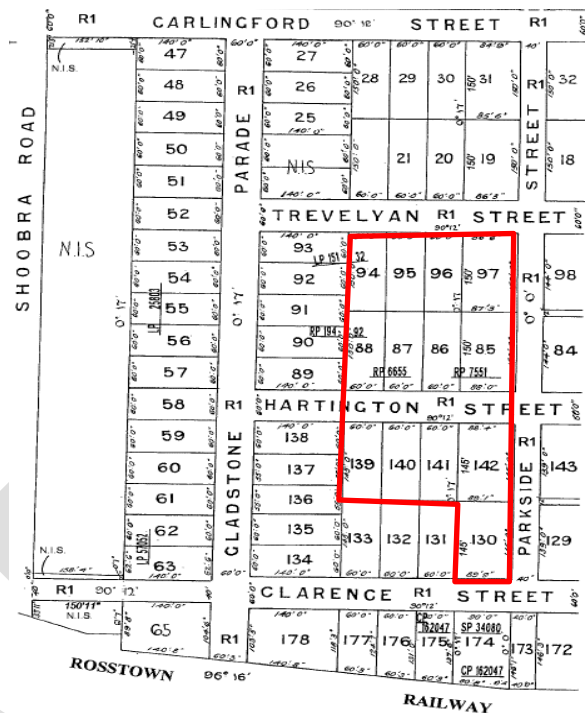
During the mid-1880s, subdivision also occurred on the east edge of the precinct area (Crown allotments 36 and 37). The large Kooyong Estate, which extended to Kooyong Road, was sold including Trevalyan, Hartington and Clarence streets. Promotional material for the sales stressed the 'desirable advantages' of the locality and played to the period's fixation on the curative power of fresh air:

HYGIENIC SITUATION. The healthfulness of this locality is a well-known and admitted fact, having the benefit of the uncontaminated sea breezes during the hot summer, and yet being so sheltered that the south wind in winter is not disagreeably severe. **PANORAMIC**

OUTLOOK. The Estate commands charming and extensive view of the Bay, the Shipping, and the surrounding pleasant and Hilly Country. CONSTANTRAILWAY COMMUNICATION.²⁵



Kooyong Park Estate
(Source, Fraser & Co, 1885, NLA, MAP RM 3645)



Subdivision of Gladstone Parade, October 1886
(Source: Landata, LP 1243, Sheet 1)

Riddell's subdivision

The holdings of the prominent Riddell family, who resided at *Cavers Carre*, included all the land between the railway (west) and Orrong Road (east) and Glenhuntly Road (north) and Archibald Street (south). They gradually subdivided parts of their holdings during the late 19th century commencing in the eastern end and continued during the early 20th century. Early reference to the estate is limited but during 1888 Riddell's Estate is mentioned in the local paper in regards to choosing the location for two (street) lamps.²⁶ At this time, the holdings had been inherited by John's second son, Walter J C Riddell (1859-1930), a solicitor, public servant and noted sportsman, who was also a Caulfield councillor.²⁷

The block bound by Gisborne Street, Rowan Street, Orrong Road and Archibald Street was developed in a consistent manner and originally included 21 allotments during the late 1880s.²⁸ On the 1888 Garden Vale Plan, this block is described as 'all built upon, brick villas'. The earliest reference to an occupant in Gisborne Street dates to early 1889,²⁹ although the street was not identified in the 1890 directory but the nine houses on the east side of Gisborne Street were noted in 1892, when the northern five houses were occupied and the southern four were vacant. In 1896, three were vacant, in 1900, one was vacant, and in 1905, all were occupied. A similar situation occurred in the adjacent section of Orrong Road as in 1892, 11 houses had been completed but four were vacant, in 1896 and 1900, 10 were occupied, and by 1905, they were all occupied.³⁰ Presumably the land was held by the owner/s until November 1893 when the subdivision plan for this development was lodged and includes the footprints of the 21 constituent buildings.

²⁵ *Kooyong Park Estate Elsternwick, section 2, Elsternwick, 1885(?)*, SLV, <<http://handle.slv.vic.gov.au/10381/12990>>, accessed 1 July 2019

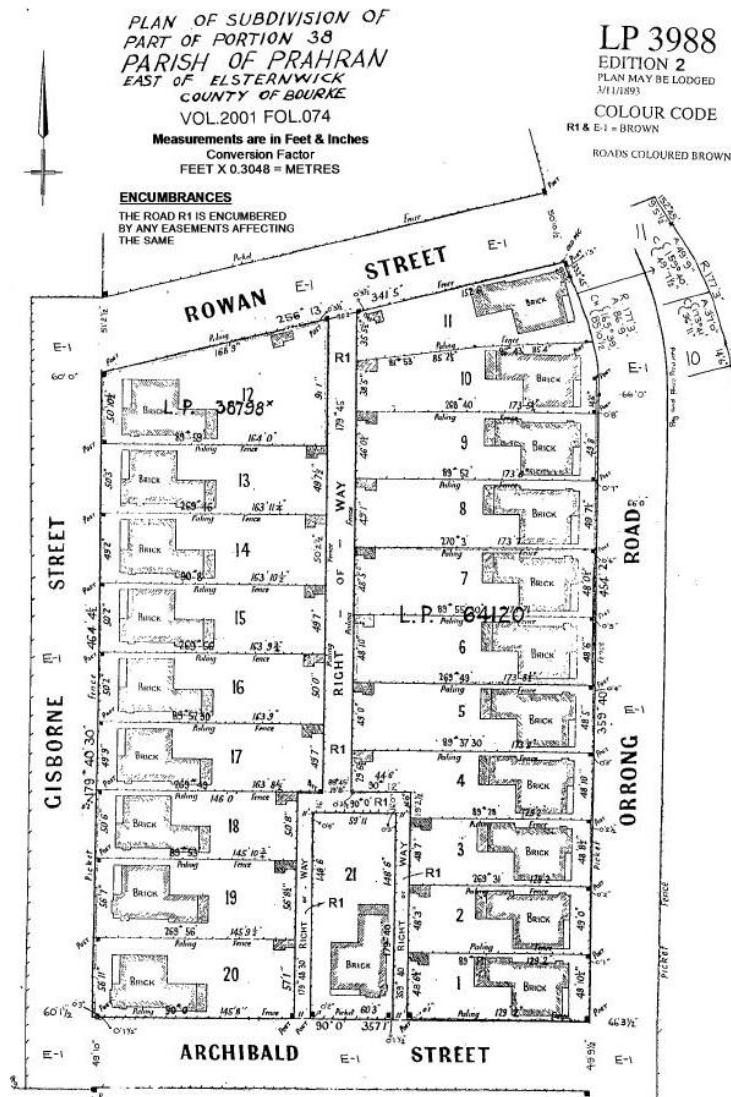
²⁶ 'Caulfield Shire Council', *Caulfield and Elsternwick Leader*, 24 November 1888, p7

²⁷ Ronald McNicoll, 'Riddell, Walter John (1859-1930)', Australian Dictionary of Biography, Australian National University, <http://adb.anu.edu.au/biography/riddell-walter-john-8208/text14361>, published first in hardcopy 1988, accessed online 19 September 2019, Murray and Wells, *From sand, swamp and heath*, pp19-20

²⁸ Two allotments have been consolidated on Orrong Road, and minor subdivision has occurred to the two allotments abutting Rowan Street.

²⁹ 'Births', *Australasian Sketcher with Pen and Pencil*, 24 January 1889, p14

³⁰ Sands & McDougall directory, 1892, pp227+229; 1896, pp211+213; 1900, pp254+257; 1905, pp263. There were no listings for Gisborne Street in 1890.



Note the footprints of the original 21 houses in this development, 17 of which survive – 1893
 (Source: Landata, LP 39988)

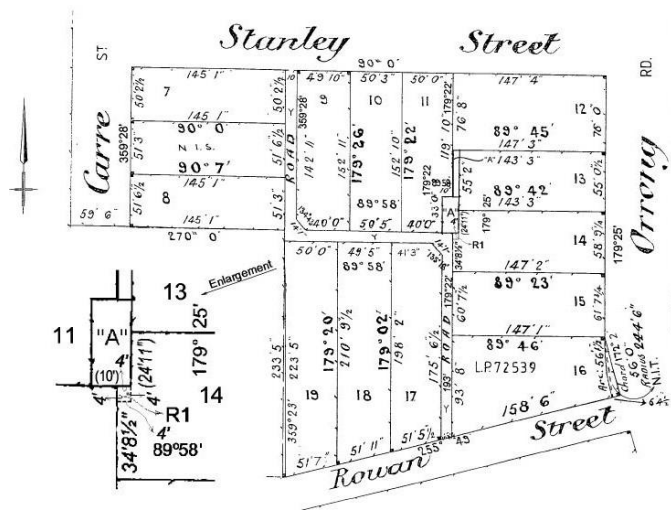
The aforementioned pattern of occupation indicates an oversupply of housing constructed during the late 1880s in the area and with the economic slump of the 1890s, many houses remained vacant for several years; neither rentable or sellable. The effect of this economic malaise on Elsternwick was profound. 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.³¹

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

Subdivision north of Gisborne Street including the block bound by Stanley Street (north), Orrong Road (east), Rowan Street (south), and Carre Street (west) also occurred during the late 19th century. Development in this section is similarly noted on the 1888 auction notice for Garden Vale Estate and is documented by 1889,³² although houses were not listed until 1892 when what are now 7-11 Carre Street, 12-16 Rowan Street, 7 Stanley Street, and 39-43 Orrong Road (as well as nos 37 + 45, demolished) had been constructed. This section was re-subdivided in 1902,³³ and the allotments remain unaltered. Initially there was a paddock on the east corner of Carre and Rowan streets,³⁴ which was developed during the late Federation period with the existing five houses (nos 13-21).³⁵



1902
 (Source: Landata, LP4299,)

Names of three adjacent streets related to the family (Riddell) or the estate (Carre). In addition, Stanley Street presumably derived from Henry James Stanley, former Commander of the Royal Navy and Admiralty Surveyor of Victoria who died there in early 1887. He had been married to a daughter of J C Riddell.³⁶ Some of the other streets relate to local land owners such as Hamilton and Rowan. 'Orrong' however, is an Indigenous word meaning 'camp'.³⁷

MMBW Plans, 1905-06

The Melbourne Metropolitan Board of Works (MMBW) plans prepared at the turn of the century provide considerable information regarding the development that had occurred across the precinct, primarily during the late 19th century. An overview plan is provided initially and each detailed plan is outlined sequentially, with most being reproduced. By this time, about half the precinct area had been developed with the pre-existing houses being generally grouped. The north-east part was largely vacant and only the northern part of Victoria Street was defined. Some of the vacant land was a result of a few mansions retaining large holdings such as *Sherbrooke*, so that *Sherbrooke Avenue* had not been created.

³² A few references to houses, e.g. 'Births', *Australasian Sketcher with Pen and Pencil*, 31 October 1889, p174

³³ LP4299, 02.05.1902. The north side of Stanley Street between Carre Street and Orrong Road was also part of this subdivision, however only the Victorian period house at 5 Carre Street survives, albeit in a much altered state, as the other houses were demolished to create a car park.

³⁴ *Sands & McDougall directory*, 1892, pp226 + 229-231

³⁵ *Sands & McDougall directory*, 1915, p273; 1 was occupied and 2 were being built; by 1918, p311, the 5 houses had been constructed

³⁶ *Leader*, 19 February 1887, p27

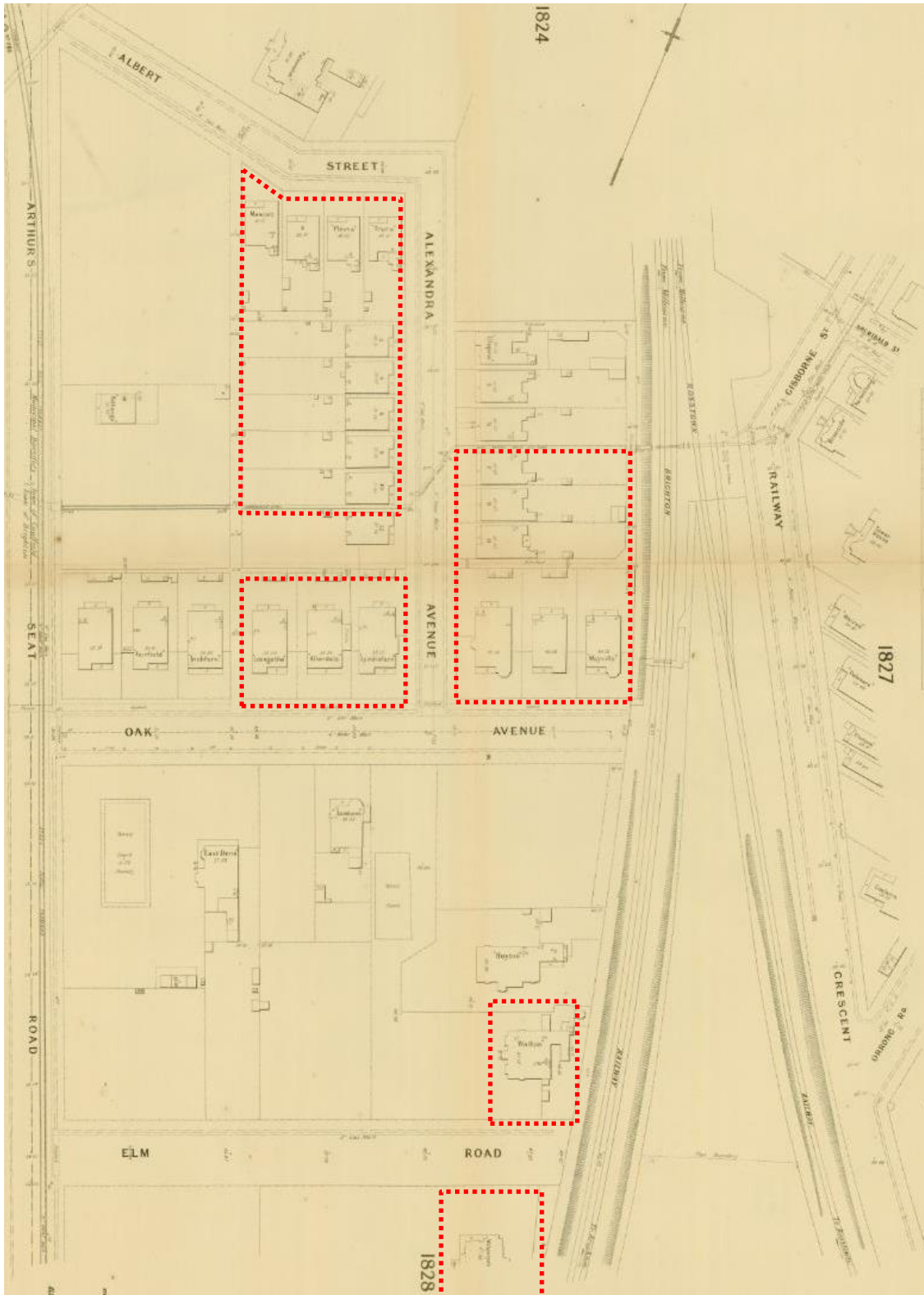
³⁷ Murray and Wells, *From sand, swamp and heath*, pp273



MMBW plan 82, 'Brighton & Caulfield' 1904
Showing the development in the precinct area, that effectively reflected that which had occurred during the late 19th century
(Source: SLV)

MMBW no. 1811 (dated 1905) shows no development on the west side of Horne Street between Rusden and McMillan streets, though there were seven houses to the adjacent land on Brighton Road (outside the precinct), one of which survives.

MMBW no. 1823 (dated 1906) shows the development in the south-west part of the precinct, west of the railway, and the range of the constituent housing stock. There were cottages to much of Alexandra Avenue, villa houses to the north side of Oak Avenue, and two mansions to the east end of Elm Road (nos 10 + 21, *Wagunyah* and *Walton* respectively) and another to the north side of Albert Street (now also Alexandra Avenue), *Palmerston*. Much of construction associated with this phase survives within the precinct boundary with the main losses being outside the precinct (the car dealerships along Brighton Road/Nepean Highway).



MMBW plan 1823, Caulfield
As developed by 1906 – remnant original buildings highlighted
(Source: SLV)

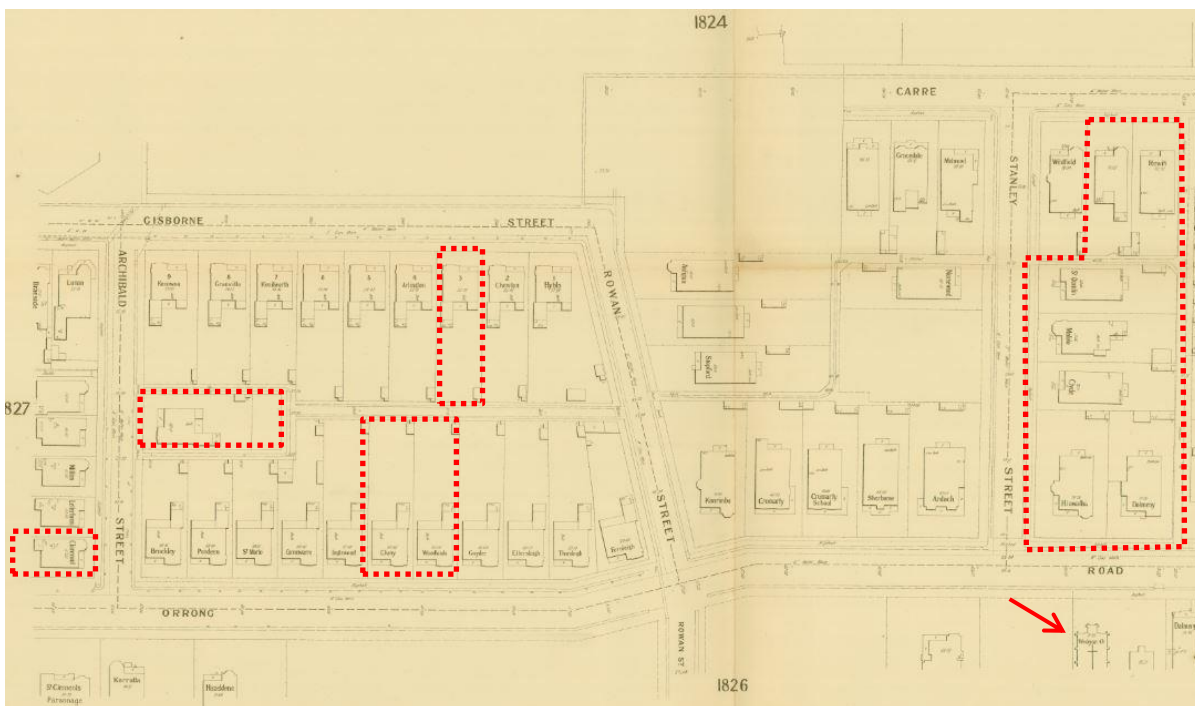
MMBW no. 1824 (dated 1905) shows the lack of development at the north-west corner of the precinct (east of the railway) due to the large holdings associated with *Cavers Carre* (west side of Carre Street).

MMBW no. 1825 depicts the consistent development to the block bound by the east side of Gisborne Street and adjacent west side of Orrong Road. Nearby much of the early phase buildings to Archibald Street (south side), Carre Street (east side), and Rowan street had been erected also, most of which survive.

Notable in this era was the profusion of house names, which while common practice prior to accurate street numbering, seems to have been taken up enthusiastically by residents in the precinct. A contemporary article concerning Melbourne in general, appears particularly pertinent to this locality in this regard:

It is a poor house nowadays that does not glory in a name. The three-roomed cottage is inscribed with one as well as the mansion, and sometimes can outshine the mansion in this respect....

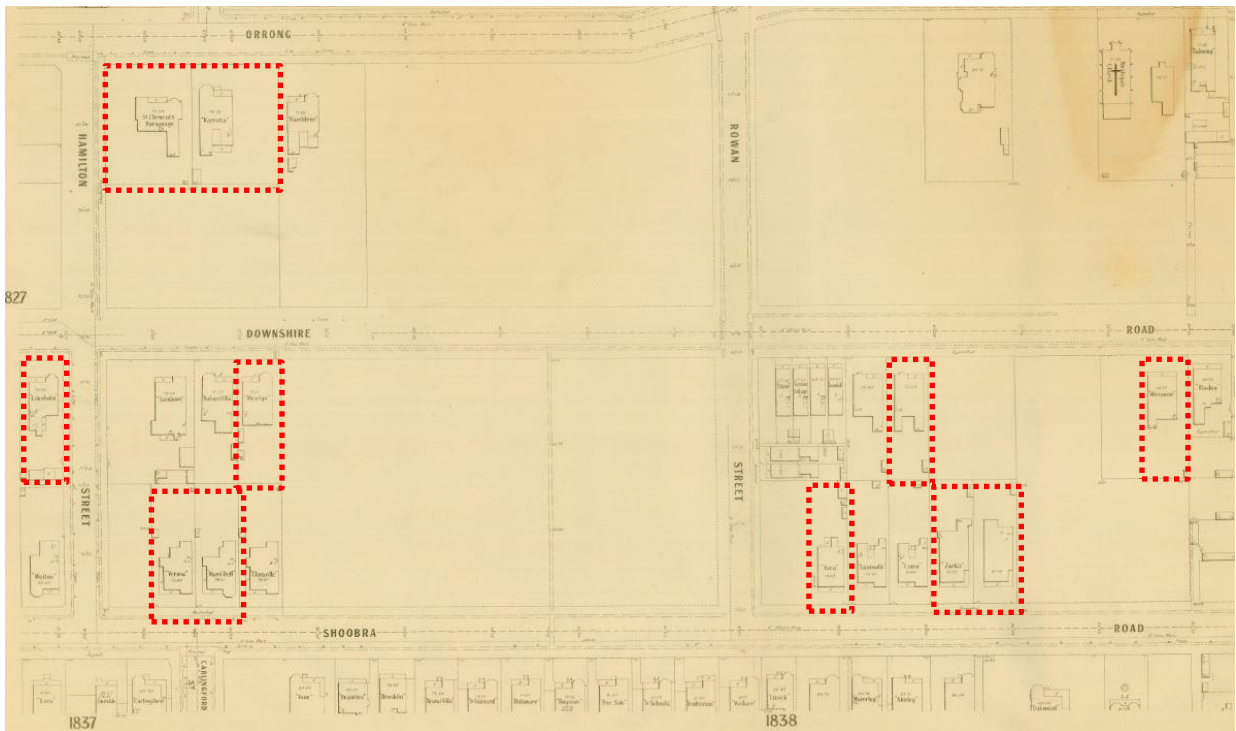
The landlord has no sentiment. He gives the jerry-built tenement he erects for renting a name imposing enough to represent its full value, and a little more, and ceases to bother. With the man who buys or builds to suit his own needs it is different. The plate upon his verandah or the fanlight above his front door may reveal his emotions, his hobby, his ambition or his pride. Thus it is that ratepayers who, to use a colloquial expression, are "very popular with themselves", have a habit of spelling their own surnames backwards, and immortalising them upon their doors plates. As a consequence, delightful suburban residences rejoice in such appellatives as 'Nosnibor', Rekrab', or the hardly less euphonious 'Senoj'.³⁸



MMBW plan 1825, Caulfield
As developed by 1905 – replaced buildings highlighted
(Source: SLV)

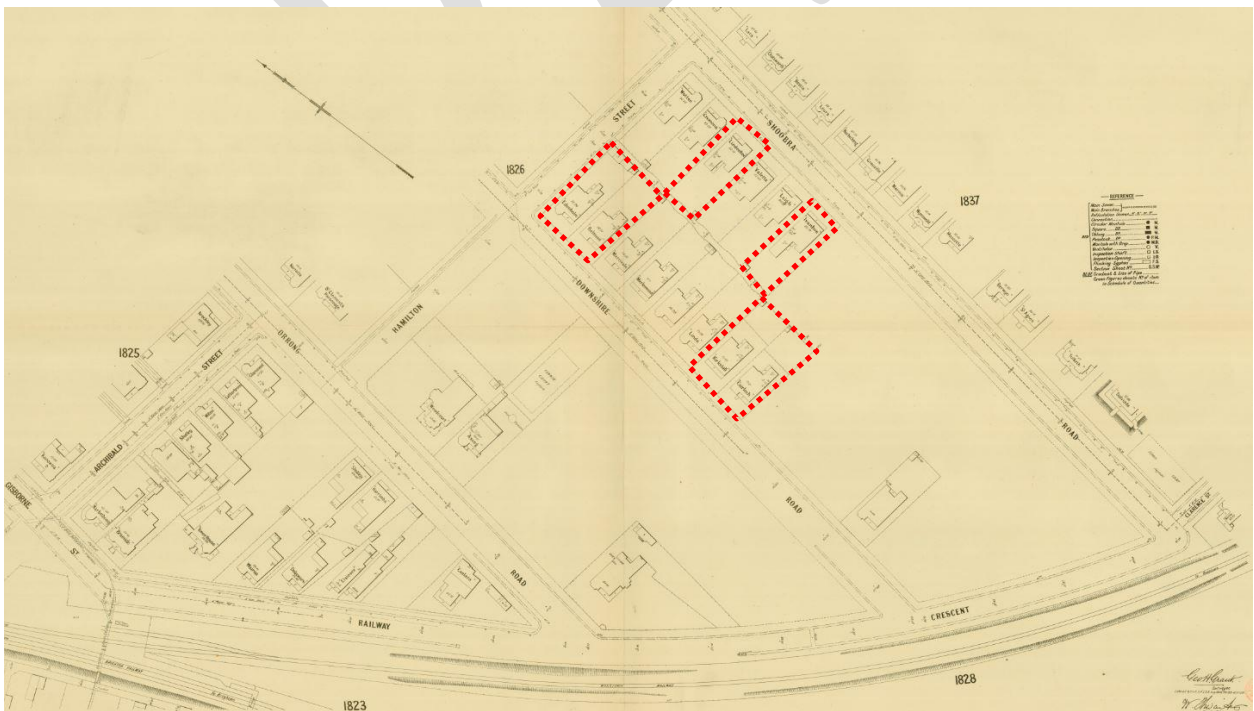
MMBW no. 1826 shows that limited development had occurred to the north end of Downshire Road and the abutting parts of Orrong Road (east side) and Shooobra Road (west side). A fair portion of the original building stock, which was albeit limited, has been demolished. Some of the replaced buildings however date to the Interwar period, for example, the *Hamilton Flats* at 14 Orrong Road, where the first St Clements parsonage (205 Glenhuntly Road) had been located.

38 'House Names and Houses', *Age*, 11 July 1908, p5



MMBW 1826, Caulfield
As developed by 1905 – replaced buildings highlighted
(Source: SLV)

MMBW no. 1827 shows more development had occurred at the southern end of the precinct, especially to the east side of Shoobra Road. Much of the early phase building stock survives.



MMBW plan 1827, Caulfield
As developed by 1905 – replaced buildings highlighted
(Source: SLV)

MMBW 1837 (dated 1905) shows the middle to lower section of Shoobra Road, between Carlingford and Clarence streets, had been nearly completely developed on the east side and about half on the west side. A considerable number of the original houses have been replaced in this section mostly with later 20th century houses, although the double-width allotment at no. 71 was redeveloped during the late 1930s.

MMBW 1838 (dated 1905) shows the upper section of Shoobra Road, between Glenhuntly Road and Carlingford Street. Similarly the east side of Shoobra Road had been largely developed. It has undergone considerable change but parts of this section are not included in the precinct.

20th Century Subdivisions

In general, 1890s Victoria was 'miserably depressed', and Melbourne's suburbs – like Elsternwick – were particularly hard hit.³⁹ In the precinct, signs of recovery are noticeable from the early 1900s, with development well underway by 1910, in line with the growth patterns of the wider suburb. New subdivisions were announced and new, mostly high-grade dwellings with a Queen Anne or Arts and Crafts aesthetic were erected on empty lots. 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.'⁴⁰

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.⁴¹ The circular also 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.⁴²



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.

Unoccupied land in the precinct was increasingly scarce in the Interwar period. In 1930, the *Herald* reported about Elsternwick that 'Practically all available land has been used for home sites.'⁴³

Some builders are known to be living and/or active during the early 20th century in the precinct area, though limited information about their specific activities have come to light. The Rowsell family business - L & J Rowsell (Joseph + Percy Lionel), building

³⁹ Geoffrey Blainey, *A History of Victoria*, 2nd ed., Melbourne, Cambridge Press, 2013, p158

⁴⁰ *The Australian Handbook*, London 1905, p443

⁴¹ 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)

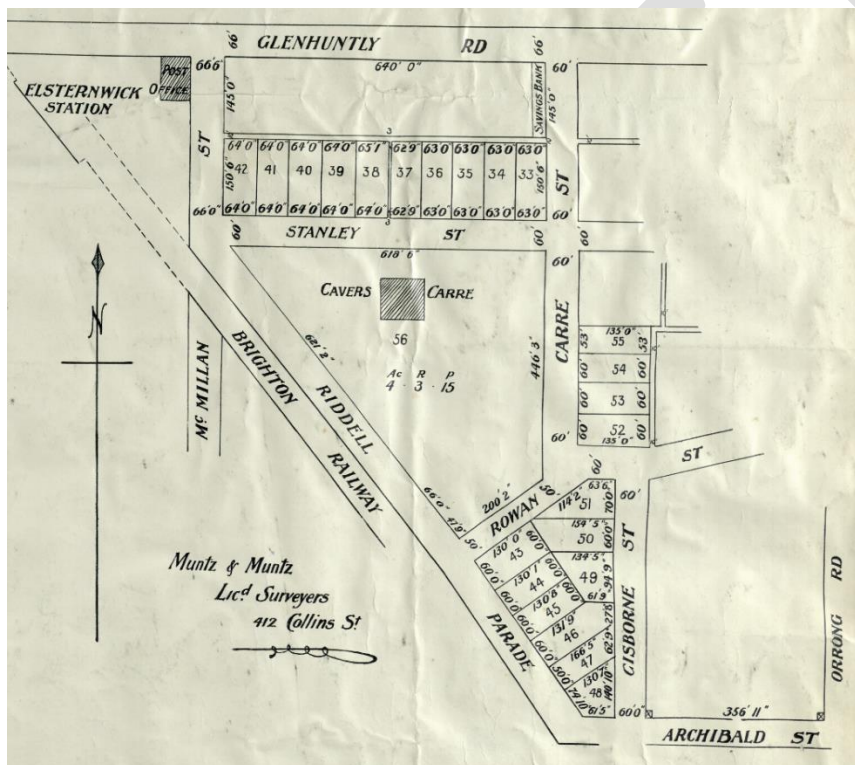
⁴² 'Business pioneers', *Prahran Telegraph*, 15 November 1913, p2

⁴³ 'Elsternwick 20 Years of Progress', *Herald*, 7 May 1930, p13

and contractors - became insolvent in 1916.⁴⁴ Joseph and Percy had been residing in adjoining houses during 1915, respectively at 29+31 Downshire Road.⁴⁵ In 1916, Percy was living at no. 31 but no. 29 was vacant, and two years later, neither Rowsell were listed in Downshire Road.⁴⁶ The house at no. 31 is distinctive (refer description section) but the original house at no. 29 has been demolished. About this time (1910-11), Samuel Brook is known to have built the house at 88 Shoobra Road.⁴⁷ In 1910, he was residing in at the southern end of Downshire Road but not in 1913.⁴⁸

Three large estates in the north-west part of the precinct survived into the early 20th century – *Cavers Carre*, *Palmerston* and *Sherbrooke* – before being subdivided.

The precise date of the following subdivision of part of the *Cavers Carre* estate is not known, occurring somewhere between the late 19th century and early 1900s.⁴⁹ It is possible that the decision to subdivide was made at the outset of the 1890s Depression and consequently, few sales were achieved until the property market improved. The following plan represents part of a larger subdivision as only lots 33-55 are defined. The existing historic building stock in this section of the precinct dates to the Federation and Interwar periods and is listed in the *Sands & McDougall* directories from the early 1910s. The surveyors Muntz & Muntz noted on the plan were not listed at 412 Collins Street until about 1905.⁵⁰ A tender notice in late 1906 'for formation, channelling and metalling streets in Caver's Carre Estate, Elsternwick' may relate to this phase of subdivision.⁵¹



Riddell Estate (nd), 1880s
 (Source: SLV, Houghton Collection)

⁴⁴ 'Insolvencies', *Age*, 8 December 1916, p8

⁴⁵ *Sands & McDougall's Directory*, 1915, p274. In 1913, p250, Percy Roswell was listed in Downshire Road (unnumbered) but on the opposite corner of Rowan Street and J Rowsell was listed further south.

⁴⁶ *Sands & McDougall's Directory*, 1916, p285; 1918, p312

⁴⁷ A Ward, Glen Eira HMP, citation for 88 Shoobra Road

⁴⁸ *Sands & McDougall's Directory*, 1910, p271; 1913, p250. Brook was not listed as a builder at this time in directory.

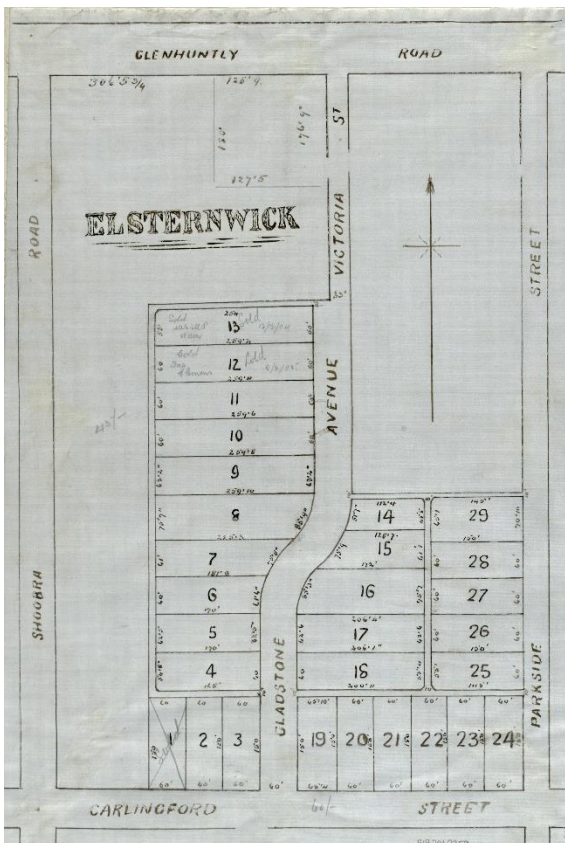
⁴⁹ The SLV catalogue entry suggests an 1880s date

⁵⁰ *Sands & McDougall's Directory*, 1900, p15, not at no. 412; 1905, p17, listed at no. 412.

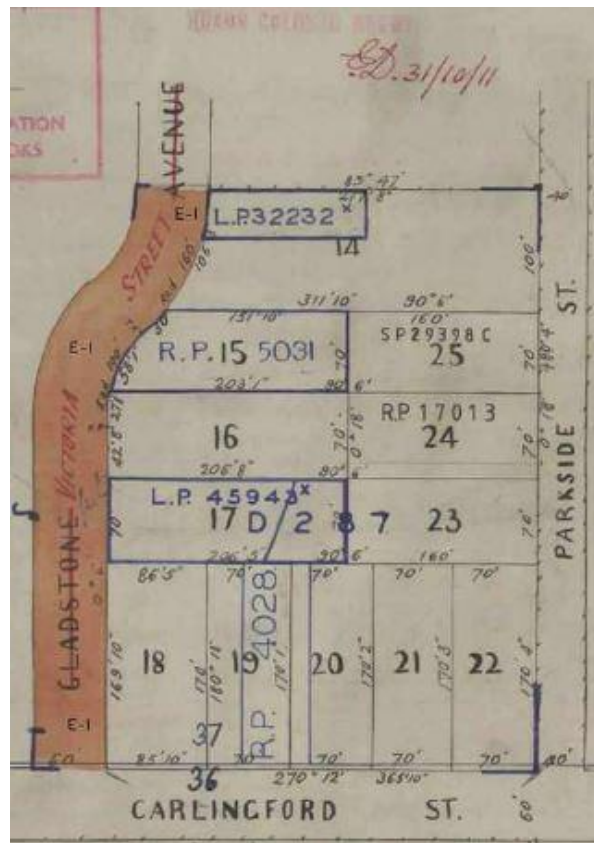
⁵¹ 'Report of the Works Committee', *Age*, 3 December 1906, p5

The southern end of Victoria Street and adjacent part of Parkside and Carlingford streets had been subdivided during the late 19th century according to an undated plan with 29 allotments,⁵² when the lower section of Victoria Street was identified as Gladstone Avenue (as it was nearly continuous with the adjoining Gladstone Parade). The eastern part (16 allotments) had not been developed when it was re-subdivided in 1911 into 12 allotments, and was presumably in single ownership.⁵³ At this time, the Gladstone Avenue section was renamed Victoria Street.

There had been a small house at the north end of Victoria Street – evident on the 1905 MMBW - when the southern section had not been defined.⁵⁴ Development occurred in this section of the precinct from 1910, during the latter part of the Federation period, with much of the construction being undertaken by the early 1920s. Commencing on the west side at the northern end of Victoria Street, then during the mid-1910s on both sides at the southern end. At the same time, the west side of Parkside Street began to be developed with two houses completed by 1915 and in 1918, there were four (3 occupied and 1 being built). The number more than doubled again over the next two years so that by 1920, 8 were completed and another 2 were being built.⁵⁵



Subdivision to southern part of Victoria Street, and adjacent parts of Carlingford and Parkside streets, 1880s (?)
 (Source: SLV, Vale collection)



LP5612, 1911
 (Source: Landata)

A further phase of subdivision of the *Cavers Carre* estate was undertaken in 1914. This involved land on the triangular block bound by Riddell Parade [west], Stanley Street [north], Carre Street [east], and Rowan Street [south]. The holdings were divided into 20 lots, 19 of which were made available for sale and a large central section with frontages to three streets was retained by the Riddell family.⁵⁶ The plan for the estate had previously been submitted to Caulfield Council.⁵⁷

⁵² Elsternwick [cartographic material], SLV, Vale collection. The plan is dated as possibly 1880s.

⁵³ LP5612, 31 October 1911

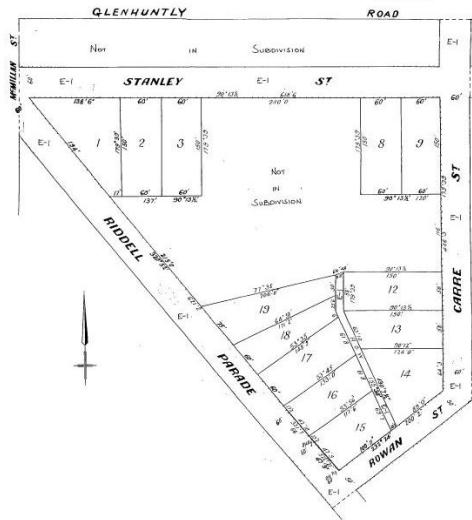
⁵⁴ MMBW plan 1838, Caulfield, 1905. At this stage, there was a large holding/paddock opposite where the Hopetoun Gardens were established.

⁵⁵ Sands & McDougall directory, 1915, p231; 1918, p320, 1920, p314;

⁵⁶ LP6503, 27.10.1914

⁵⁷ *Malvern News*, 15 August, 1914, p2

No additional construction is noted in this section in 1915 but in 1918, five houses were occupied on the west side of Carre Street, one on the south side of Stanley Street, and none were completed in this section of Riddell Parade. By 1920, there were five houses in Stanley Street. Development in Riddell Parade commenced later and by 1925 there were four residences.⁵⁸ In late 1921, '8 choice building allotments, and family residence' were to be auctioned.⁵⁹



Dated 1914
(Source: Landata, LP6503,)

Sherbrooke Avenue was created and the adjoining section of McMillan Street (north end, east side, nos 10-20) was subdivided into 20 allotments in February 1919. Nineteen lots were made available for sale and one large parcel remained associated with the mansion *Sherbrooke* (14 McMillan Street).⁶⁰ *Sherbrooke* had been the home of the socialite family of James Bell, MLC, who died in early 1908.⁶¹ Construction of the extant houses was underway in March 1919, as indicated by an advertisement for a bricklayer.⁶² 3 Sherbrooke Avenue had been completed by July of that year and was described as such:

Elsternwick, Min(ute) Station, Beach Side – Solid brick Villa, lounge, hall, double doors, £1285. Owner, 3 Sherbrooke av.⁶³

Development in this subdivision was rapid. By 1920, nine of the 11 houses in Sherbrooke Avenue were completed, two were being built and probably the seven residences to McMillan Street were occupied or nearly completed.⁶⁴ The two storey *Sherbrooke* mansion was converted to flats, as was common during the early 20th century, and was replaced with the existing block of flats circa 1970.

⁵⁸ Sands & McDougall directory, 1918, pp 311, 321-322; 1920, p317, 1925, p370

⁵⁹ *Argus*, 25 October 1921, p2

⁶⁰ LP7476, 04.02.1919

⁶¹ 'Mr James Bell', *Argus*, 26 February 1908, p7

⁶² 'Situations Vacant', *Age*, 24 March 1919, p4

⁶³ 'Houses and Land for Sale', *Argus*, 5 July 1919, p15

⁶⁴ Sands & McDougall directory, 1920, pp 311+316



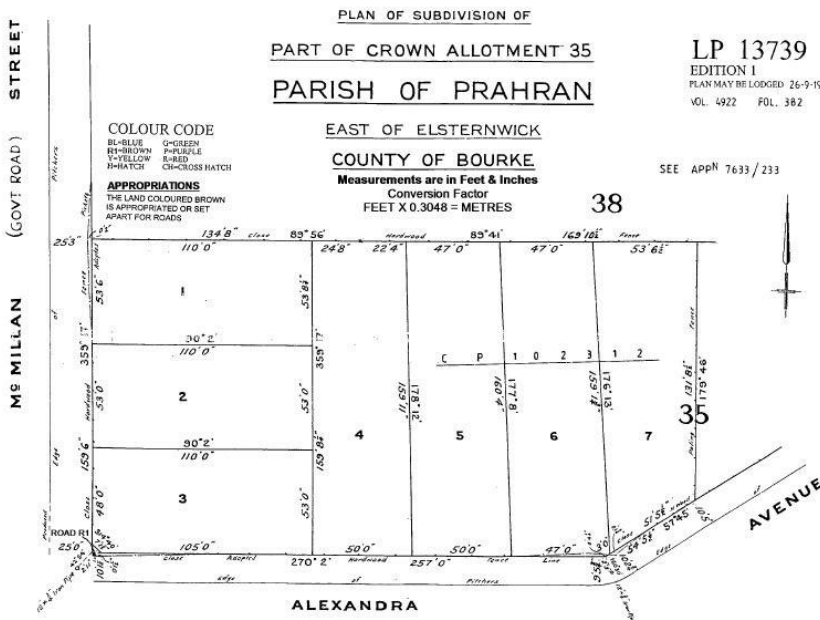
Only known photograph of *Sherbrooke*, circa 1960s
Previously at 14 McMillan Street
(Source: Glen Eira Historical Society)



Dated 1919
Note the western arm of Alexandra Ave was previously known as Albert Street
(Source: Landata, LP7476)

The holdings associated with the *Palmerston* mansion on the north side of Alexandra Avenue and adjacent part of McMillan Street,⁶⁵ was subdivided into seven allotments in 1933, three of which consolidated to create 3 Alexandra Avenue.⁶⁶ The lots were sold in mid-1934, with a house having been constructed on 1 Alexandra Avenue, outlined as follows:

"Palmerston," McMillan Street, brick house and seven allotments (In conj. With T. W. Gordon). £3100; new brick house on Lot 4. Palmerston Estate. £1450; Lot 1. Palmerston Estate, £573; Lot 2. Palmerston Estate, £575; brick house on Lots 5, 6, 7, Palmerston Estate (In conj. with T. W. Gordon), £2100.⁶⁷



LP13739, dated 1933
(Source: Landata)

65 Refer to MMBW detail plan no. 1823, above
66 LP13,739, 26.09.1933
67 'Recent Property Sales', *Herald*, 27 June 1934, p20

The last of the larger holdings to be subdivided in the precinct area was *Woolcourt* at the south corner of Orrong Road and Hamilton Street during the early 1950s, and the existing 12A-B built between 1950 and 1955.⁶⁸



'Extension of the Outer Suburbs: Elsterwick' – view from Glenhuntly Road near its intersection with Carre Street, facing east
Lisbon House (70 Orrong Road) is left of frame – several buildings in the foreground have been demolished and replaced by a carpark (corner of Orrong Road and Stanley Street)
(Source: *Australasian*, 22 December 1917, p30)

Aerials

The earliest aerial dates to 1926 and captures much of the precinct area (as far east as Shoobra Road) and was reproduced in a newspaper. Whilst not high resolution, it does indicate that the area was largely developed except for some reduced holdings about three 19th century mansions (*Carre Cavers*, *Sherbrooke*, and *Palmerston*). A sense of the consistency in allotment size is also evident.



1926 oblique aerial photograph of the precinct
Elsterwick Station in foreground, three mansions – *Carre Cavers*, *Sherbrooke*, and *Palmerston* (from north to south) –
(Source: *Weekly Times*, 5 June 1926, p50)

⁶⁸

Landata, LP22391

The 1931 aerial similarly reveals that the extent of development. There are four larger holdings associated with four mansions:

- *Cavers Carre* – 36 Riddell Parade,
- *Sherbrooke* – 14 McMillan Street,
- *Palmerston* – north corner of McMillan Street and Alexandra Avenue, and
- *Woolcourt* – south corner of Orrong Road and Hamilton Street.



1931 aerial photograph
Remnant large holdings highlighted
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)

By 1945, the flats had been built in front of *Cavers Carre* at 36 Riddell Parade but there is limited other apparent change.



1945 aerial, shows the three mansions - Cavers Carre, Sherbrooke and Palmerston (north to south)
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57787)



1945 aerial, Cavers Carre mansion identified
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57,786)

Thematic Context/Comparative Analysis

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

- Proclamation of Sires and Land Boom (1870s-1890s)
- The Post Federation Years (1900s-1910s),
- 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, East St Kilda and Elsternwick areas.

- Elsternwick Estate and environs (HO72) – a large residential precinct with a good proportion of the housing stock dating to the Victorian period, but also much to the Federation period and some to the Interwar period. There is a diverse range of housing types included in the precinct ranging from small cottages to mansions. There are some Victorian period villas within the precinct and a group of substantial red brick Queen Anne villas to Elizabeth Street, dating 1909-12. The houses are mostly brick with few weatherboard examples.
- Gladstone Parade (HO22) – a small precinct with contributory building stock dating from the Victorian period through to the mid-20th century. It is distinguished by several late Victorian, two storey mansions in either the Italianate or Anglo-Dutch style. There are two adjacent transitional mode (single storey) villas on the west side at nos 28 + 30, a few Federation period houses, and some Interwar housing including bungalows and a fine pair Moderne style houses (no 4+6), as well as some two storey residences dating to the Post WWII period.
- Caulfield North Estate and Environs (HO14) – a large residential precinct with a heterogeneous group of contributory buildings dating to the Victorian, Federation and Interwar periods including cottages, row/terrace houses, villas, and flats.
- Bailey Avenue and Myrtle Street environs, East St Kilda (HO68) – a small precinct to 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.

Condition

Good

Integrity

Highly intact

Previous Assessment

The central part of the precinct is currently included within a neighbourhood character overlay (NCO4 - Downshire Road, Elsternwick). The streets that are included are: Carre and Gisborne streets, parts of Downshire Road, Orrong Road, Riddell Parade, Rowan Street, Shoobra Road, and Stanley Street.

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

It is recommended to include a small, southern arm of the existing HO72 in Orrong Road (nos 37-45 and 48-66) in the proposed precinct as well as the following existing four individual heritage overlays:

- HO51 - 10 Orrong Road
- HO61 - 88 Shoobra Road

- HO103 – 10 Elm Avenue
- HO104 – 21 Elm Avenue

The proposed extent of the heritage overlay is outlined on the following map.



Recommended extent of registration
(Source: Nearmap April 2019)