

GLADSTONE PARADE AND COLLEGE PRECINCT (H022)

Address	Elsternwick: 4 and 8 to 25 Gladstone Parade; 2 Nagle Avenue; and 7 Trevelyan Street
Significance	Local
Construction Dates	Late 1880s to mid-1950s
Period	Victorian, Federation, Interwar and post-WWII
Date Inspected	Late 2018 and mid-2019



Statement of Significance

What is Significant?

The following features contribute to the significance of the Gladstone Parade and College Precinct:

- Generally intact single and two storey houses dating from the late Victorian to the post-WWII period,
- Richard O'Neill (now Leibler Yavneh) College building and chapel (The Rockman Centre),
- Subdivision pattern established by the Kooyong Parks Estate (1885),
- Large grounds to the front (west) of the Richard O'Neill/Leibler Yavneh College building,
- Consistent setbacks in Gladstone Parade,
- Intact roof forms (hipped and gabled) and cladding, namely slate and terracotta tiling,
- Face brick and/or rendered chimneys, including terracotta pots,
- Detailing to gable ends, such as shingling, weatherboards, half-timbering, batten, rendered finishes, and ventilators,
- Intact walls of face and clinker brick and/or rendered, either textured or smooth finished,
- General brick detailing, including plinths, banding and other motifs,
- Verandahs, porches, faceted and bow bays, including awnings,
- Other embellishments including cornices, brackets, pediments, classicised detail, frieze, tiled panels, pilasters, etc.,
- Fenestration, mainly timber-framed with some steel-framed types including double-hung sashes, casements, corner,

porthole and fixed 'picture' windows, some with stained glass and/or leadlighting,

- Front doors (often timbered, multipaneled with transom window or fanlight, and sidelights),
- Front fences, including low brick and/or rendered fences and metal gates,
- Front garden settings,
- Visible original garages and weatherboard stable (25 Gladstone Parade),
- Concrete crossovers,
- Original driveways – mostly dual wheel strips with a central grass island,
- Basalt pitchers to kerbs and channels, and
- Complementary street plantings, including Brush boxes (*Lophostemon confertus*).

Contributory places:

- Gladstone Parade: 4, 6, 8, 10, 11, 12, 13, 15, 16, 17, 19, 20, 22, 23, 25, 26, 28, 30, 32-34, 36
- Trevelyan Street: 7
- Nagle Avenue: 2

Non-contributory places:

- Gladstone Parade: 7/7A, 9, 12, 14
- Hartington: 2A

How is it Significant?

The Gladstone Parade and College Precinct are of historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Gladstone Parade and College Precinct is of historical significance for its importance in demonstrating a continuum of high-end villa, bungalow, house and flat development in Elsternwick, with a rich variety of examples from the late 19th century, Federation, Interwar and post-WWII periods. From its subdivision as part of the Kooyang Park Estate (1885), Gladstone Parade has attracted several stately designs, including a cluster of stately and substantial villas (nos 25, 32/34 and 36) attributed to immigrant English architect, Thomas Benjamin Jackson, and no. 13 (built for and perhaps by property speculator and Government surveyor, Patrick Millane). In 1908, on land donated by the O'Neill family to the Catholic Archdiocese of Melbourne, just south of Gladstone Parade, the Richard O'Neill Ecclesiastical College (now Leibler Yavneh College) was erected to a noted design by Robert H Schreiber. A separate chapel was also erected in 1928. This site functioned variously as a novitiate and educational centre for the Presentation Sisters into the late 20th century. Both sections of the precinct reflect a strand of affluent development that underpinned the emergence and consolidation of Elsternwick's suburban and middle-class identity.

The Gladstone Parade and College Precinct is of aesthetic significance for its streetscape of good to notable residences in Gladstone Parade, spanning the late 19th century and post-WWII period, as well as the local landmark quality of the Richard O'Neill/Leibler Yavneh College, complemented by the chapel. In a concentrated form, this precinct provides substantial and largely intact exemplars of domestic architecture from multiple eras as well as a fine institutional design from the Federation period set within its still original, albeit truncated, grounds. Despite its varied expression, the scale and high-end nature of development in the precinct lends the streetscapes a cohesive character of individuality and grandeur. No other precinct in the municipality contains an equivalent concentration of generally distinguished and conspicuous designs from such an array of periods.

Description

The Gladstone Parade and College Precinct encompasses most of Gladstone Parade, which runs between Clarence and Carlingford streets, as well as the Leibler Yavneh College (originally the Richard O'Neill College); a school site to the south of Gladstone Parade bordered by Nagle Avenue (south), St James Parade (west) and Brentani Avenue (north). It is formed by 24 houses that address both sides of Gladstone Parade – twenty of which are considered contributory, with construction dates ranging from the late 1880s to the mid-1950s – and the Richard O'Neill/Leibler Yavneh College (1908) and chapel (1928).

Both parts of the precinct are situated on elevated ground, although the topography of Gladstone Parade is relatively flat, while that of the Leibler Yavneh College site slopes east to west. The carriageways in the precinct are surfaced with bitumen and basalt pitchers to kerbs and channels are evident in Gladstone Parade. Some sections of concrete footpaths (bitumen to the College side of Nagel Avenue) and crossovers likely date from the Interwar period. Gladstone Parade has grassed verges with regularly spaced and mature brush boxes (*Lophostemon confertus*) that were planted in the mid-1940s. While there are some scattered street trees (various species) and grassed verges around the College site, its main concentration of vegetation is to the south-west corner of its grounds.



Gladstone Parade streetscape, facing north

The residential character of Gladstone Parade is defined by relatively large-scale (the majority are two storey) and high calibre residences; which range from good to accomplished examples of their period and style. Common elements within the Gladstone Parade section of the precinct include: remnant large lots (established by the Kooyong Park Estate, 1885), a consistent setback from the street, masonry construction, gable or hip roof forms with slate cladding (19th century buildings) or terracotta tile cladding (20th century buildings), mainly double-hung sash or casement windows and general garden settings. Only a few original fences and driveways have survived and are noted below.

The Richard O'Neill/Leibler Yavneh College is a fine example of an early 1900s institutional building that, due to its size and position near the crest of a rise, manifests as a local landmark.

A brief history and description of each contributory place follows, organised roughly by period. Residences with shared characteristics are grouped together. The College is detailed at the end.

Non-contributory places

The precinct contains a small number of scattered non-contributory buildings. In Gladstone Parade, there are two infill houses (14 and 17). While nos 7/7A and 9, although both late 19th century house in origin, have been extensively modified and are no longer legible as such.

Late 19th Century

25, 32/34 and 36 Gladstone Parade

In 1889, architect Thomas Benjamin Jackson, resident of Shoobra Road and responsible for the design of commercial buildings along Glenhuntly Road, purchased multiple lots on the west side of Gladstone Parade, at its corner with Clarence Street. That year he oversaw the erection of a pair of substantial 10-roomed villas – known initially as *Kenly* (no. 32/34 – lots 61 and part 62) and *Nulmore* (no. 36/ lot 63). These were promptly tenanted and later sold. Also, in 1889, on lot 134 (no. 25), owned by William Taylor (an 'accountant'), a 9-roomed house was recorded as in construction. It was later provided with the name *Rathow*. Its similarity in style to Jackson's work opposite makes it highly likely to be one of his commissions.¹

¹ Born in Yorkshire and educated in London as an architect, Jackson (1840-1929) – then in his mid-40s – arrived in

All three buildings are mansion-like developments with a picturesque and striking character. They are of red brick construction (stretcher course) and feature rendered trims (banding, moulded cornice, pediment, and sills/lintels – likely originally painted white) and moderately pitched roofs. No. 25 has been overpainted. At each building, Jackson employed an asymmetrical application of the Anglo-Dutch style; an idiom cultivated in England from the 1870s from an interest in historic domestic design (loosely, from the reigns of William of Orange/III and Queen Anne) and informed by the architecture of the Low Countries (Belgium and the Netherlands).² Its presence was defined by fine brickwork, Dutch gables (a gable surmounted by a curved /triangular pediment) at the roofline and freely interpreted Renaissance detailing. Common elements include: Queen Anne sills, arched window heads at nos 25 and 36 (square at no. 32/34), leadlighting, corbelled chimneys with strap work and panelled timbered door with sidelights and fanlights (nos 32/34 and 36). Despite the loss of some detail to no. 25, this group is unique in the municipality.

To the rear of no. 25 there is a timber two storey stable, evident in the 1905 MMBW map, and likely original.



No. 25 – Dutch gables and corner bay



No. 32/34, Kenly – distinctive corner bay with lead lined pinnacle roof and cast iron cresting, timber verandah, and margin windows



No. 36/Nulmore – corner 'tower' with chevron motifs and cupola (metal cladding), arched entry, panel with sunflower

Melbourne around 1886, after previously having practiced in South America, Trinidad and New Zealand. With a large family to support, he settled in the growth areas of the south-east suburbs. The extent of his Melbourne work is not well-documented however, Thomas has been identified as responsible for the design of a large hall (Classic Cinemas) in Gordon Street, Elsternwick (1888) and a row of shops on Glenhuntly Road (nos 323-329 – *Age*, 22 May 1889, p7). He relocated to Western Australia in 1894, perhaps driven by the economic downturn, where he continued to practice. (Dr John Taylor, 'Biography for Thomas Benjamin Jackson', April 2012, *WA Architects Biographies*, Australian Institute of Architects, <<https://dynamic.architecture.com.au/i-cms?page=13453>>, accessed 1 July 2019; and City of Caulfield rate book, 1888-92)

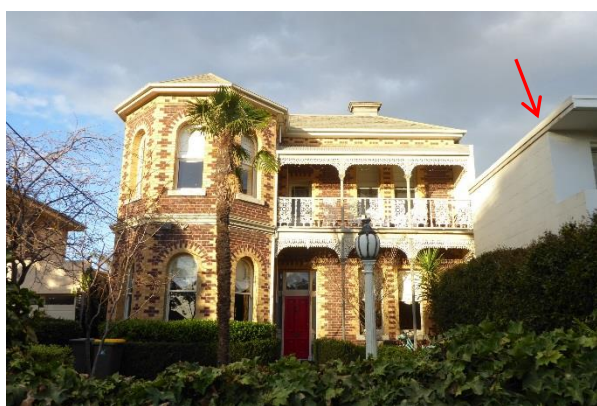
² Due to a scarcity of building activity caused by the 1890s Depression, there is a relative paucity of the Anglo-Dutch style in Victoria and, in general, to the eastern seaboard of Australia. (Richard Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney, 1989, pp. 122-115)

11 and 12 Gladstone Parade

No. 11: acquired in 1888, Lot 90 formed part of Patrick Millane's (resident of no. 13) holdings in the *Kooyong Park Estate*. That year, he organised for the construction and sale of a 9-roomed villa.³ This residence was named *Fresch* (?) by 1900. In the post-WWII period, a walk-up flat (no. 11A) was built in the south-west corner of the property.

No.12: Lucy Hume had accumulated multiple lots along the western side of Gladstone Parade by 1888. She commissioned a 9-roomed residence – known as *Monkleigh* – on lot 52 in 1889 with an expanded garden and tennis court on (lot 53). Hume remained in occupation for around a decade.⁴

The two storey *Fresch* (no. 11) and *Monkleigh* (no. 12) are constructed of bichrome brick (Flemish bond with tuckpointing) and respectively, present symmetrical and asymmetrical examples of the Italianate style; Melbourne's late 19th century idiom of choice in its expanding suburbs. They have double height verandahs that at no. 11 is recessed to a faceted bay and at no. 12 span the façade. There is also cast iron ornamentation, including frieze, bracket, upper balustrade and fluted columns with Corinthian order capitals. Articulation is provided by cream brick accents and quoining. Original panelled timber doors with sidelights and transom windows survive (leadlighting at no. 12).



No. 11/*Fresch* – rounded windows to the bay. post-WWII flat indicated by the arrow



No. 12/*Monkleigh* – label moulding and tapestry brick voussiers, ground floor

28 and 30 Gladstone Parade

No. 28: Emma Kirkham, likely a relative of the Kirkhams of no. 15, purchased lots 58 and 59 from Henry Pye (of no. 23) in 1889.⁵ By the following year, both were sold to Edward Eagerty, a 'merchant', who occupied a 7-roomed brick villa on lot 59 (lot 58 became a garden/tennis court). Whether the dwelling, identified as *Surbiton*, was built by him in 1890 or by Emma the year prior is unclear.⁶ The residence was later described in an auction notice as:

"*Surbiton*", Solidly Built Brick Villa. On Massive Bluestone Foundations, Slate Roof, Return Verandah, containing Wide Hall, Drawing, dinning rooms... Break-fast room, 3 Bedrooms, Kitchen, Bathroom (with Presses), Scullery, Washhouse [sic], Cellar.... W.B. Stables, Coachhouse, and Man's Room (suitable garage), Lookout over Bay, On Land 60 x 140, with Motor Drive, tastefully laid out in Lawns, choice Standard Rose...⁷

No. 30: by 1889 the Colonial Investment and Agency Company had procured Lot 60 from its previous owner, Lucy Hume (resident of no. 11). That same year a 7-roomed house was recorded. Known as *Maescourt*, its first occupant was a 'gentleman', Junius Joseph McKenzie.⁸

Surbiton (no. 28) and *Maescourt* (no. 30) are sizeable single storey villas that display a transitional character. They exhibit the simplified classicism favoured in the late 19th century – bi-chrome brickwork (Flemish bond), cast iron decorative and square bays with classicised parapets at no. 28, and rendered/moulded banding at no. 30 – while also referencing an emergent Arts and Crafts aesthetic. This is demonstrated by *Maescourt*'s red brick (stretcher bond) and a more informal design (side entry), and at *Surbiton*, a pair of 'flying gables' with decorative timber bargeboard linked by a return verandah.

³ City of Caulfield rate book, 1888-92

⁴ City of Caulfield rate book, 1897-99

⁵ City of Caulfield rate book, 1888-91

⁶ City of Caulfield rate book, 1888-91

⁷ 'Advertising', *Argus*, 8 November 1922, p3

⁸ City of Caulfield rate book, 1889



No. 28/*Surbiton* – contrasting cream brick banding and voussiors.
Note encaustic tiled verandah deck



No. 30/ *Maescourt* – side porch with flat roof and Tuscan columns
and margin windows (top panes only) with multicoloured glazing

13 Gladstone Parade

Irish-born Patrick Walter Millane arrived on the Castlemaine goldfields in the early 1850s, before embarking on a lengthy career as a government surveyor with the Department of Crown Lands. He purchased multiple lots in the Kooyong Park Estate sales, three of which were located on Gladstone Parade. At these lots, Millane oversaw the erection and sale of two villas – nos 9 (modified) and 11 – as well as his own personal seat in 1889: a 10-roomed residence (lot 89).⁹ He remained in occupation until circa 1904. Between circa 1910-65, it was owned by the Brown family, including from 1930, Amy N Brown, who was a driving force behind the Victorian Aboriginal Group.¹⁰ During their tenure the house was named *Payneswicke*.

Mansion-like in scale, *Payneswicke* is symmetrical about the corner with a pair of gabled bays that address Gladstone Parade and Hartington Street, which are linked by a double height return verandah (with deck of tessellated tiles). Walls are finished in a grey render with tooled lines though paint residue indicates walls have been stripped. The villa largely demonstrates the influence of the late 19th century Italianate (wall finish, vermiculated quoining, cast iron elements and window mouldings) but also has pitched gables with timber finals and bargeboards with a paterae motif (reflective of the early emergence of the Queen Anne idiom in Melbourne around the time). Detailing such as the sunflower panels to the cast iron balustrade and decorative glass the entry with roundels (Aesthetic Movement) is indicative of a circa 1890 date. Stylistic fusions such as these are often associated with the 'boom' architecture that featured in Melbourne's expansive growth over the 1880s, although *Payneswicke* lacks the more lavish aspects of this type.



No. 13/*Payneswicke* – photographed in 1972
(Source: Jenny O'Donnell, Victoria Collections, A001.24)



No. 13 – arched windows with Queen Anne sills and panelled door
with sidelights and fanlight (leadlighting)

⁹ Millane was involved in land speculation across Melbourne and was one the main promoters of the Victorian Property Distribution Syndicate, a business later charged with straying into extra-legal territory during the Land Boom. ('The Victorian Property Distribution Syndicate', *Age*, 9 March 1894, p3; and 'Obituary', *Advocate*, 8 June 1922, p28)

¹⁰ An early Indigenous activist organisation with a white membership. (Bain Attwood, 'Victorian Aboriginal Group', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <www.emelbourne.net.au/biogs/EM01548b.htm>, accessed 20 June 2019)

15 Gladstone Parade

In 1888, Charles J Kirkham, a 'warehouseman', acquired lots 136-138 with a 9-roomed house erected to the latter.¹¹ Named *Hartington* by the early 1900s, it was resident to C F Kirkham, a Caulfield Councillor and Mayor (1905-06), between circa 1903-41. It remained in the Kirkham family until circa 1960, after which it was converted into flats.¹² Its extensive grounds, which included a tennis court, have been subdivided on multiple occasions, including recently (circa 2010), at which time its rear wing was demolished and a contemporary addition provided.¹³

Although reduced in extent, *Hartington* still retains something of its mansion-like character (similar to no. 13). It is constructed of bi-chrome brickwork (red to walls and cream to banding, quoining and window accents) in a stretcher bond course with remnant tuck pointing to the façade. A small part of the rear wing remains and has been rendered.¹⁴ The villa was originally accessed by a side verandahed entry in the south elevation (since removed).¹⁵ Broadly Italianate in style though with a symmetric facade, key detail includes: bracketed cornice, a pair of pedimented gables with finials, diaper brickwork to the chimney and shallow bays with dogtooth pattern and cross motifs.



No. 15/Hartington – decorative semi-engaged column to windows

23 Gladstone Parade

Henry Pye, the secretary of the Prahran Branch of the Royal Permanent Building Society, had brought multiple lots along Gladstone Parade by 1888, including lot 135.¹⁶ On this property, an 8-roomed brick residence was built in circa 1890 and occupied by Pye for several years.¹⁷



No. 23 – photographed post-Interwar period changes
(Source: Age, 4 February 1956, p39)



No. 23 – finials and tie-beams are reproduction elements not associated with the villa's character

- ¹¹ City of Caulfield rate books, 1888-92
- ¹² Review of *Sand and McDougall's Directory* editions, 1900-74
- ¹³ Google Street View, January 2010
- ¹⁴ It had previously been face brick, compare with Google Street View, January 2010
- ¹⁵ 1905 MMBW detail plan 1837, Caulfield, SLV
- ¹⁶ City of Caulfield rate book, 1888-92
- ¹⁷ City of Caulfield rate book, 1889-92

In the Interwar period, the façade of this two storey villa was rendered (original red brick was maintained to side and rear elevations). At the time, other changes included modifications to its faceted bay and the replacement of its double height verandah with an enclosed porch.¹⁸ The rendered finish was later removed and the modified bay rebuilt. A new double storey verandah and windows were also installed. These more recent alterations have partly reinstated the building's late 19th century Italianate character. Original elements include: the front section of its hipped roof and projecting gables (possibly bargeboard), slate cladding, polychromatic brickwork, rendered plinth, string course, and rendered chimneys with moulded cap and strapwork.

16 Gladstone Parade

The unusual character of no. 16 – initially named *Ottawa* – is the result of late 19th century mansion being remodelled in the Interwar period. It was erected between 1890-93 as a 10-roomed villa, with the first occupant recorded as Philip C Crespigny.¹⁹ It passed through several hands, before it was purchased by the Smiberts – initially of 22 Gladstone Parade – in circa 1922.²⁰ They remained in occupation until the early-1930s.²¹ Initially, the lot to the south (55) formed part of *Ottawa*'s garden, and included the existing tennis court at no. 20.²² After the Smiberts, the dwelling was converted into flats.²³ It is not known when the villa was given its eclectic make-over; however, the mid- to late 1930s is likely (see date of photograph pre-change below).



No. 13/*Ottawa* – photograph of the southern elevation pre-modification (Source: *Herald*, 16 August 1933, p13)



No. 16/*Ottawa* – Note to tower-like bay: variegated face and tapestry brick voussoirs, panels and keystone, and lancet windows with clear/ripple glass/leadlighting combination

The late 19th century body of *Ottawa* remains intact through its overall form and hipped roof with rear M-profile, clad in slate, face brick work (over painted), the footprint of the double height return verandah, and some detailing: including, encaustic tiled verandah deck, ground floor string course, low-waisted and four-panelled timber door, arched openings (windows and blind niches) and bracketed cornice. Interwar alterations and additions included verandah detailing – plinths with Tuscan order columns and geometric metal balustrade – and the introduction of a faceted tower-bay to the façade. Another tower-like element was created to the southern elevation with face brick cresting. This suite of changes drew on the Spanish Mission style, a popular non-British idiom fashionable across the inter-war years. Despite these later changes, the building is considered a contributory place on the basis of the two key phases being clearly demarcated producing an idiosyncratic presentation.

¹⁸ 'Former Baptist manse', *Age*, 24 April 1985, p42

¹⁹ *Sands & McDougall's Directory*, 1890-93

²⁰ City of Caulfield rate books, 1921-22

²¹ *Sands & McDougall's Directory*, 1935

²² City of Caulfield rate books, 1932-33

²³ *Kamroona Flats* in *Sands & McDougall's Directory*, 1938; and 'Six Very Well Maintained Old World Flats', *Age*, 13 October 1984, p63

Federation period

8 and 22 Gladstone Parade

No. 8: in circa 1910, an 8-roomed bungalow – named *Eothen* – was constructed on lot 50 and occupied by Alec S Eggleston.²⁴ It is likely that Eggleston, who had a prominent career as a Melbourne-based architect, was responsible for its design.²⁵ He resided at the site until circa 1915.²⁶ The house is largely obscured from the public realm.

No. 22: in 1915, the Smiberts (Charles R Smibert, director of Robert Harper and Co. as well as Emu Railway Co. and wife, Rose) acquired lot 57, upon which a 7-roomed house was built that year.²⁷ By the mid-1920s, the Smiberts were renting it out – initially to John P Wallace, an ‘Investor’ – having relocated to 16 Gladstone Parade.²⁸

Both are constructed of red brick (stretcher bond – overpainted at no. 8/*Eothen*) and accomplished examples of the Federation bungalow style. No. 8 has a large attic storey (dormers likely original) and no. 22 is single storey. Each has a steeply pitched transverse gable roof and street projecting gables with Arts and Crafts detailing, including half-timbered sheeting, rendered strapwork, roughcast banding and wall-hung shingles. The roughcast finish at no. 22 carries is continued in its distinctive tapered chimneys. *Eothen* has a side entry with original catslide roof with Tuscan columns (also to porch). The deep battens to the gable ends are distinctive as are the chimneys with chequer board pattern.



No. 8/*Eothen* – attic storey roof



No. 8 – drawn prior to modifications: enclosed verandah-porch with glazing (Source: Age, 25 February 1982, p12)



No. 22 – horizontal emphasis with varied gable treatment. Incorporatd verandah has inappropriate reproduction detail

²⁴ City of Caulfield rate book, 1909 and 1910).

²⁵ Eggleston (1883-1955) served his articles with Ussher and Kemp (1900-03) before entering private practice with a focus on residential and commercial projects. He worked on Collins House in Melbourne (1914) with Walter Burley Griffin and was the member of multiple partnerships, namely A.S and R.A Eggleston & J.D Overend. Eggleston also served as president of the RVIA (1937-38) (Guy Murphy and Bryce Raworth, ‘Eggleston, A.S.’, in Philip Goad and Julie Willis, eds., *The Encyclopaedia of Australia Architecture*, Cambridge University Press, 2012, p227).

²⁶ *Sands & McDougall's Directory*, review of editions 1910-16

²⁷ City of Caulfield rate book, 1915; and ‘Obituary’, *Argus*, 24 April 1946, p5

²⁸ City of Caulfield rate book, 1925

Interwar period

19 and 26 Gladstone Parade

No. 19: Oswald K Snowball, a 'mariner', purchased lot 136, subdivided from the extensive grounds of *Hartington* (no. 15), in circa 1919. The presence of a 5-roomed residence was recorded by 1923.²⁹

No. 26: Nathaniel J A Reed, a 'gentleman', purchased lot 58, previously the tennis court and extended garden of no. 28, in 1926.³⁰ A house was recorded that same year, and occupied by Reed in 1927.³¹

Single storey red brick (stretcher bond) residences with an attic storey at no. 19 (dormer windows are additions). Californian bungalow in style, they have a squat and 'rustic' character with broad gables (varied Arts and Crafts finishes), tall face brick chimneys (terracotta pots at no. 19 and tiled panels at no. 26), and a porch (buttressing and original doors to no. 26). No. 26 features an original fence with curved panels between distinctive piers.



No. 19 – note exposed rafter ends, roughcast render banding and timber shingles and ventilator to the central gable



No. 26 – clinker brick head and soldier banding with extensive render and bow window (leadlighting)

4 and 6 Gladstone Parade

No. 4 was erected between 1938-40,³² while no. 6 was recorded as under construction in 1940.³³ Both appeared on a two lots consolidated from the former grounds of 2 and 8 Gladstone Parade (the former outside the precinct). In a later advertisement, no. 4 (and likely 6) was described as the product of an 'American Prize design'.³⁴

A pair of two storey dwellings with a distinctive 'streamlined' character, typical of the Moderne style in the late Interwar period. Their sleekness is accentuated by smooth white rendered banding, rounded elements, recessed 'speedlines', glazed bricks (vertical course to no. 4 and horizontal courses to no. 6), and steel-framed corner windows. This overall horizontal effect is heightened by the counterpoising of the verticality of the tower-like chimneys. Subtle differentiation is achieved between the two through a shift in façade design; with no. 6 displaying a more geometric appearance and no. 4, a more defined curvilinear form. A shared built boundary is provided by incorporated garages with detail correspondent to their primary building. The low clinker brick fence and metal gates are original.

²⁹ City of Caulfield rate book, 1919-23

³⁰ City of Caulfield rate book, 1925 – NB pencil annotation

³¹ *Sands & McDougall's Directory*, review of editions 1925-27

³² *Sands & McDougall's Directory*, review of editions 1935-42

³³ 'House being built', *Sands and McDougall's Directory*, 1940

³⁴ 'Advertising', *Age*, 1 December 1960, p2



Nos 6 (left) and 4 (right) – mirrored configuration with partly reversed palette, original garages and driveway (no.6)

7 Trevelyan Street

Walk-up flats constructed at the end of the Interwar period (circa 1939-42) on the subdivided grounds of no. 7/7A Gladstone Parade.³⁵ Named *Gladstone Court Flats*.

Elongated and two storey clinker brick flats that face Trevelyan Street and Gladstone Parade with a recessed rear wing and balcony. Faint Old English influence to gabled main entry with Tudor arch and also Moderne influence with horizontal glazing bars to the windows and tapestry brick projecting course. Metal cursive script ('Gladstone Court') on western elevation presumed to be original.



No. 7/Gladstone Court Flats – steel-framed window with textured glass and bowed glazing bars

³⁵

Sands & McDougall's Directory, review of editions 1938-1942

Post-WWII period

10 and 20 Gladstone Parade

No. 10: previously part of the grounds of *Ottawa* (no. 16) lot 51 was offered for auction in June 1954 as an 'outstanding home site'.³⁶ The extant house was built between 1955-60.³⁷ No. 20: the lot as subdivided from the extended grounds of no. 16 and a house erected between 1950-55.³⁸

In line with the generally large-scale nature of residences along Gladstone Parade, albeit somewhat unusual for post-WWII suburban development, both nos 10 and 20 are two storey dwellings. They have a pronounced L-shaped form with hipped roofs and cream brick construction (stretcher course – likely brick veneer construction). Both have manganese brick plinths, while no. 20 also features alternating courses of tapestry and face brick accents around the enclosed porch. Other shared detail includes: broad chimneys and steel-framed windows (combination fixed and casement), including to corners. The side garage at no. 10 is a recent addition.³⁹ The rear garage at no. 20 (tilt door) is original. Its low tapestry brick front fence and metal gate is integral to the overall design of the house.



No. 10 – note curvilinear porch awning. Window frames and awnings had been painted white.⁴⁰



No. 20 – dual porthole windows and double corner windows to the projecting wing

2 Nagle Avenue – Richard O'Neill/Leibler Yavneh College

In 1907, Miss Sarah O'Neill of *Benburb*, North Brighton – who held considerable family holdings across the then largely rural belt running south-east of Gardenvale Railway Station (1906) – made a donation of 30 acres (approximately 12 hectares) and funds to the Catholic Archdiocese of Melbourne. The expressed intention of this 'munificent gift' was for the establishment of the Richard O'Neill Ecclesiastical College, a seminary named after her late brother.⁴¹

The Church accepted and Robert H Schreiber was commissioned to prepare the design.⁴² Completed in early 1908 by the contractor A B Robertson, the College building was reputed to cost £5,000 and overlooked extensive grounds. In the fanfare surrounding its opening (by Archbishop Thomas Carr), attention was repeatedly drawn to the impressive size and design of the College. One description ran:

[It has] an imposing frontage to the Bay, and from the balconies and towers a panoramic view of the country for miles around can be obtained... a tall building with a façade surmounted by three towers... constructed in the Romanesque style... It stands on an eminence, and is built of red brick with cement ornamentation. The central tower, near the top of which there is a look-out from under a copper dome, is 80 feet high, and the two end towers are each 60 feet...⁴³

³⁶ 'Elsternwick. 10 Gladstone Parade', *Age*, 15 May 1954, p34

³⁷ An occupant was not recorded in the 1955 *Sands & McDougall's Directory* but had appeared (A H Horne) by the 1960 edition

³⁸ *Sands & McDougall's Directory*, review of editions 1950-55 – first identified resident Ernest J Curtis

³⁹ City of Glen Eira, *Planning Permit Application*, GE/PP-26982/2014

⁴⁰ Google Street View, April 2013

⁴¹ 'Richard O'Neill College', *Table Talk*, 30 April 1908, p10

⁴² At the time of the commission, Schreiber was a Bentleigh resident and operated an architectural practice out of Collins Street, Melbourne. He was responsible for several ecclesiastical and civic projects over the early 1900s, including the Sacred Heart Church at Sandringham (1906) and the enlargement of the Moorabbin Townhall (1907). From 1914, Schreiber combined with another architect, Ole Henry Jorgensen (brother of Justus Jorgensen, founder of the artists' colony at Montsalvat). This partnership remained active across the Interwar period. Noted projects included *The Pebbles*, a Californian-style bungalow in Footscray (1920), and the chapel at Xavier College (1934).

⁴³ 'Richard O'Neill College, Garden Vale', *Advocate*, 2 May 1908, p20

Schreiber's original design, depicted in his published architectural renderings (below), incorporated multiple staged rear additions to the rear of the College.⁴⁴ It appears that only one of envisioned three rear wings was ever added (between circa 1909-31). A chapel (later synagogue, now known as The Rockman Centre) was built between the College and Nagle Avenue in 1928 (architect unknown). To the north of the school, a brick hall was also added in 1937. The donated grounds were progressively reduced by subdivision, namely in 1917 and 1919.⁴⁵

The College never functioned as a seminary, instead operating as the central novitiate and primary school of the Presentation Sisters; an Irish religious order active in Victoria from the early 1870s. The Sisters were closely involved in the provision of religious education across Melbourne's south-east suburbs, in particular via their flagship school, the Star of the Sea College at Brighton.⁴⁶ From 1928 the Richard O'Neill College site expanded to take in secondary students (the O'Neill College Girls School) and was also utilised as a teacher training centre until 1967. It later also become the junior campus of the Star of the Sea College. The Church appears to have retained ownership of the site until it was purchase by its current occupant, the Leibler Yavneh College, in 1989.⁴⁷

The College is a two storey, symmetrical and elaborate institutional building with a U-shape form on an irregularly shaped lot (approximately 5 acres). Constructed of red brick (Flemish bond to walling, English bond to gable ends) with contrasting elements in stone or render (cornice, string courses, spandrels and sills/lintels), it has a hipped roof with ornamental terracotta cresting and tall groups of angled chimney stacks. It is broadly Anglo-Dutch in style – expressed by three Dutch gables with crowning pediments – but also has a semicircular arched main entry with parapeted gable. The façade is further distinguished by a central tower with tourelles, an enriched frieze and curved oriel window, that is capped by an ornate belvedere and cupola (copper cladding). There are also smaller octagonal towers to the southern and northern elevations (originally each had a belvedere and dome). The double height front verandah has been partly enclosed with glazing.

The previous heritage study also noted the retention of original elements and finishes to the internal lobby.⁴⁸ The curved-to-circular driveway are relatively early additions (circa 1931 for the driveway). Both it and the large metal gates at the corner of Nagle Avenue/St James Parade (possibly installed at the establishment of the driveway) complement the character of the site.

The chapel, in a restrained version of the Gothic style, is a detached red brick (Flemish bond) building with a rendered band above the plinth. Its symmetrical western elevation has a triangular pediment with a square pinnacle and a pair of low towers with battlements (and including herringbone brickwork panels and elongated niches) that flank a pointed arched window with tracery and ornate leadlighting. A faceted bay defines the east elevation. The southern elevation is divided into multiple bays with engaged piers separated by recessed and multipaned lancet windows with tracery and small vermiculated panels. The vestibule is not visible from the public domain.



Concept drawing for the College
(Source: 'Richard O'Neill College', *Table Talk*, 30 April 1908, p10)



Early photograph of College's façade (Source: 'Richard O'Neill College, Garden Value', *Advocate*, 2 May 1908, p20)

⁴⁴ 'The Richard O'Neill College', *Age*, 19 October 1907, p20

⁴⁵ A Ward, '1A Nagle Avenue, Elsternwick', *Caulfield Conservation Study*, np

⁴⁶ Patrick Morgan, *Melbourne Before Mannix: Catholics in Public Life 1880-1920*, Ballan, VIC, Connor Court Publishers, 2012, p33

⁴⁷ Review of *Sand & McDougall's Directory*, editions 1920-74; and Presentation Society, 'Victoria Congregation – History', <<http://presentationsociety.org.au/congregations/victoria/history/>>, accessed 20 April 2019

⁴⁸ Including: a central woodgrained staircase, rendered archway, encaustic tiled floor and varnished joinery, including v-jointed timber ceiling (A Ward, '1A Nagle Avenue, Elsternwick', *Caulfield Conservation Study*, np)



Approach to College (left) with chapel (right), 1930
(Source: Italian Historical Society Image Collection, P-00479)



College from St James Parade, 1972
(Source: Jenny O'Donnell, *Historical Caulfield*, Victorian Collections)



College and chapel/synagogue, from Nagle Avenue

History

The Gladstone Parade and College Precinct formed part of two allotments located in the southern reaches of the Parish of Prahran, a locale between Glenhuntly and North roads characterised by large land parcels. Gladstone Parade emerged on part of Crown Allotment 36, acquired by Thomas B Payne, while the Richard O'Neill/Leibler Yavneh College was erected on Crown Allotment 34, purchased by Henry O'Neill in the 1880s.⁴⁹

While initially situated on the periphery of suburban Melbourne, beyond the more settled environs of Prahran and St Kilda, the ready availability of considerable allotments in Elsternwick and the early private establishment of its railway station (1859) proved attractive to the genteel and affluent. Alongside dairies and market gardens, a patchwork of prestige estates, 'private houses of a superior character standing in pleasure grounds',⁵⁰ were erected from the 1860s. The government takeover of the railway line (1878), which improved services, and speculative activities of the land boom stimulated a more intensive phase of subdivision and development in the suburb over the 1880s. Along the major roads and across the former grounds of handsome mansions, rows of generally high-quality detached houses multiplied and dedicated shopping strips emerged. Following the general building hiatus of the 1890s Depression, a decidedly middle-class suburb consolidated with little unused land available by the early 1930s.⁵¹

Gladstone Parade was established as part of the 1885 Kooyong Park Estate subdivision in the context of Elsternwick's late 19th century expansion.⁵² 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. CONSTANT RAILWAY COMMUNICATION.⁵³

Adverts also noted that English elms had been planted along the thoroughfares of the estate (removed/replaced in circa 1946, despite local pushback) and emphasised the presence of nearby 'mansions'.



One of two *Kooyong Park Estate* promotional subdivision maps – Gladstone Parade between Carlingford and Trevelyan Street is depicted as is Allen's residence (*Kooyong* – Lot 23 & 24) (Source, Fraser & Co, 1885, NLA, MAP RM 3645)

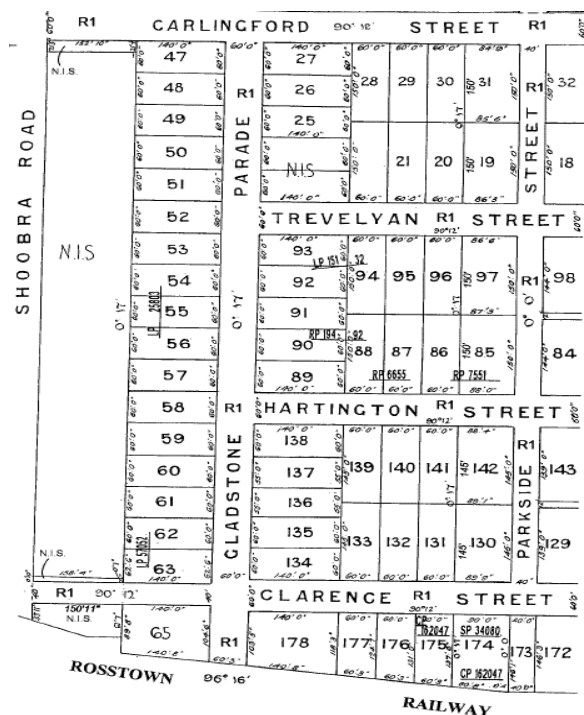
⁴⁹ Payne was the first conveyancer admitted by the Supreme Court to practice in the colony of New South Wales, which included Victoria until 1850. ('Early Melbourne', *Truth*, 25 May 1912, p12; Prahran Parish Plan (VPRS 16171, P1, Plans Ne-R)

⁵⁰ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁵¹ Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p110

⁵² There was also an earlier, circa 1880, Kooyong Park Estate subdivision that did not include Gladstone Parade (SLV, <<http://handle.slv.vic.gov.au/10381/299022>>, accessed 1 July 2019)

⁵³ *Kooyong Park Estate Elsternwick, section 2, Elsternwick*, 1885(?), SLV, <<http://handle.slv.vic.gov.au/10381/12990>>, accessed 1 July 2019



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



Photograph of English elms in Gladstone Parade, prior to removal
(Source: *Argus*, 22 November 1946, p20)

Around the time of the subdivision Richard Allen – a leading Melbourne merchant – had constructed *Kooyong*, a 11-roomed brick villa, on lot 23 (now part of 5 Gladstone Parade and outside the precinct).⁵⁴ The subdivision of the surrounding land apparently drew its name from his grand residence. The host of numerous social and charitable during Allen's lifetime, the property was later acquired by the Methodist Ladies College in 1931.⁵⁵ Repurposed as a school, *Kooyong* underwent progressive alterations and is now part of the Elsternwick campus of Wesley College.



'Getting Ready for the Shooting' – Kooyong Archery Club in action on the grounds of Allen's residence (now Wesley College, Elsternwick Campus)
(Source: *Australasian*, 18 April 1908, p29)



(Right) Photograph of *Kooyong's* western elevation – now largely lost
(Source: *Herald*, 29 July 1931, p13)

By the early 1890s, the precinct's late 19th century layer of development had consolidated, with twelve substantial residences joining *Kooyong* along Gladstone Parade (eleven survive in the precinct, ten of which are largely intact). The 'rapid' nature of this

⁵⁴ The footprint of *Kooyong* is detailed on one of the subdivision plans (*Kooyong Park Estate Elsternwick*, Melbourne, William Inglis & Co, 1885(?), SLV, <<http://handle.slv.vic.gov.au/10381/129901>>).

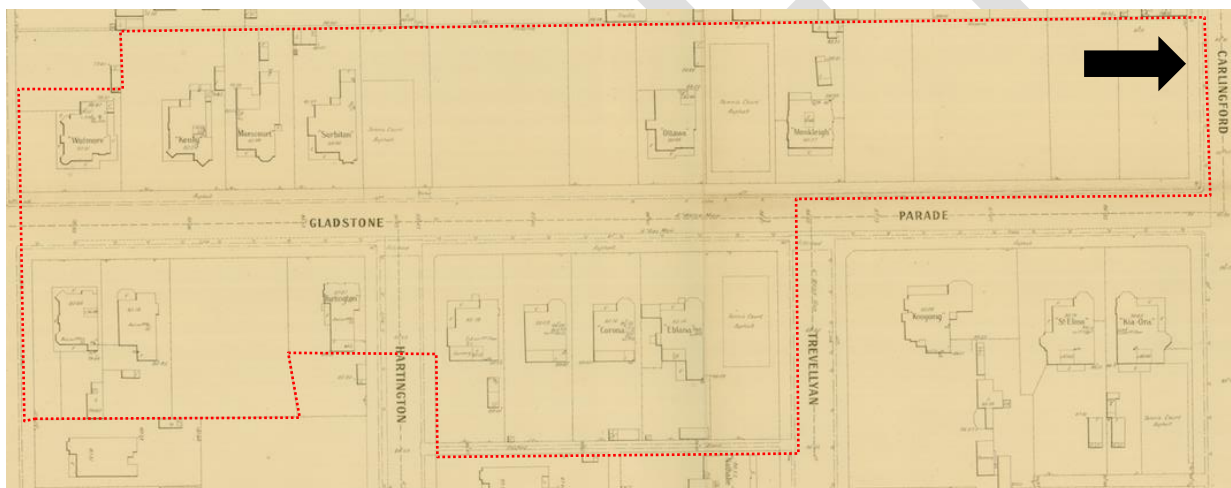
⁵⁵ 'Elsternwick Home Becomes School', *Herald*, 29 July 1931, p13

opening phase of construction was emphasised by a deputation of Gladstone Parade residents to Council in 1889 requesting their prioritisation for drainage works.⁵⁶ The dwellings erected at this time all contained far more rooms than average for the period and were accompanied by other indicators of affluence, such as extensive gardens, servant quarters, stables and tennis courts (at the sports outset in Australia, the preserve of the well-to-do). Not to mention the occupation and social status of many of the original residents.

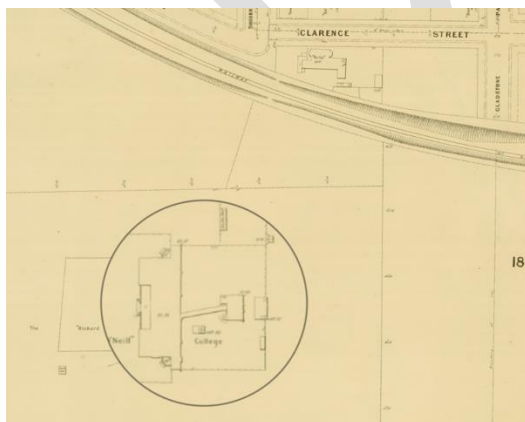
The scale and quality of these design was of a consistently higher grade than elsewhere on the Kooyong Park Estate or nearby subdivisions. Combined with the documented activities of Patrick Millan (responsible for the construction of nos 9, 11, and 13) and architect Thomas Benjamin Jackson (nos 32, 34 and 36), this condition suggests that Gladstone Parade was the focus of targeted speculative mansion-like development. A fact likely inspired by the pre-existence of Allen's *Kooyong* as well as underpinned by a contemporary belief in the ideal of the suburb (*rus in urbe*) as a haven from the sanitary and social ills of the historic core; at least for those who could afford a residence in Melbourne's then semi-rural outer ring.

Later development continued to reinforce the character of Gladstone Parade as the premier residential streetscape in Elsternwick, and perhaps the municipality. By the late 1920s most of the contributory places were extant, some having been erected on the subdivided grounds of larger late 19th century properties. These were further supplemented between the late 1930s to the mid-1950s, by a further group of mostly high-grade, two storey houses and a block of flats (7 Trevelyan Street).

The Richard O'Neill/Leibler Yavneh College was erected in 1908 on land donated from the O'Neill family holding. Much of its surrounds, including sections of its original grounds, were residential by the mid-1920s. It is likely that Nagle Avenue, established in circa 1925, was named after the founder of the Presentation Sisters: Honora 'Nano' Nagle.

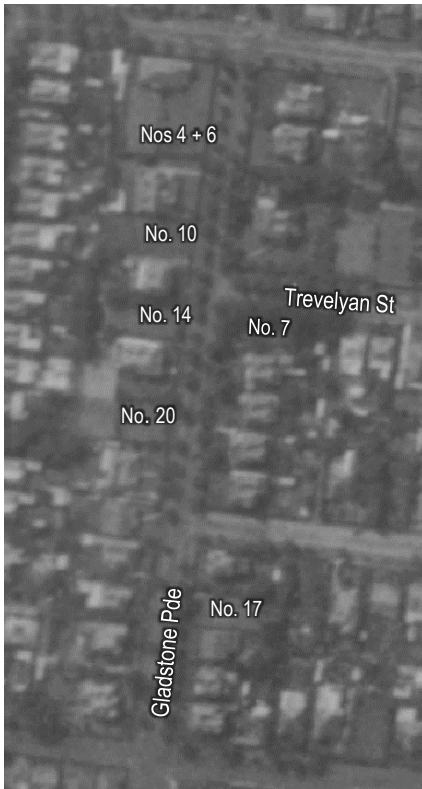


MMBW plan no. 1837, Caulfield
Gladstone Parade as developed by 1905. Precinct is approximately outlined, with north indicated by the arrow
(Source: SLV)



MMBW plan no. 1828, Caulfield
1909 depiction of the College, magnified, with Gladstone Parade top right of frame – the abortive Rosstown railway traverses the map

⁵⁶ 'Caulfield Shire Council', *Caulfield and Elsternwick Leader*, 26 October 1889, p5



1931 aerial photograph of (left) Gladstone Parade – with vacant sites identified – and (right) College site
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)



1945 aerial photograph of (left) Gladstone Parade – with vacant sites identified – and (right) the College site
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 14, Frame 57721)



1963 aerial photograph of (left) Gladstone Parade – with all contributory places extant – and (right) the College site
(Source: Landata, *Melbourne Project*, Run 18, Frame 158)

Thematic Context/Comparative Analysis

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

- Proclamation of Shires and Land Boom (1870s-1890s),
- The Post Federation Years (1900s-1910s),
- Suburban Expansion and Consolidation (1920s-1930s), and
- Epilogue (1940s onwards)

Known comparable places in the City of Glen Eira

Many precincts in the municipality primarily date to the Interwar period as the only suburbs which were developed from the late 19th century are Elsternwick and Caulfield. There are two pre-existing precincts with a similar range of contributory buildings, one to each suburb, however the Gladstone Parade and College precinct has an unusually high concentration of grand two storey buildings from all the representative periods.

- 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 later Interwar period. There is a diverse range of housing types including in the precinct 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.
- 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. Whilst there are a few two storey buildings most are single storey and more modest in scale.

Condition

Good

Integrity

Largely intact

Previous Assessment

Andrew Ward, *City of Caulfield Conservation Study*, Survey Sheet 18 and 22:

- Gladstone Parade:
 - Nos 13, 25, 32/34, 36 – of regional significance (B grade),
 - Nos 11, 12, 15, 16, 23, 28, 30 – of local significance (C/C+ grade),
 - Nos 4, 6, 7/7A 22 – of local interest (D grade), and
 - Nos 5, 8, 9, 10, 14, 17, 19, 20, 26 – not significant (N grade),
- Trevelyan Street:
 - No. 7 – not significant (N grade),
- Nagle Avenue:
 - No. 5 – College building, of State and possible National Significance (A grade).

The citation for the 'Gladstone Parade Historic Area' (Gladstone Parade, Elsternwick – HO22) in the *City of Glen Eira Heritage Management Plan* (volume 4, 1996) included roughly the same area as the recommend extent of the heritage overlay; however, it identified several buildings as non-contributory. This report re-assesses some of these items as contributory.

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.

With this review the extent of the heritage overlay has been adjusted. 4 Gladstone Parade has been included within the precinct. Previously included properties, namely the former *Kooyong* residence (now Wesley College Elsternwick Campus), to the corner of Gladstone Parade and Trevelyan Street, and contemporary infill to the rear of contributory places, 10 Clarence Street and 2A Hartington Street, have been excised from the precinct.

It is recommended that the precinct name be changed to formally identify the Richard O'Neill/Leibler Yavneh College in the title.



Recommended extent of registration
(Source: Nearmap, depicting April 2019)