



Elizabeth Street



Seymour Road

Glen Eira Heritage Review of Elsternwick Structure Plan Area 2019

Stage 2 Report

City of Glen Eira

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Project No.	Version	Issued to	Date Issued
2018.50	Draft 1	Jacqui Brasher	5 September 2019
2018.50	Final	Jacqui Brasher	2 October 2019
2018.50	Revised	Jacqui Brasher	21 January 2020
2018.50	Amended	Madeleine Grimes	20 March 2020

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1 INTRODUCTION

1.1 Brief and Overview

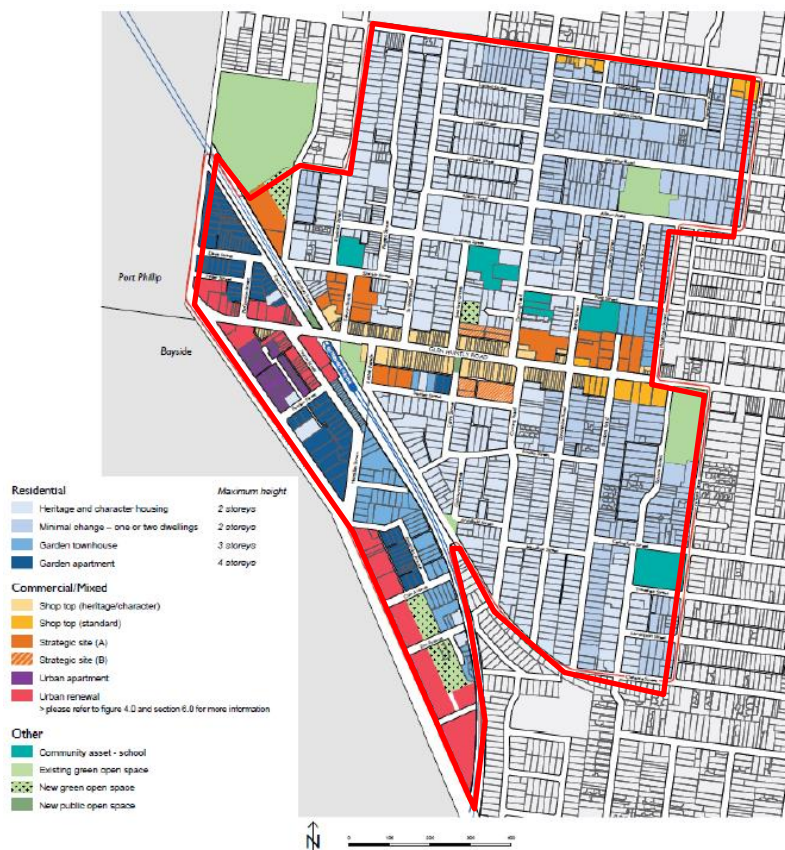
This report, part of the *Glen Eira Heritage Review of the Elsternwick Structure Plan Area 2018*, has been prepared by RBA Architects + Conservation Consultants for the City of Glen Eira. It provides recommendations and citations for 16 new or revised heritage overlays - nine individual sites and seven precincts (four new precincts, two which derive from an existing precinct, and one updated precinct) within the Elsternwick Structure Plan Area. In addition, several existing individual heritage overlays are recommended to be absorbed into the various precincts, which do not have specific controls within the Schedule to the Heritage Overlay.¹

At a Council meeting on 27 February 2018, the Bentleigh, Carnegie and Elsternwick Structure Plan Areas were adopted. The three structure plan areas include the main shopping/commercial zones within each suburb as well as the nearby residential areas. It was determined that a review of the three structure plan areas should be undertaken to identify any places with potential heritage significance not currently included in the Schedule to the Heritage Overlay.¹

Subsequently, the review was divided into two parts, both of which have been undertaken by RBA Architects:

- Bentleigh & Carnegie
- Elsternwick

A map of the structure plan area is provided below, which it should be noted does not encompass the whole of the suburb of Elsternwick.



¹ City of Glen Eira, 'Project Brief: Heritage Review of Elsternwick, Structure Plan area', August 2018, p4

The brief required a review of all sites in the structure plan area that are not currently located within a heritage overlay, to determine if further properties or precincts meet the threshold for heritage significance at a local level. Two existing heritage precincts – Elsternwick and Environs (HO72) and Gladstone Parade (HO22) were also reviewed as part of this project. Council's Heritage Adviser and Heritage Planner nominated a preliminary list of potential individual sites, however a detailed survey of the entire study area was necessary.

The *Glen Eira Heritage Review of Elsternwick Structure Plan Area* was undertaken in two stages.

- Stage 1: Preliminary review of the structure plan area to determine what other places/areas may be worthy of heritage protection outside the existing heritage overlays,
- Stage 2: Preparation of the final report, additional citations and revised citation for HO72 and HO22.

Stage 1

Stage One involved a review of the entire study area as follows:

- Survey of HO72 (Elsternwick Estate and Environs) to assess whether the boundaries of the precinct should be reduced or increased and to consider if the Interwar places in the precinct warrant regrading (to being contributory),
- Survey of HO22 (Gladstone Parade) to assess all buildings within the precinct and the boundary edges to ascertain whether the basis for the significance for this precinct should be widened to include buildings from later phases.
- Survey of the parts of the study area outside the HO to determine whether any individual places or groups of places have the potential to meet the threshold for local significance,
- A review of HO103 + HO104 to assess whether they meet the threshold for significance at the local level.

Stage 2

Stage Two has involved the detailed assessments and preparation of citations for 16 places, which were resolved to proceed with, after a review by Council officers and Council's heritage adviser.

Citations have been prepared for the following nine individual heritage places (refer to Appendix B for details):

- St Clements' Anglican Church, 205 Glenhuntly Road
- Hopetoun Gardens, 520 Glenhuntly Road
- Corner Store, 12 Hartington Street
- *Lumea*, 226 Hotham Street
- 10th Caulfield Scout Hall, 2 Miller Street
- Duplex, 21-23 Nepean Highway
- Three Usonian Home Units, 38 Prahran Grove
- Edelstein Residence, 13 Seymour Road
- Elevated Townhouses, 23 Seymour Road

Citations have been prepared for the following seven heritage precincts, some of which are alterations of existing heritage overlays (refer to Appendix C for details):

- Beemery Park Precinct
- Elsternwick Commercial & Public Precinct (part of HO72)
- Elsternwick Interwar Residential Precinct
- Elsternwick North Precinct (part of HO72)
- Elsternwick South Precinct

- Gladstone Parade and College Precinct (HO22)
- Glen Orrong Commercial Precinct (expansion of HO24)

1.2 Background

Previous Heritage Studies

In 1996, the *Glen Eira Heritage Management Plan* was produced by Andrew Ward. The document built on his earlier work undertaken as part of the *City of Caulfield Urban Conservation Study* which was commissioned in 1990.²

The study identified 19 areas that were determined to '...comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state ...'³ and were recommended for protection as Urban Conservation Areas (UCA), now referred to as precincts. The focus of this study was residential areas with 16 of the 19 UCAs/precincts identified as being of significance due to their residential use with a mix of Victorian, Federation and Interwar periods represented.⁴

There has not been a municipal wide assessment of heritage places since the 1996 study although some sporadic work has been undertaken.

In 2014, an addendum to the 1996 plan was produced as part of Amendment C113 to the Glen Eira Planning Scheme. It included a review of two largely residential areas centred on Normanby Road and Urandaline Grove in response to community concerns. The result of the addendum can be summarised as follow:

- The application of a new heritage overlay: HO152, Normanby Road and Environs Precinct,
- The application of two new individual heritage overlays:
 - HO151, 4 Urandaline Grove, Caulfield,
 - HO153, 20 Kambrook Road Caulfield North.
- An extension to HO14, Caulfield North and Environs Heritage Overlay Area.⁵

Later, in 2017 Glen Eira City Council prepared a review of the existing heritage overlay precincts as part of Amendment C149. This included a review of the contributory ratings of all properties within each heritage precinct. No changes to precinct boundaries were proposed during this process.

At present, there are approximately 2,995 places in the Schedule to the Heritage Overlay in Glen Eira, most of which are included within precinct-based heritage overlays with 136 places identified as individually significant.⁶ These places are largely located within Elsternwick and greater Caulfield with the south and east of the municipality, including Carnegie, Bentleigh and Bentleigh East relatively underrepresented in the heritage overlay at this time.

Existing Listings

The existing heritage overlays in the study area are summarised in section 3 of this report.

1.3 Acknowledgements

The authors are grateful for the assistance provided by City of Glen Eira officers and the Glen Eira Historical Society.

² Andrew Ward, 'Glen Eira Heritage Management Plan: Volume 1', p2

³ A Ward, 'Glen Eira Heritage Management Plan: Volume 1', p3

⁴ A Ward, 'Glen Eira Heritage Management Plan: Volume 1', p3

⁵ City of Glen Eira, Addendum to the Glen Eira Heritage Review, Management Plan (revised) 2014, p1

⁶ City of Glen Eira, 'Project Brief: Heritage Review of Carnegie, Bentleigh and Elsternwick, Structure Plan areas 2018', August 2018, np

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking Stage Two of *Glen Eira Heritage Review of the Elsternwick Structure Plan Area 2019* was in accordance with the processes and criteria outlined in the *Burra Charter* or *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS, 2013). The key tasks included:

- Site inspections.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Preparation of a physical description.
- Assessment of the significance of each site based on the research and the extant fabric.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection, with reference to the relevant HERCON criteria.

In addition, the process has complied with the Planning Practice Note 1 issued by the Victoria Government entitled 'Applying the Heritage Overlay' (August 2018) which provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the HERCON criteria are to be employed when assessing heritage significance.

2.2 Site Inspections

Site surveys were largely limited to a visual assessment of each property from the street/boundary and were initially undertaken during November 2018. The likely period of construction was recorded as well as any major alterations and additions. As such a cultural map of the study area resulted that broadly indicated where phases of development occurred. Further reviews of many sites were undertaken as necessary during 2019.

Places of individual significance were photographed and all places in the smaller precincts. Within the two large precincts, distinctive and indicative examples were recorded.

2.3 Research

A combination of primary and secondary sources were consulted as follows.

Primary sources have included:

- Photographs, including aerial photographs held by the State Library of Victoria (SLV), Trove, Public Record Office Victoria (PROV), the University of Melbourne, Landata and the Glen Eira Historical Society,
- Melbourne Metropolitan Board of Works (MMBW) Plans held by the SLV,
- Various newspapers from Trove, especially the major metropolitan newspapers such as the *Argus*, the *Age* and the *Herald*,
- Sands & McDougall's street directories,
- Parish plans,
- Certificates of Title,
- Subdivision plans

- Auction Notices,
- Building files held by the Glen Eira City Council,
- Australian Architectural Index.

Key secondary sources providing information about Elsternwick have included:

- *Caulfield's Heritage*, 4 vols (Dr Geulah Solomon, 1989)
- *From sand, swamp and heath ... A history of Caulfield* (Peter R Murray and John C Wells, 1980),

2.4 Assessment of Significance

Each statement of significance is provided in the recognised, three part format of:

- What is significant?
- How is it significant?
- Why is it significant?

For precincts, all the contributory and non-contributory places are listed within the 'What is significant?' section. The numbers for buildings (primarily retail/commercial types) which include more than one premises are combined e.g. nos 113-117.

Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values. These values have been translated into the HERCON Criteria.

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is outlined is included in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion	Definition
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

2.5 Citation Format

For each place and precinct recommended for inclusion in the Schedule to the Heritage Overlay in the Glen Eira Planning Scheme, a citation was prepared. Each citation includes:

- Name and address,
- Level of Significance (local/state),
- Construction date/s,
- Period/s,
- Date Inspected,
- Images,
- Statement of Significance,
- Description,
- History,
- Thematic Context and Comparative Analysis,
- (Assessment of) Condition and Integrity,
- Previous Assessment,
- Heritage Overlay Schedule Controls, and
- Extent of Heritage Overlay.

2.6 Heritage Overlay Schedule Controls

External paint controls have only been recommended for rendered buildings in very limited circumstances. These buildings have typically been overpainted although originally they were probably were unpainted.

Internal alteration controls are proposed for the Corner Store at 12 Hartington Street, specifically the early remnant painted signage (including 'SOAP') to the east side of the central dividing wall within the shopfront.

2.7 Precinct Gradings

Within precincts, places are graded either contributory or non-contributory, the definitions of which are provided below:

- **Contributory:** The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.

- Non Contributory: The place is not individually significant and does not contribute to the Heritage Precinct.⁷

Places may also be individually significant and contribute to the significance of the precinct, and will have their own statement of significance.

Threshold for Contributory Grading

For the purposes of assessing the contribution, or not, of an individual item (usually a building) to the significance of the precinct, an approach has been adopted in keeping with good heritage practice (as outlined in *The Burra Charter* which is the guiding document for professionals dealing with post-contact cultural heritage in Australia).

In the Review, a place has been attributed a contributory grading if the following apply:

- It contributes to the character of the streetscape/precinct, and
- It was constructed during the period of significance (identified as the main or secondary phases of development in the statement of significance), and
- It is an intact example or a place which though altered, remains largely identifiable as an example of its type/period, and
- It typically retains its form, most original materials, and at least some original detailing (which might include openings [windows + doors], chimneys, verandah or porch, decorative elements, etc.),
- Generally any changes that have occurred are reversible, allowing for accurate reconstruction in accordance with the *Burra Charter*,⁸
- If it forms part of a similar group, then it could be more altered if other examples in the group are intact,
- If there are visible additions, they are sufficiently set back such that the original section is not overwhelmed and the original roof form remains legible.

⁷

Clause 22.01 (Heritage Policy), p8

⁸

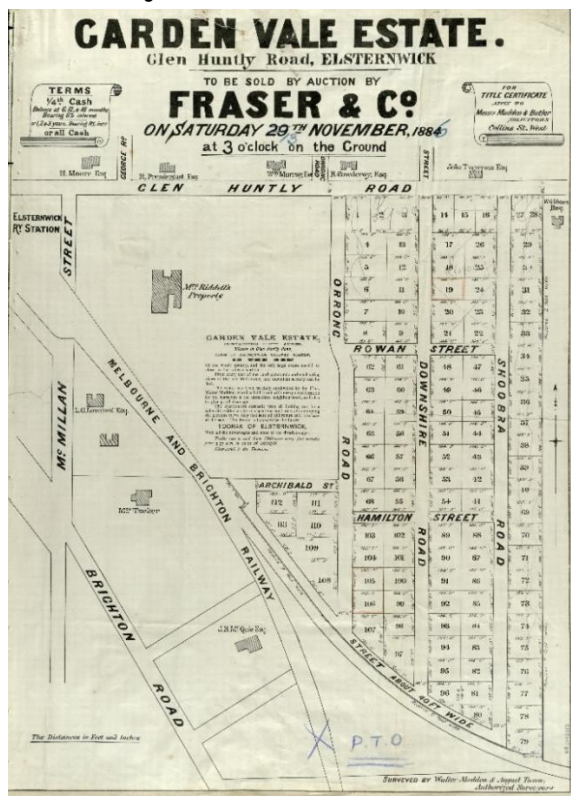
In the *Burra Charter* 'reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.

3 ELSTERNWICK

3.1 Historical Overview


A summary overview of the development in Elsternwick is outlined in the following table and is summarised from the 'Glen Eira Management Plan' (Andrew Ward 1996).

Year	Details
Pre-1850s	Squatters took up runs in the Elsternwick area.
1850s	The first survey of Caulfield, St Kilda East and East Elsternwick was undertaken by Henry Foot.
1854	The first land sales in the area were held.
December 1859	Elsternwick Railway Station was established with the opening of the railway line to Sandringham. ⁹
1868	The Sargood family acquired 11.3 hectares of land in Elsternwick that would become the Ripponlea Estate.
1870s	The availability of vacant land in the Caulfield area attracted market gardeners as well as wealthy Melbourne's who wished to construct large mansion villas.
1880s	Residential development including speculative subdivisions and the construction of sizeable residences occurs in the area. An example of a 'boom period' subdivision is included below – the Garden Vale Estate, south of Glen Huntly Road (between Orrong and Shooobra roads). Several large houses/holdings are also evident in the area at the time.



'Garden Vale Estate', c1886. (Source: Vale Collection, SLV)

⁹ Vicsig, <http://vicsig.net/infrastructure/location/Elsternwick>

Year	Details
1889	The horse tramway along Glen Huntly Road began operation.
1892	Economic depression restricted development in the area, and more broadly.
1904-1905	The east part of the Ripponlea Estate was subdivided to create Bent and Elizabeth streets. ¹⁰
1913	Electric Trams began operating along Glen Huntly Road.  <p>Glenhuntly Road, looking north from the corner of Gordon Street (Source: SLV, A05317)</p>
1920s-1930s	Considerable residential development occurred again across the City of Caulfield.
1959	The Elsternwick Railway Station overpass was constructed near the corner with Gordon and Glen Huntly Road. ¹¹

3.2 Existing Overlays

There are 1773 properties within the study area, of which approximately 646 are already affected by the heritage overlay. Approximately 600 are included within HO72 Elsternwick Estate and Environs and approximately 25 within HO22 Gladstone Parade Precinct. A further 21 places are protected by an individual heritage overlay.

3.2.1 HO72 – Elsternwick Estate and Environs

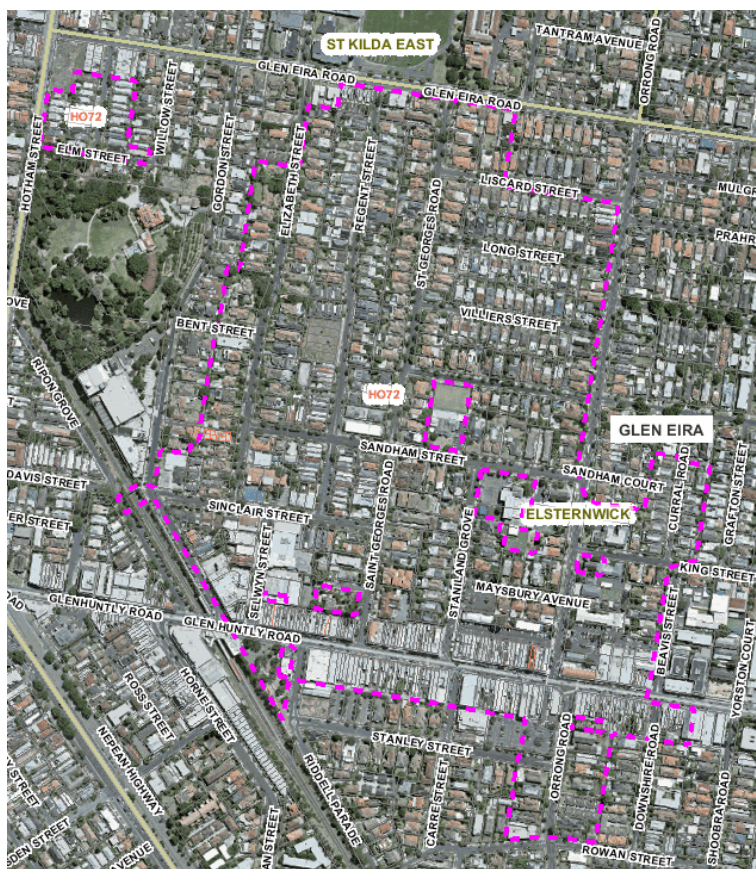
HO72, Elsternwick Estate and Environs, was originally identified in the Glen Eira Heritage Management Plan, although it was originally named the 'Elsternwick Historic Area'. The large precinct, containing approximately 600 places, consists mostly of residential buildings, though also includes many commercial buildings on Glenhuntly Road, as well as a few public buildings throughout.

¹⁰ Mary Rhylis Clark and Dr Celestina Sagazio, *The Story of Rippon Lea*, 1995, p23

¹¹ *Cross Section*, 1 April 1959, p3

Map

The map below depicts the boundaries of HO72. The small section of the precinct north of Ripponlea was not included within the Structure Plan area however was surveyed, as were the intervening streets.



Aerial showing the boundaries of HO72 (dashed)
(Source: Landata)

Statement of Significance

The Statement of Significance for HO72 derives from the City of Glen Eira Heritage Management Plan.

The Elsternwick proposed Urban Conservation Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrated a past way of life. The fabric of the Area demonstrated the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted.
- Late nineteenth century "Boom" development of residential subdivisions and shops.
- The collapse of the Boom and of its land development schemes and deals which became the subject of criminal charges.
- The provision of public services including pitched road and electric trams.
- The Edwardian residential and commercial development associated with the economic revival of that period.
- The pattern of residential development over time leading to a diverse socio economic profile expressed in the range of house sizes and types.
- The continuing economic strengths of the Shopping Centre during the Inter-war period.
- The development of religious, recreational and social institutions throughout the history of the area.¹²

¹²

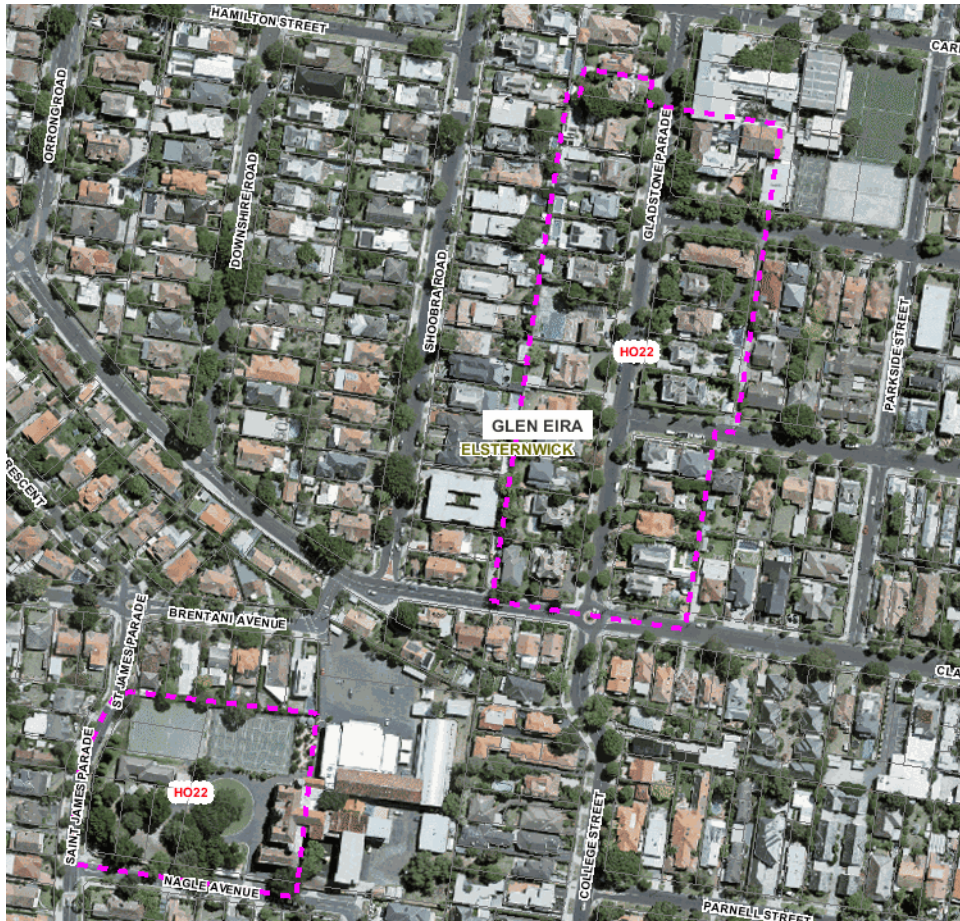
Andrew Ward, *Glen Eira Heritage Management Plan*, 1996, vol. 2, p6

3.2.2 HO22 – Gladstone Parade Precinct

HO22 was originally identified in the Glen Eira Heritage Management Plan, prepared by Andrew Ward in 1996 although it was originally named the 'Gladstone Parade Historic Area'. It has two parts, a residential precinct centred on Gladstone Parade and a smaller section to the south that relates to the former O'Neil College building, now Leibler-Yavneh College.

Map

The map below outlines the boundaries of HO22, Gladstone Parade Precinct.



Aerial showing the boundaries of HO22 (dashed)
(Source: Landata)

Statement of Significance

The following Statement of Significance derives from the City of Glen Eira Heritage Management Plan.

The Gladstone Parade proposed urban conservation area is locally significant as the city's most imposing Land Boom subdivision, confirmed by the number of substantial two storeys nineteenth century residences. Its architectural significance is enhanced by the variety of styles including Italianate and Queen Anne with Elizabethan/Jacobean references. Its historical significance is formed in part by the presence of the former O'Neil College which recalls the place of Henry O'Neill, an early settler in the district and by the examples of the work of the architect, Thomas B Jackson.¹³

¹³

Andrew Ward, *City of Glen Eira Heritage Management Plan: Volume 2*, 1996, p31

3.2.3 Individual Heritage Overlays

There are 21 individual heritage overlays in the Elsternwick Structure Plan Area. These places are outlined in the following table.

HO	Name/Address	Period of Construction	VHR	Specific controls
HO24	'Former E K Motors', 258 Glen Eira Road	Interwar	No	External paint
HO29	'Former Elsternwick Post Office', 296-298 Glenhuntly Road	Victorian	Yes, H640	N/A
HO36	'Ripponlea', 192 Hotham Street	Victorian	Yes, H614	N/A
HO48	31 Nepean Highway	Victorian	No	none
HO51	10 Orrong Road	Victorian	No	none
HO52	'Lisbon House', 70 Orrong Road	Victorian	No	External paint Internal
HO53	'Former Union Church', 84-86 Orrong Road	Victorian/Federation	Yes, H704	N/A
HO58	'Former Elsternwick Tram Substation', 6-8 Rusden Street, Elsternwick	Federation	Yes, H2322	N/A
HO59	'Glenmoore', 1 St Georges Road	Victorian	No	Internal
HO60	'Stanmore'/'Elsternwick Club', 19 Sandham Street	Victorian	No	External paint
HO61	'Presentation Convent', 28 Sandham Street, Elsternwick	Victorian	No	Internal - ltd
HO63	88 Shoobra Road	Federation/Interwar	No	none
HO81	'Former Elsternwick Fire Station', 2-4 Selwyn Street	Victorian	Yes, H2372	N/A
HO103	10 Elm Avenue	Victorian/Interwar	No	none
HO104	21 Elm Avenue	Victorian/Interwar	No	none
HO107	216-218 Glenhuntly Road	Victorian	No	none
HO108	220-222 Glenhuntly Road	Victorian	No	none
HO109	224-226 Glenhuntly Road	Victorian	No	none
HO116	'Hotham Street Road Overbridge'	Victorian	No	none
HO138	12 Ripon Grove	Interwar	No	none
HO140	18 Stanley Street	Interwar	No	none

Those sites with additional controls would retain their own individual HO number while sites that are located within existing or proposed HOs that do not have additional controls will be absorbed in to the wider heritage precinct.

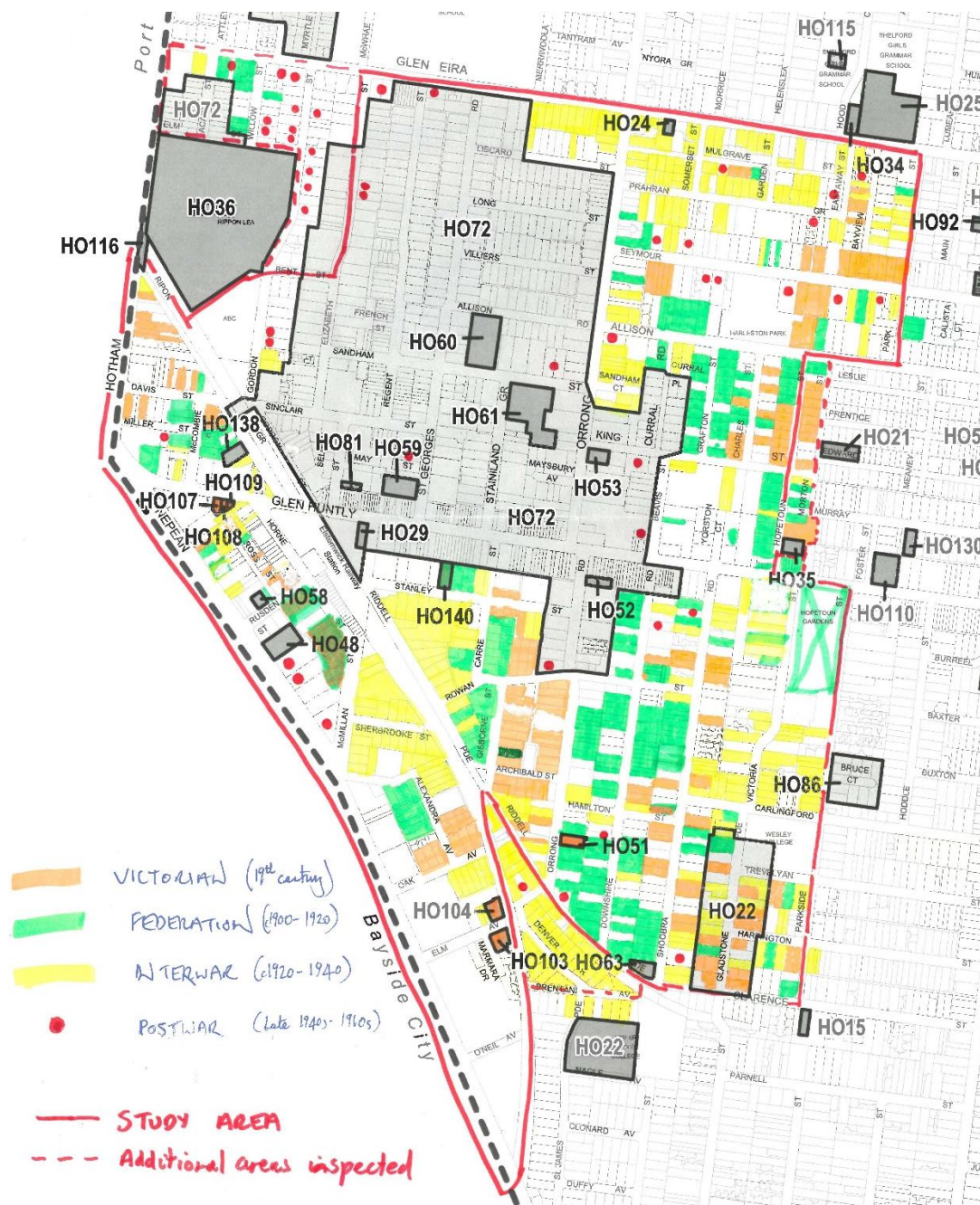
3.2.4 Contributory places in HO72 with individual citations

In Andrew Ward's 1996 study, citations and statements of significance were prepared for places of individual significance. Most of these places are currently affected by individual overlays however 17 places are included within HO72, Elsternwick Estate and Environs Precinct and graded 'contributory' and are proposed to continue to be included in the revised Heritage Overlay area. These places are summarised in the following table.

Name/Address	Period of Construction
10 Elizabeth Street	Federation
22 Elizabeth Street	Federation
29 Elizabeth Street	Federation
30 Elizabeth Street	Federation
32 Elizabeth Street	Federation
37 Elizabeth Street	Federation
44 Elizabeth Street	Federation
323 Glenhuntly Road	Victorian
305-313 Glenhuntly Road	Victorian
'E.J Buckeridge's Buildings', 357-371 Glenhuntly Road	Federation
66 Orrong Road	Victorian
3 St Georges Road	Victorian
7 St Georges Road	Federation
8 St Georges Road	Victorian/Federation
63 St Georges Road	Federation
71 St Georges Road	Federation
20 Sandham Street	Victorian

4 STAGE ONE

The report for Stage One of the *Glen Eira Heritage Review of the Elsternwick Structure Plan Area 2018* was issued in early January 2019.



Development Map of Building Stock in the Elsternwick Structure Plan Area
According to period within the study area (outside HO72), and some adjoining areas
Note uncoloured sites dated to the late 20th/early 21st century

The findings and recommendations discussed in the report are summarised in the following table, which included a few additional and adjoining buildings to the defined study area. Due to the fact that much of the review related to existing heritage overlays, and their appropriate management in light of current best practice, data sheets were not prepared for potential heritage overlays.

Item	Details
HO72 - Elsternwick Estate and Environs (residential part)	<p>Erroneously named.</p> <p>Overview of the building stock, predominantly residential, provided according to period.</p> <p>There a many clear pockets of development, usually relating to a particular subdivision.</p>
Potential expansion of HO72	<p>Some similar pockets of residential subdivision were noted elsewhere in the study area, both north and south of Glenhuntly Road so that HO72 could be expanded to include much of the area south of Glenhuntly Road and more to the east of Orrong Road.</p> <p>An overview of the main pockets of intact groups of housing stock according to period were summarised, as well as some known subdivisions. Areas of concentrated change were also identified.</p> <p>A group of intact villas were noted in Seymour Road as a potential precinct - Seymour Road Victorian Villa Precinct (within the Beemery Park subdivision).</p> <p>Post War development – throughout the study area were several intact cream brick 1950s flats and circa 1960s/1970s houses, some of which were known to be designed by the local émigré architects, who were instrumental in bringing Modernism to the area. Five were highlighted as potential HOs, including the following three which were known to be designed by architects (and which were proceeded with):</p> <ul style="list-style-type: none"> • 3 Units, 38 Prahran Grove, • Residence, 13 Seymour Road, • 8 flats, 23 Seymour Road. <p>A remarkably intact corner store at 12 Hartington Street adjacent to the study area was noted.</p>
Potential Glenhuntly Road Commercial Precinct (currently within HO72)	<p>Recommended separating the commercial and residential areas within HO72 and creating a new dedicated commercial precinct.</p> <p>Recommended including a section further east, both within the study area (nos 511-523) and outside (nos 527-537).</p>
HO22 - Gladstone Parade precinct	<p>Recommended the precinct be enlarged to include no. 4, review the gradings, and update the statement of significance.</p>
Potential Glen Eira Road Commercial Precinct (expansion of HO24)	<p>Identified the intactness of the other Interwar commercial buildings adjacent to HO24, between nos 240 and 276, and recommended a small precinct.</p>
HO103 - 10 Elm Avenue	<p>Victorian period mansion altered during the Interwar period. Two phases are partly distinct and have their own integrity. Worthy of retention as a contributory building within larger Heritage Overlay</p>
HO104 - 21 Elm Avenue	<p>Victorian period mansion altered during the Interwar period. Original façade obscured. Worthy of retention as a contributory building within larger Heritage Overlay.</p>

Item	Details
Potential individual heritage overlay	<p>Five sites were recommended for individual overlays (isolated from the potential expansion area):</p> <ul style="list-style-type: none"> • Hopetoun Gardens, Glenhuntly Road • Church, 201 Glenhuntly Road • House at 226 Hotham Street • House, 21-23 Nepean Highway • 10th Caulfield Scout Hall, 2 Miller Street

A map of summary recommendations was prepared and went through several iterations after the original report.

Three schedules were prepared:

- Non-Contributory Places in HO72 recommended to be regraded Contributory
- Places of Heritage Interest Outside an existing HO,
- Distinct subdivision/groups of similar buildings outside an existing HO.

4.2 Further Review

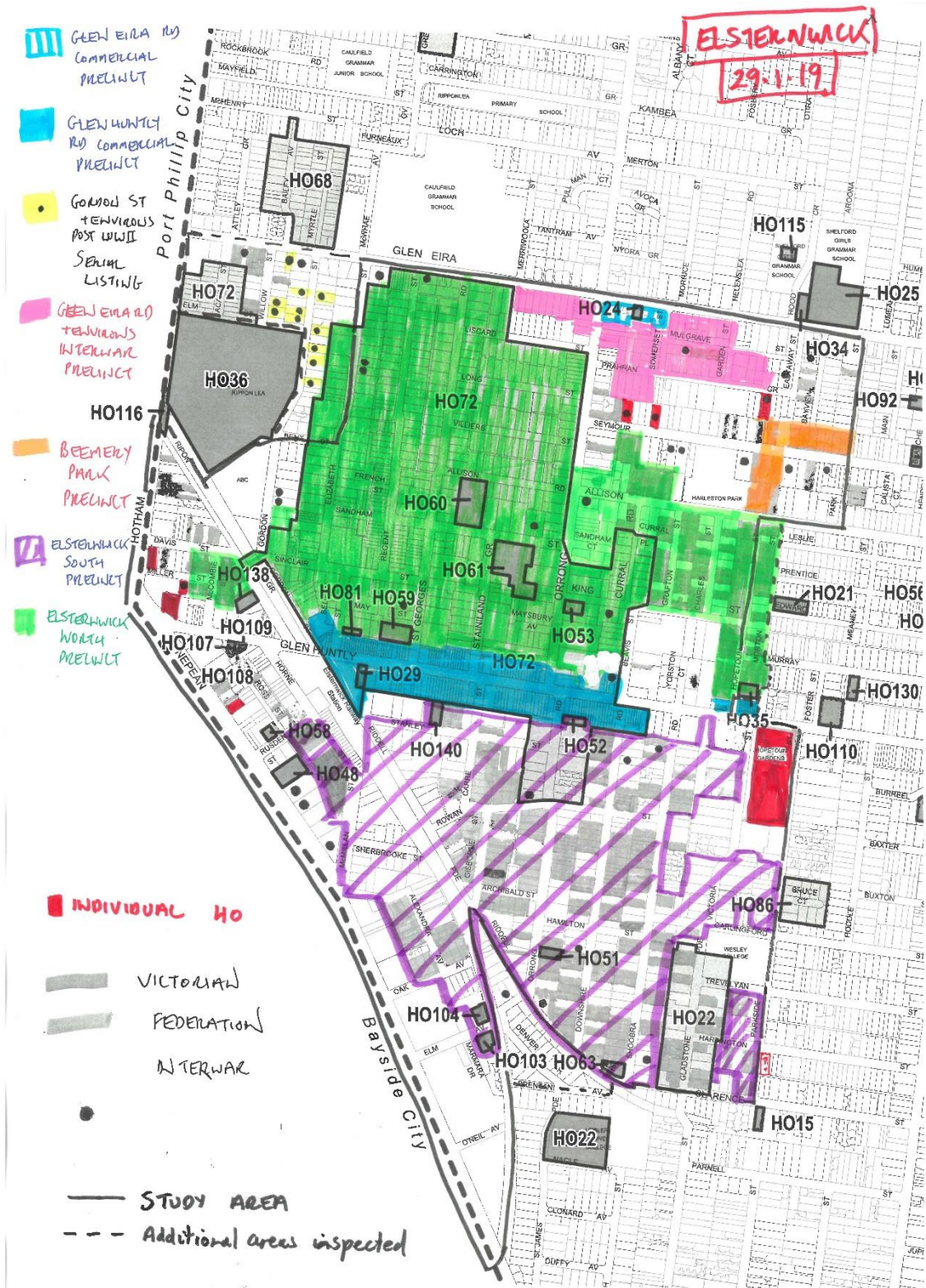
With so much historic building stock (refer previous development map) within the study area and most of it intact, there was considerable potential for heritage overlays.

The cultural/development mapping exercise was important in identifying where the groups of similar historic building stock was located in relation to each other. In conjunction with some preliminary historical research to determine some of the main subdivisions, it was possible to define a few precincts where similar development occurred. As a result, the following three residential precincts with preliminary names were proposed (refer to following map):

- Beemery Park – a section of Seymour Road and an adjoining house in Allison Road.
- Glen Eira Road and Environs Interwar precinct – a distinct pocket in the north-east corner of the study area (Prahran Grove, Mulgrave Street, parts of Glen Eira Road, etc.).
- Elsternwick South – a broader mix of housing stock from the Victorian, Federation and Interwar periods to the south side of Glenhuntly Road as compared to the north side (HO72, etc., to be renamed Elsternwick North). HO72 mainly dates to the Victorian and Federation periods, though with some Interwar period stock. This in part related to the later, and/or more gradual subdivision of the mansion estates in this part of Elsternwick.
- Gordon Street and Environs Post-WWII serial listing. A later phase of development of the Ripponlea holdings, with some good Post-WWII examples, some known to be designed by architects and others likely, interspersed with recent redevelopment.

A final recommendations map was issued 29 January 2018. These precincts have been broadly pursued with some minor adjustments to the boundaries

The proposed Gordon Street serial listing/precinct was outside the study area and was removed for review as part of a separate Postwar survey of the entire municipality. In addition, it was decided by Council's officers that the potential contribution of the Postwar phase within the two large precincts (Elsternwick North and Elsternwick South) should not be pursued due to the break in continuity of the building stock as examples from that latter phase generally lacked pitched roof forms and ornamentation typical of the earlier phases. The three most distinguished examples in the study area from the latter 20th century have been included as individual heritage overlays.



29 January 2018

5 STAGE TWO

5.1 Findings

Further research and analysis undertaken during 2019 has confirmed that the 16 proposed heritage overlays (nine individual and seven precincts) warranted recommendation for inclusion in the Schedule to the Heritage Overlay in the Glen Eira Planning Scheme. The proposed citations for these places are included in the Appendices B and C.

5.2 Individual Places

The following table summarises the proposed nine individual heritage overlays with some summary details of each.

Name + Address	Details
St Clements' Anglican Church 205 Glenhuntly Road	Federation period Gothic style church.
Hopetoun Gardens 520 Glenhuntly Road	Federation period Designed by Thomas Pockett, Malvern's head gardener.
Corner Store 12 Hartington Street	Federation period Unusually intact example of a backstreet store.
<i>Lumea</i> 226 Hotham Street	Federation period Transitional mode, a mix of Federation and Victorian period elements.
10 th Caulfield Scout Hall 2 Miller Street	Post-WWII period Bold façade design with tent-like entry.
Duplex 21-23 Nepean Highway	Interwar period Old English Revival style.
Three 'Usonian' Home Units 38 Prahran Grove	Post-WWII period. Modernist housing designed by David Godsell.
Edelstein Residence 13 Seymour Road	Post-WWII period Modernist house designed by Kenneth Edelstein.
Elevated Townhouses 23 Seymour Road	Post-WWII period Brutalist building designed by Harold Schafer.

5.3 Precincts

The following table summarises the recommended precincts and any changes to the existing heritage overlays.

Name	Description	Relationship to existing HOs
Beemery Park Precinct	Late Victorian period Villas on generous allotments.	N/A
Elsternwick Commercial & Public Precinct	Mainly Victorian and Federation periods with some Interwar period stock Mostly two storey on narrow allotments.	Part of HO72 - Elsternwick Estate and Environs

Name	Description	Relationship to existing HOs
Elsternwick Interwar Residential Precinct	Interwar period Modest single storey housing.	N/A
Elsternwick North Precinct (HO72)	Mainly Victorian and Federation periods with some Interwar period stock Predominantly single storey, ranging in size from cottages to mansions. Several streets/sections with consistent house design and/or period of development.	Part of HO72 - Elsternwick Estate and Environs Absorb: HO35 - Hopetoun Private Hospital, Part of 2-6 Hopetoun Street (outside the study area)
Elsternwick South Precinct	Victorian, Federation and Interwar periods Predominantly single storey, a few cottages and mansions, though mostly good sized. Many distinctive designs.	Include a small, southern arm of HO72 Absorb 4 existing individual HOs: <ul style="list-style-type: none"> • HO51 - 10 Orrong Road • HO61 - 88 Shooobra Road • HO103 - 10 Elm Avenue • HO104 - 21 Elm Avenue
Gladstone Parade and College Precinct	Victorian, Federation, Interwar and Post WWII periods. Mansions and substantial houses, several two storey.	HO22 - Gladstone Parade Precinct minor change to boundary to include 4 Gladstone Parade
Glen Orrong Commercial Precinct	Interwar period. Key Old English Revival and Moderne style buildings.	Includes HO24 - 'Former E K Motors', 258 Glen Eira Road

Some minor adjustments to the precinct boundaries have been recommended on further review or due to loss of building stock in the interim.

HO72 Boundaries

There are several proposed changes to the boundaries of the remaining residential part of HO72. It has been extended at its:

- eastern end - all of Grafton and Hopetoun Streets and Sandham Court, part of Seymour Road (nos 2-10), as well as more of Allison Road (nos 21A-37) and Orrong Road (nos 90-100A), and
- western end - all of McCombie Street and more of Gordon Street (nos 35+37).

In addition, removal of non-contributory places on the (new) periphery of the revised precinct is proposed:

- 2 Acacia Street - recent development,
- 4 Acacia Street - recent development,
- 6 Acacia Street - Circa 1970s,
- 1 Beavis Street - 1950s Scout Hall,
- 3-7 Beavis Street - development site,
- 9 Beavis Street - pre-existing Federation period house replaced,
- 218 Glen Eira Road - recent development,
- 53-55 Orrong Road - carpark.

- 74A Orrong Road – 1950s building, altered,
- 74 Orrong Road – carpark/new development,
- 76 Orrong Road – circa 1960s flats,
- 78 Orrong Road – Late Federation period house, isolated and with large additions,
- 80 Orrong Road - recent development,
- 4-8 Stanley Street – carpark on NW corner of Orrong Road and Stanley Street.
- 12 Sinclair Street – recent development,
- 14 Sinclair Street – recent development,
- 4 Staniland Grove – 1970s library,
- 2, 6-14 Staniland Grove – carpark,
- 24 Willow Street - recent development.

HO72 Gradings

The existing grading of some places has been recommended to change from contributory to non-contributory or vice versa in both the residential (first table) and commercial areas (second table). Details of these places is provided in the following table.

Address	Existing Grading	Recommended grading	Reason
1 May Street	Non-contributory	Contributory	Interwar period house that is largely obscured
1 Liscard Street 24 Long Street 204 Glen Eira Road	Contributory	Non-contributory	Heavily altered Heavily altered Additions but in style of original

Address	Existing Grading	Recommended grading	Reason
21 Selwyn	Non-contributory	Contributory	Intact, Interwar period telephone exchange
2-2A St Georges Road, 335-337 Glenhuntly Road 407 Glenhuntly Road 415 Glenhuntly Road 459-461 Glenhuntly Road	Contributory	Non-contributory	Late 20 th century, part of larger building Late 20 th century Recently demolished Recently demolished

5.4 Maps

The following maps locate the proposed heritage overlays.

Three proposed individual heritage overlays are located close each other near corner of Hotham Street and Glenhuntly Road:

- 226 Hotham Street,
- 2 Miller Street, and
- 205 Glenhuntly Road.



226 Hotham Street (red)
2 Miller Street (yellow)
205 Glenhuntly Road (green)
(Source: Nearmap 2019)

Three proposed precincts and three individual heritage overlays are located near each other in the north-west part of the study area:

- Glen Orrong Commercial Precinct,
- Beemery Park Precinct,
- Elsternwick Interwar Residential Precinct,
- 38 Prahran Grove,
- 13 Seymour Road, and
- 23 Seymour Road.



Glen Orrong Commercial Precinct (yellow, dashed)
Beemery Park Precinct (red, dashed)
Elsternwick Interwar Residential Precinct (red)
38 Prahran Grove (yellow)
13 Seymour Road (blue)
23 Seymour Road (green)
(Source: Nearmap 2019)

Two large precincts are located to the northern half of the study area:

- Elsternwick North Precinct, and
- Elsternwick Commercial & Public Precinct.



Elsternwick North (red)
Elsternwick Commercial & Public Precinct (yellow)
(Source: Nearmap, August 2019)

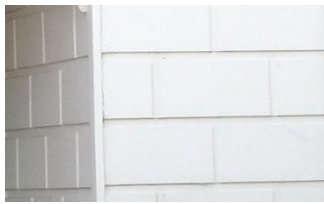




Two precincts and three individual heritage overlays are located to the southern half of the study area:







- Elsternwick South Precinct,
- Gladstone Parade and College Precinct,
- Hopetoun Gardens,
- 12 Hartington Street, and
- 21-23 Nepean Highway.














Elsternwick South (red)
Gladstone Parade and College Precinct (yellow dashed)
Hopetoun Gardens (yellow)
12 Hartington Street (blue)
21-23 Nepean Highway (green)
(Source: Nearmap, August 2019)





APPENDIX A – Glossary

TERM	DEFINITION	
Ashlar boarding	Precisely cut, squared and smooth surfaced timber boards with thin joints, imitating stonework.	
Arch	Opening with a curved head supporting the wall above. Many types exist with some common examples being: <ul style="list-style-type: none"> • round or semicircular. • segmental – circular arc of less than 180°. • Tudor (pictured) - depressed profile, also referred to as (pseudo) four-centred arch. 	
Barley twist column	Shaft of a column turned in a twisting, corkscrew pattern. Typically associated with the Spanish Mission style.	
Bargeboard	A plain or decorative board fixed to the end of a gable roof. Also depicted is a finial to the roof apex.	
Bay	Usually a projection beyond the main wall alignment. Typically features a window (<i>bay window</i>), which if angled is defined as a <i>faceted bay</i> .	

TERM	DEFINITION	
Bond	<p>The arrangement of bricks in a wall. Multiple types exist including:</p> <p><i>Stretcher bond</i> – overlapping rows of stretchers, indicating brick veneer or cavity walling construction.</p> <p><i>Flemish bond</i> – headers and stretchers alternating in each course</p>	 <p><i>Stretcher bond</i></p>  <p><i>Flemish bond</i></p>
Broken-back roof	Roof that extends over the verandah with a change in pitch from steeper to a lower pitch.	
Bullnose verandah	Verandah roof with a convex profile to edge.	
Buttress	A angled/sloping support that projects from a wall, usually deeper than it is wide.	
Cantilever	Projection beyond a wall without supports.	
Catslide roof	Narrow strip of roof continuing downwards from a wider (main), higher part.	

TERM	DEFINITION	
Coping	Capping on top of wall to protect it – either (rounded) render or brick, laid on-edge.	
Corbelling	End of brick or masonry courses stepping out beyond the main wall.	
Cordoba tiles and Pantiles	Cordoba - curved Roman/Spanish roof tiles, traditionally in terracotta and associated with the Spanish Mission style (Cordoba is in southern Spain). Pantiles (pictured) – similar to Roman but have an S-profile, in clay or concrete.	
Cornice	(Eaves) cornice, where the roof overhangs the wall. Includes decorative elements such as brackets, and often panels/rosettes, etc.	
Eaves	Lower edges of a roof, usually projecting.	
Fascia	Board that covers the ends of roof rafters.	
Fenestration	The arrangement, design and proportion of windows and doors in a building.	
Finial	Ornament at the apex of a roof.	Refer to bargeboard image.

TERM	DEFINITION	
Fretwork	Ornamental design in timber, typically openwork, traditionally using a fretsaw.	
Frieze	A continuous band of decoration, usually beneath the verandah. Beneath the main roof or a parapet, it may be plain.	
Fluted	A rounded channel or groove, typically in a column.	
Gambrel roof	Hipped roof with small gablets at the ends of the ridge.	
Herringbone pattern	Consisting of rows of bricks in an interlocking, V-shaped pattern.	
Jerkinhead roof	Half hip or hipped gable.	
Parapet	A low wall/barrier, principally concealing a roof, usually ornamented.	

TERM	DEFINITION	
Plinth	The defined, often projecting, base of a building.	
Porte-cochere	A covered entrance, typically to a courtyard.	
Soffit	The underside of an architectural element, usually roof eaves or an arch.	
Transverse gable	A roof with gable ends, where the ridge is parallel to the street. Typical of the Bungalow style.	
Voussoirs	Wedge-shaped units in a masonry arch or vault, converging at the arch centre (usually defined by a keystone).	

APPENDIX B – Citations for Individual Places

No.	Name + Address	Address
1	St Clements' Anglican Church	205 Glenhuntly Road
2	Hopetoun Gardens	520 Glenhuntly Road
3	Corner Store	12 Hartington Street
4	<i>Lumea</i>	226 Hotham Street
5	10 th Caulfield Scout Hall	2 Miller Street
6	Duplex	21-23 Nepean Highway
7	Three 'Usonian' Home Units	38 Prahran Grove
8	Edelstein Residence	13 Seymour Road
9	Elevated Townhouses	23 Seymour Road

ST CLEMENT'S ANGLICAN CHURCH

Address	205 Glenhuntly Road, Elsternwick
Significance	Local
Construction Dates	1915
Period	Federation
Date Inspected	Late 2018 and early 2019



Statement of Significance

What is Significant?

St Clement's Anglican Church at 205 Glenhuntly Road, Elsternwick is significant.

The skillion roof additions to the north-west corner and separate cream brick toilet block to the north-east are not significant.

How is it Significant?

St Clement's Anglican Church at 205 Glenhuntly Road, Elsternwick is of local historical, aesthetic and social significance to the City of Glen Eira.

Why is it Significant?

St Clement's Anglican Church at 205 Glenhuntly Road, Elsternwick is of historical significance as an indicator of the presence and strength of the Church of England community in the suburb during the late Federation period. This is demonstrated by the decision of the congregation to replace their original smaller timber church (constructed in 1886) with a considerable and handsome masonry edifice at a more prominent location (erected 1915). Such an undertaking is also reflective of Elsternwick's wider consolidation as a middle-class locale by the mid-1910s. (Criterion A)

St Clement's Anglican Church at 205 Glenhuntly Road, Elsternwick is of aesthetic significance as an intact and good example of a Gothic style church constructed during the late Federation period. It features elements characteristic of the period such as the palette of red brick and rendered bands, as well as exposed rafter ends to the roof. Designed by the recognised firm of Thomas

Watts and Son, it is distinguished by some of the detailing such as the mandorla-shaped vent to the façade and curvilinear junction between the corbelled walled sections and lower buttresses. (Criterion E)

St Clement's Anglican Church at 205 Glenhuntly Road, Elsternwick is of social significance for the demonstrated, long attachment, over a century in its current location, shown towards it as a place of worship by the local Anglican community. (Criterion G)

Description

St Clement's church is located on a prominent site on Glenhuntly Road, at the intersection of Hotham Street and Brighton Road. The church occupies much of the site with a carpark area and some later addition ancillary structures to the rear.

The Gothic style church is orientated north-south and has a Latin cross plan. It is comprised of the main nave, transept (whose western arm is larger than the eastern arm) and altar, with an entry porch to the east side (southern end). All sections have steeply pitched gable roofs clad in slate. The inclusion of exposed rafter ends is indicative of a Federation period construction and the influence of the Arts and Crafts movement.



Façade/south elevation



Rear/north elevation



West elevation, transept to rear



East side, entry porch. Tympanum with lancets in bas-relief, string moulding terminating with a boss

The walls are red brick, largely in stretcher bond though some sections are in garden wall bond (upper part of rear gables). The brick contrasts with the rendered elements, a combination typical of the Federation period. These include copings – banding to the façade, surrounds to the openings – and splayed faces of the wide buttresses. The end walls are wider to the upper part and have a curved corbel (rendered) where they integrate with the lower buttress. There is a foundation stone to the façade laid by the Anglican Archbishop of Melbourne on 21 August 1915.¹ A cross has been mounted at the apex of the façade gable and

¹ 'Church Dedicated', *Herald*, 6 December 1915, p3

there is a mandorla-shaped vent below.² The west transept (section of a church set perpendicular to the nave) is distinguished by a band of render with trefoil motifs, a triple-arched vent and a bell over the west transept coping.

The windows have pointed arches and string mouldings with floriated bosses, typical of the Gothic style. The main window to the façade/south elevation has elaborate tracery with four lancet windows (slender pointed-arched type) with diamond quarrels and a stained glass border. Above are circular openings with pentafoils (five lobbed), also with decorative glass. The main window is flanked by two buttresses which extend upwards as pinnacle-like elements, which are rendered and panelled. The north/altar wall has three lancets and the side windows are smaller with two lancets. Many windows contain decorative glass depicting religious imagery. A narrow window has been introduced to the west transept above the pointed-arched openings.



Main façade window with flanking pinnacles



West transept opening

There are original doorways to the porch and west side of the nave accommodating two glass doors (not original) with a rendered tympanum (section above an opening with decoration, traditionally with sculpture) with five bas-relief lancets. There are basalt steps at the west entry that likely exist to the east entry but are obscured by the current terrace. There is also a single doorway to the west transept with a smaller tympanum. The light fitting above the entry porch is probably not original.



West elevation



North elevations – curved corbels

² A mandorla (almond shape) is employed in Christian painting and sculpture as a ring of light (similar to a halo) usually surrounding the figure of Christ or the Virgin Mary

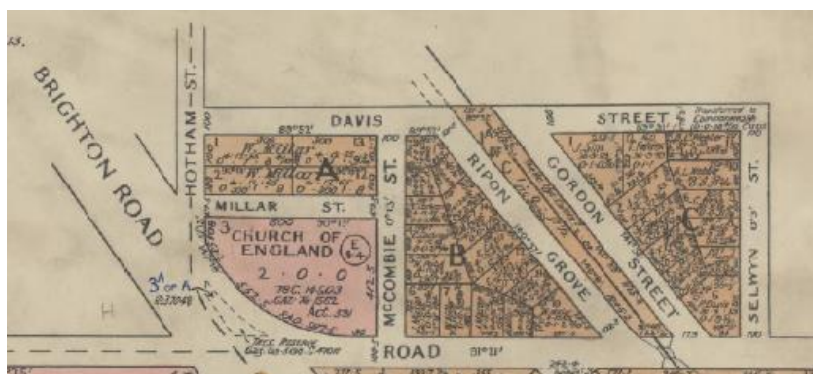
There is a small, flat roof addition in red brick at the north-west corner of the church, dating to the 1950s. Nearby is a free-standing cream brick toilet block.

History

Elsternwick Village was surveyed in 1851 by Robert Hoddle and again in 1856 by Henry Foot, and is now roughly split between the suburbs of Brighton and Elsternwick.³ It consisted of a compact and elongated section of 'level wet land' bound by Davis Street in the north, Glenhuntly Road in the south, a public reserve in the west (over the late 19th century Elsternwick Racecourse, before being developed as Elsternwick Park) and the St Kilda and Brighton railway (Sandringham) line in the east.⁴

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',⁵ 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.⁶

A large 2 acre (0.8 hectares) Crown allotment in Section A of Elsternwick Village was reserved for the Church of England in 1852, a common practice in 19th-century town planning.⁷ This encompassed the block bound by Glenhuntly Road (south), McCombie Street (east), Miller Street (north) and Brighton Road (west), as depicted in the plan below.



1852 Church of England reserve is shaded pink

Note the spelling of 'Millar' Street has changed to Miller

(Source: *Brighton and Caulfield (part of) in Parish of Prahran...*, PROV, VPRS 16171, P0001)

In 1878, the Church of England trustees of Section A requested and were granted permission to 'dispose' of the property, at time of which it was recorded as vacant.⁸ The first Torrens title was issued for their holdings soon after, with the church selling the northern section and retaining the southern.⁹

It was some 34 years after being granted the land that the first Church of England in Elsternwick, later Anglican Church, was erected on their holdings at the corner of McCombie and Miller streets. The first church – a modest timber building initially named

³ Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p109

⁴ *Village of Elsternwick*, Parish of Prahran, Department of Crown Lands Office, 8 August 1857, SLV, <<http://handle.slv.vic.gov.au/10381/156244>>, accessed 26 August 2019

⁵ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁶ Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p110

⁷ *Elsternwick Village + Allotments of N & S Elwood*, 1851, PROV, VPRS 8168, P0005

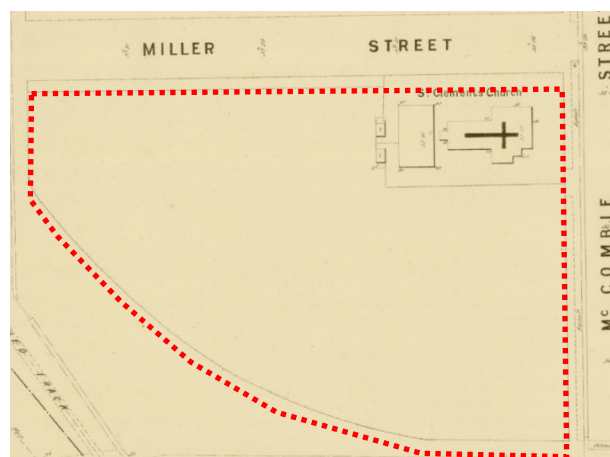
⁸ NB – date for the reservation of the land herein ('Application for Leave to Dispose of Church Lands: Victoria, Act 391, First Schedule, *Victorian Government Gazette*, 10 May 1878, p1041)

⁹ Certificate of Title, vol. 1047, folio 210 (17 July 1878)

the Chapel of the Ease to Saint Mary's Caulfield – was opened on 19 February 1886.¹⁰ By at least the 1890s however, the subject site was being referred to as St Clement's Church.¹¹ A timber hall (used as a Sunday School) was also constructed to the rear (on Miller Street) with the location of both it and the church evident on a 1902 MMBW plan (refer below).



Photograph of the original timber church and hall from McCombie Street
(Source: Covey, *Our first 100 years...*, p4)



MMBW plan no. 1484, Caulfield
Original position of the Chapel of East to St Mary's Caulfield and hall in 1902, with the holding outlined (dashed) (Source: SLV)

The induction of Rev. Hugh H Gardner in August 1910 appears to have stirred further building activity at the site. An active local minister, Gardner endeavoured to grow the congregation and consequently, decided to seek a more conspicuous location. By October 1910, plans were underway to relocate the original timber buildings to the west on Miller Street; an estimate of £45 for removal and £120 for removal and repair being provided by Mr Webster.¹² This relocation and reconstruction were supervised by the local architect A L Badges.¹³ In May 1911, an additional quote was received from the contractors to raise the church walls 2'6" (about 76cm), dropping the floors, doors and porches and making everything good for £46.¹⁴

In July 1911, the large grounds of the church were subdivided, with the Church of England Trusts Corporation retaining about 1.5 acres, including the roughly ½ parcel on which the original timber buildings had been located at the corner of McCombie and Miller streets.¹⁵ Also in that month, the Council of the Diocese granted £300 for the erection of a vicarage on the provision that a new church was built. By early 1912, a new two-storey brick vicarage was occupied by the reverend and his family, having been erected at the cost of £1,240.¹⁶ In 1914, the land associated with the vicarage – west of the extant church – was separated and the land to the east/McCombie street was sold in two parcels during June 1917.¹⁷

Soon after, a plan for a new church to replace the relocated original church was enacted. Owing to financial restrictions the plans had to be modified with the sanctuary, nave and organ loft reduced in size and the proposed tower and spire substituted for a porch.¹⁸ By May 1915, architects Thomas Watts and Son were advertising for tenders for the construction of a 'brick church, Glen Huntly road, for the Trustees of St Clement's Anglican Church'.¹⁹ In June that year, a contract was struck and 'materials had been put on the ground'. The outlay was to be £2,500 with an estimated additional cost of £1,000 for the tower and other parts 'not yet put in hand'.²⁰ The tender of £1,998 from the builder, James Brown, was eventually accepted.²¹

¹⁰ Joan Covey, *Our first 100 years: the Anglican Church of Saint Clement, Elsternwick, Victoria*, Elsternwick, St Clement's Anglican Church, 1986, p4

¹¹ *Sands and McDougall's Directory*, 1890

¹² Covey, *Our first 100 years*, p7

¹³ Public Building File, PROV, VPRS 7882, P1, Unit 172

¹⁴ Covey, *Our first 100 years*, p7 – there is an undated photo with 'Webster timber' on a post and rail fence at the site, p12

¹⁵ Certificate of Title, vol. 1047, folio 210 – the land was acquired by George Coppel (Certificate of Title, vol. 3818, folio 552)

¹⁶ Covey, *Our first 100 years*, p10

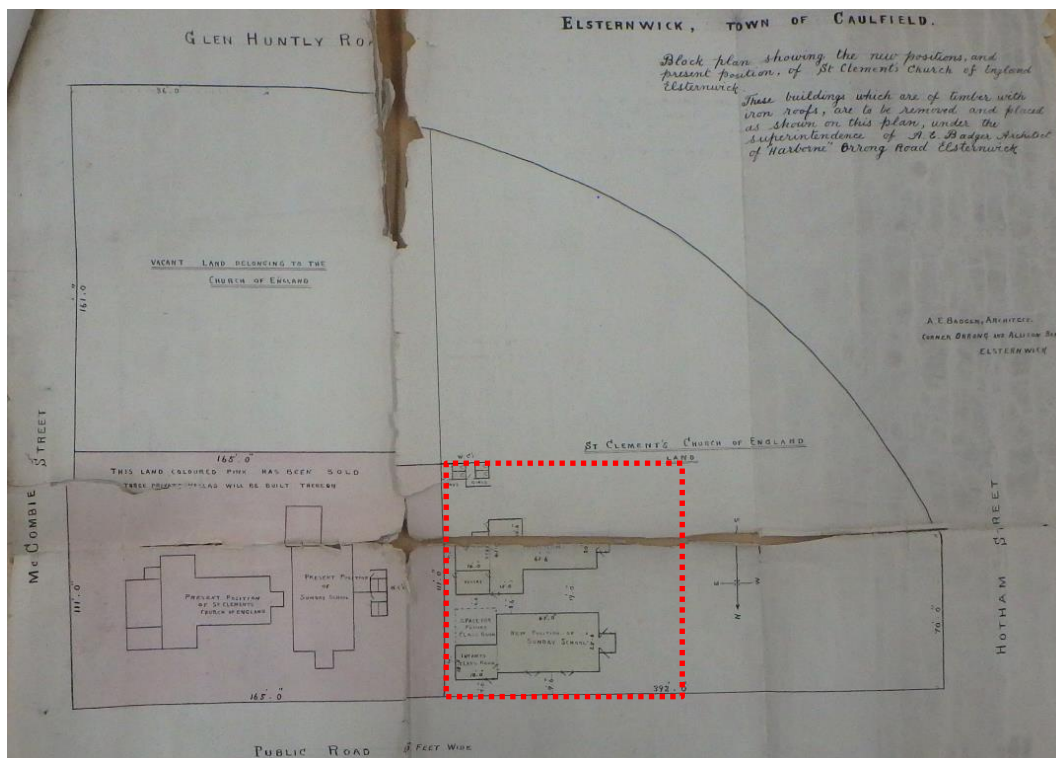
¹⁷ Certificate of Title, vol. 3846, folio 029 – a separate parcel of land was created for the land to Miller street also at this time

¹⁸ Covey, *Our first 100 years*, p9

¹⁹ 'Advertising', *Age*, 19 May 1915, p7

²⁰ 'Local News', *Age*, 28 June 1915, p10

²¹ Covey, *Our first 100 years*, p9



Block plan, circa 1911
Showing original location of timber buildings (left) and relocated location (dashed)
(Source: PROV, VPRS 7882, P1, Unit 172)

The architects responsible for the design, Thomas Watts and Son, were a prominent firm established by Thomas Watts, a Bristolian who immigrated to Victoria in 1853. Watts was involved in the establishment of professional architectural associations in Victoria and served as the president of the Royal Victorian Institute of Architects. One of his notable designs is considered the grand mansion near Wangaratta, *Bontharambo* (1858).²² A resident of Caulfield, Watts was closely involved in the (sometimes controversial) enactment of municipal improvements and administration, including chairing the Caulfield Road Board (1870-72).²³ He is also known to be responsible for *Stanmere* (19 Sandham Street, HO60), a villa built for a local landowner (William Short) that later accommodated the Elsternwick Club.²⁴ Two of Short's sons joined him, and the practice continued after the senior Watts' death in 1893. At the time of the design of St Clement's, the firm was being run by the youngest of the involved sons, John Salter Watts.²⁵

Construction of the new church was relatively rapid with the foundation stone laid on 21 August 1915, and the building itself dedicated in December that year by Archbishop (Henry Lowther) Clarke.²⁶ The sketch plan (refer below), depicts the footprint of the church at erection. It was recorded that Tasmanian timber was employed internally, presumably the ceiling linings and/or framing.²⁷

In 1922, a soldier's memorial window designed by leading Melbourne stained glass artists Brooks, Robinson, and Co., was installed in the east wall. Five years later in 1927, a rood screen was erected, which was designed by architects Gawler and Drummond.²⁸

²² Julie Willis, 'Watts, Thomas', in Phillip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, Melbourne, Cambridge University Press, 2012, p755

²³ Murray and Wells, *From sand, swamp and heath*, pp.123-26

²⁴ Glen Eira Historical Society, *Elsternwick Club, Sandham Street, 19 Elsternwick*, Victorian Collections, 1063B

²⁵ Willis, 'Watts, Thomas', p756.

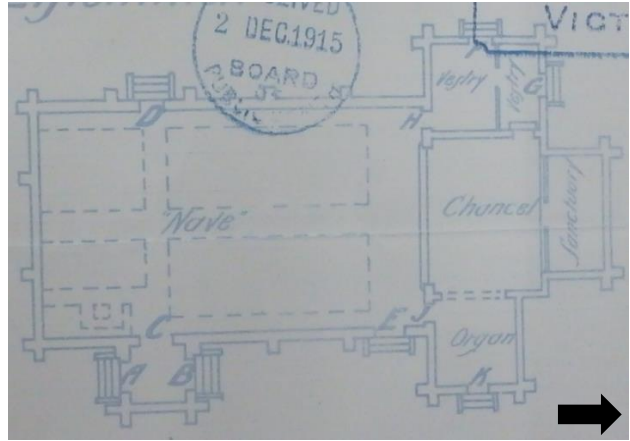
²⁶ 'Church Dedicated', *Herald*, 6 December 1915, p3; and Covey, *Our first 100 years*, p9

²⁷ Covey, *Our first 100 years*, p9

²⁸ *Stained Glass Window at Elsternwick St Clement's Anglican Church*, VHD, Victorian War Heritage Inventory, ID 196874, <<https://vhd.heritagecouncil.vic.gov.au/places/196874>>; and Covey, *Our first 100 years*, p38

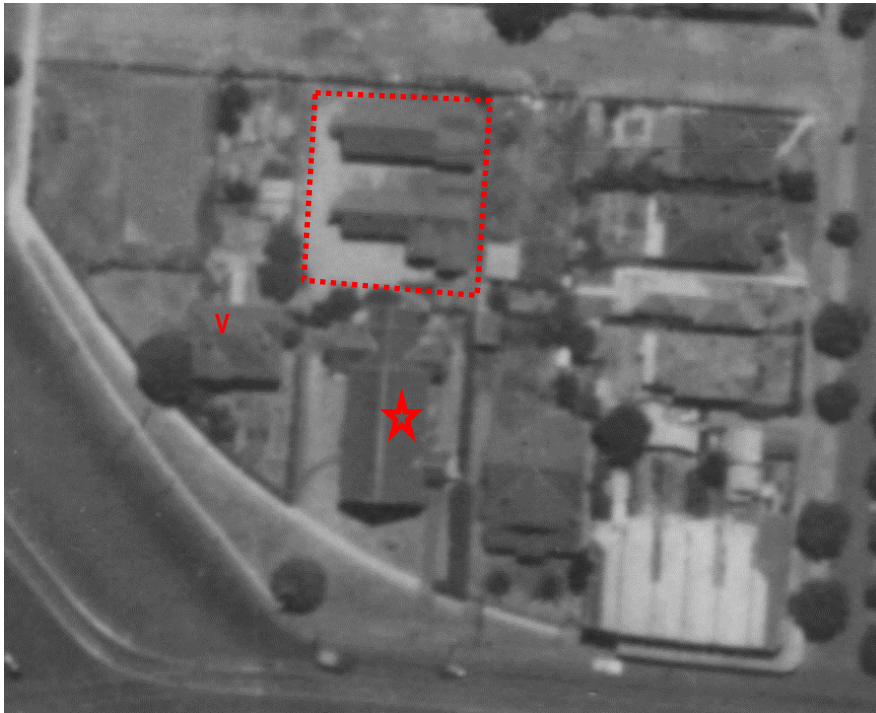


Photo of the church and vicarage (left) soon after completion
(Source: Covey, *Our first 100 years*, p10)



Sketch plan of the Church, December 1915 (north indicated)
(Source: PROV, VPRS 7882, P1 Unit 172)

The 1945 aerial photograph (below) depicts St Clement's when it occupied much of the western part of the block bound by Glenhuntly Road, Hotham Street, Miller and McCombie streets. At this time, the property consisted of the extant brick Church, the original/relocated timber church and hall to the rear/north (oriented parallel to each other), and the vicarage to the west.



1945 aerial photograph
Showing extant brick church (star), vicarage (V) and the original timber buildings to the rear (dashed)
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57787)

The original timber church and hall were destroyed by in January 1959, which also devastated the adjacent Scout Hall (2 Miller Street, Elsternwick, proposed for a HO).²⁹ In the photograph below the rear elevation of the brick church is viewable across the rubble of the ruined hall.

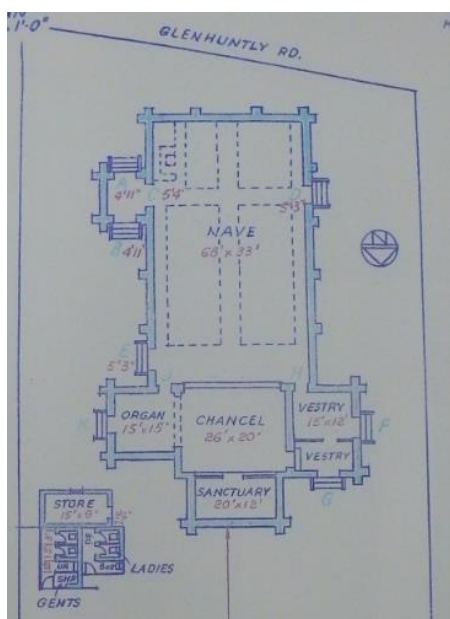
²⁹ Covey, *Our first 100 years*, np



View to the 1915 erected church from the rear of the property in 1959
(Source: Covey, *Our first 100 years*, np)

In late 1959, the wrecked buildings were replaced with the existing skillion roofed brick building to Miller Street (now part of 201 Glenhuntly Road, Elsternwick, currently an Audi dealership) to a design by local architect, Frank H W Woods.³⁰

A 1960 sketch plan of the church depicts the contemporary building footprint. It indicates that the configuration had not changed since its construction in 1915. However, the extant cream brick toilets to the north-east had since been added.



1960 sketch plan of the Church site
Glenhuntly Road is top of frame
(Source: PROV, VPRS 7882, P1 Unit 172)

The Church has a fine array of stained-glass windows, most of which were installed during the second half of the 20th century. One window, installed to the ecclesiastical south wall in 1962, depicts the Pentecost and was designed by Alan Sumner, a well-known Australian artist and educator.³¹

³⁰ PROV, Public Building File, VPRS 7882, P1, Unit 172

³¹ Sketches of the window are held in the collection of the SLV and match the design of one of the windows in the Church (*Rough Pencil Sketch for a stained glass window of the Pentecost for St Clement's, Elsternwick*, SLV, H2009.133/125); and Covey, *Our first 100 years*, p37

Minor works or additions to the building include repairs to the floor in the wake of a May 1971 fire and the construction, in 1972, of the metal clad office to the north-west.³² The vicarage was demolished sometime after 1971.³³

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

The subject building is one of a few noted brick churches built during the early 20th century in the municipality. Other examples include:

- Former Uniting/Methodist Church, 254 Neerim Road and 1A Toolambool Road, Carnegie (part of HO47) – designed in the Arts and Crafts idiom by Albert Phipps Coles in 1914. It consists of nave with front porch and rear corner tower. The lower walls are red brick with render to the upper part. The distinctive original curved half-timbering to the front gable end has been largely removed.
- Church of Christ, 514 Dandenong Road, Caulfield North (HO20) – red brick and rendered church, erected in 1918. Displaying detailing associated with the Romanesque and Gothic styles, it has a prominent front tower and flanking curved walls.
- St Aloysius, 233 Balaclava Road, Caulfield North (HO77) – an English Gothic style church in red brick and designed by Bartholomew Moriarty (1923-24). A substantial building comprised of a narthex, nave, aisles, large tower and transepts. The roof is the only one in this group clad in terracotta tiles. Its stone spire has been removed
- St Stephens, 158 Balaclava Road, Caulfield North (HO8) – a distinctive design in red brick and render designed in 1926 by prominent architect Robert Haddon (Haddon & Henderson) in an eclectic Arts and Crafts mode. It features a cross incorporated into the masonry of the façade and has unique tracery.

Condition

Excellent

Integrity

Largely intact

Previous Assessment

C (local significance) - Andrew Ward, *Glen Eira Heritage Management Plan*, Field Survey Sheet 12, 1996

Heritage Overlay Schedule Controls

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

³² Covey, *Our first 100 years*, p28

³³ The vicarage is evident on a sketch plan of the site in 1971 (PROV, VPRS 7882, P1, Unit 172). but is no longer extant,

Extent of Heritage Overlay

The proposed extent of the heritage overlay is the parcel of land associated with 205 Glenhuntly Road, Elsternwick.



Recommended extent of heritage overlay
(Source: Nearmap, 23 February 2019)

HOPETOON GARDENS

Address	520 Glenhuntly Road, Elsternwick
Significance	Local
Construction Dates	1909
Period	Federation
Date Inspected	Mid-2019



Statement of Significance

What is Significant?

The public reserve known as Hopetoun Gardens at 520 Glen Huntly Road, Elsternwick is significant to the City of Glen Eira, especially the paving configuration to the north part of the park, the basalt edging to garden beds and paths, the general form and location of the bandstand (although the raised height and extant fabric is not significant), the low basalt bench (south-east corner) and the pair of 19th century cannons.

The following 19 specimen trees are also significant:

- English Oak (*Quercus robur*),
- Cork Oak (*Quercus suber*),
- Himalayan Cedar (*Cedrus deodara*) x8,
- Brush Box (*Lophostemon confertus*),
- Camphor Laurel (*Cinnamomum camphora*),
- Wild Plum (*Harpephyllum caffrum*),
- Bull Bay Magnolia (*Magnolia grandiflora*),

- Cape Bushwillow (*Combretum caffrum*),
- Bunya Pine (*Araucaria bidwilli*),
- Cape Chestnut (*Calodendron capense*),
- Turpentine (*Syncarpia glomulifera*), and
- Kurrajong/Illawarra Flame Tree (*Brachychiton acerifolia*).

Concrete edging dating to the Interwar period is a contributory element.

How is it Significant?

Hopetoun Gardens is of historical, rarity and aesthetic significance to the City of Glen Eira.

Why is it Significant?

Hopetoun Gardens are of historical significance for being established under the impetus of the local Progress Association to serve the burgeoning population in the Elsternwick area, which lacked sufficient park facilities. It has associations with the noted local gardener/designer Thomas W Pockett. (Criterion A)

Hopetoun Gardens possesses healthy specimens of a few uncommon tree species such as the Wild Plum (*Harpephyllum caffrum*) and Cape Bushwillow (*Combretum caffrum*), which are native to South Africa, in addition to the Turpentine (*Syncarpia glomulifera*), a native species uncommon in Victoria. (Criterion B)

Hopetoun Gardens are of aesthetic significance as a public park that retains a landscaping style typical of the Federation period. Designed and curated by noted local gardener, Thomas W Pockett, the garden layout demonstrates formal or symmetrical path configurations as well as informal or meandering pathways. The original path configuration remains substantially intact in the northern half of the site. Lava rock edging dating to the Interwar period has also been retained throughout the gardens. The lawns, flower beds, varied foliage and bandstand contribute to the amenity of the Gardens. (Criterion E)

Description

Hopetoun Gardens is a medium-sized (approximately 2 hectare) municipal public park, characterised by a rectangular form and generally flat topography. It integrates formal and informal path configurations and landscaping styles typical of the Federation period, having been officially opened in 1909 to the design of Thomas W Pockett.

The formal path configuration in the north half of the site is original and revolves around a linear path that forms the central north-south axis of the design. The path is lined with narrow concrete edging likely dating to the Interwar period. A central landscaped feature, consisting of radiating paths and flower beds with substantial lava rock edging, is the focal point of the gardens. Small grassed sections to the outer edges of the flower beds have narrow concrete edging indicative of the Interwar period. Although modified, the central island is consistent with Pockett's original design and representative of a formal planning system.



Central feature and lava rock edging



Pathway configuration about central feature

The linear path terminates mid-way through the site and lacks the concrete edging evident in the north end. A series of meandering pathways, also with Interwar period edging, have been added and mirrored about the central axis. The pathways

reference a more informal approach to planning, evident in Pockett's designs for Malvern Gardens and Ardrie Park, where a late 19th-century serpentine path system is utilised.



Central section of the gardens – informal curved paths intersect with the central axis



Central section of the gardens – narrow concrete edging to informal paths

Diagonal pathways, with a gentle curve, are located in the four corners of the gardens and were likely added during the Interwar period. Narrow concrete edging has been retained in these areas.



Diagonal pathway in the south-west corner of the site



Timber bandstand – note Interwar period concrete edging

The south half of the site, although modified, retains the formal planning arrangement implemented by Pockett. The timber bandstand remains in its original location and aligns with the central axis of Pockett's design. The flower beds that surround the bandstand are lined with concrete edging and date to the Interwar period.

Originally relocated from the Elsternwick Railway Reserve in 1909, the previously open timber bandstand structure has been substantially modified. A faceted timber roof with a timber-lined soffit and ceiling with a radiating geometric design have been added, enclosing the bandstand. A timber balustrade and posts with decorative vertical fretwork have also been constructed. The bandstand has been raised to incorporate a brick storage room and a matching timber stair with concrete treads constructed on the north face. While extensively modified, it is historically and socially significant to the wider understanding of the gardens. More recent pathways, including a circular path next to the bandstand, and a playground have been added in the southern part of the site.

New paving, flower beds and contemporary metal edging have been introduced to the main entrance along Glenhuntly Road. Low curvilinear concrete walls and seating have also been added. While additions to the main entrance are sympathetic to the original design, they are not significant.

Notable features of the Gardens include two cannons manufactured in 1866 that were originally positioned either side of the central pathway, facing Glenhuntly Road. These have recently been shifted to a prominent location on the west side of the

central path. A low basalt bench in the south-east corner of the site is also a significant feature. The stone retaining wall to south-west corner of the site is likely early.





In 1910, two 80-pound cannons were introduced to the gardens








Low lava rock bench in the south-east corner of the site



Picturesque views of the site, large expanses of lawn and a significant collection of trees feature throughout Hopetoun Gardens. Native trees include the Kurrajong/Illawarra Flame Tree and Turpentine tree while more exotic species include the South African Cape Bushwillow, admired for its low, weeping canopy and Wild Plum tree, a large evergreen tree that can grow up to 15 metres tall. Some remnant early plantings have also been maintained.

Notable trees are identified by the following table.

Common Name (Scientific Name)	Details	Image
1.English Oak (<i>Quercus robur</i>)	Western Europe Grow rapidly in south-eastern Australia	
2. Cork Oak (<i>Quercus suber</i>)	Spain, Portugal, and northern Africa Slow growing	

Common Name (Scientific Name)	Details	Image
3. Himalayan Cedar (<i>Cedrus deodara</i>)	Western Himalayan Region Eight trees were planted in the 1920s to the outer edge of the central path. The six northern-most trees remain intact.	
4. Brush box (<i>Lophostemon confertus</i>)	Coastal NSW and Queensland	
5. Camphor Laurel (<i>Cinnamomum camphora</i>)	Taiwan, Japan, China	
6. Wild Plum (<i>Harpephyllum caffrum</i>)	South Africa Uncommon in Australia	

Common Name (Scientific Name)	Details	Image
7. Bull Bay Magnolia (<i>Magnolia grandiflora</i>)	South Eastern USA	
8. Cape Bushwillow (<i>Combretum caffrum</i>)	South Africa	
9. Bunya Pine (<i>Araucaria bidwillii</i>)	South East Queensland (Source: Google Street view, January 2010)	
10. Cape Chestnut (<i>Calodendrum capense</i>)	Southern Africa	

Common Name (Scientific Name)	Details	Image
11. Turpentine (<i>Syncarpia glomulifera</i>)	NSW and Queensland	
12. Kurrajong/Illawarra Flame Tree (<i>Brachychiton acerifolia</i>)	Central NSW to Central Queensland	

There are also several Canary Island Date Palms (*Phoenix canariensis*), pictured below, of varying age and size across the gardens, though generally planted more recently.



History

Hopetoun Gardens derive from Crown Allotment 37, a roughly 45 acre (approx. 18 ha) holding acquired by John Allee, likely in the early 1850s.¹ A decade prior, Allee and his business partner, the eminent 19th-century architect Charles Webb (who also owned property nearby, Crown Allotment 275), were considered to be amongst Melbourne's 'leading builders'.² Despite such a reputation, Allee's purchase in Elsternwick – as the locality was popularly known from the late 1850s³ – appears to have been speculative, with the property remaining heathland until the 1870s.⁴



Historic Parish Plan of Crown Allotment 37 superimposed over existing streets
Hopetoun Gardens is outlined in red
(Source: PROV Map Warper, Prahran Plan, Imperial measure P341-2, VPRS 16171)

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',⁵ 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.⁶

The first known use of the area encompassing the subject land occurred over the 1870s and 1880s when John Stancil Illbery

¹ J Noone, *Prahran, Country of Bourke*, Department of Crown Lands and Survey, 1882, SLV

² Susan Priestly, *South Melbourne: a history*, Carlton, Melbourne University Press, 1995, p39. Allee was a resident and Councillor at Brighton, where he died in 1877 ('Sudden Death', *Herald*, 18 October 1877, p3). His portrait is available at the SLV (BIB ID 1803912)

³ 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)

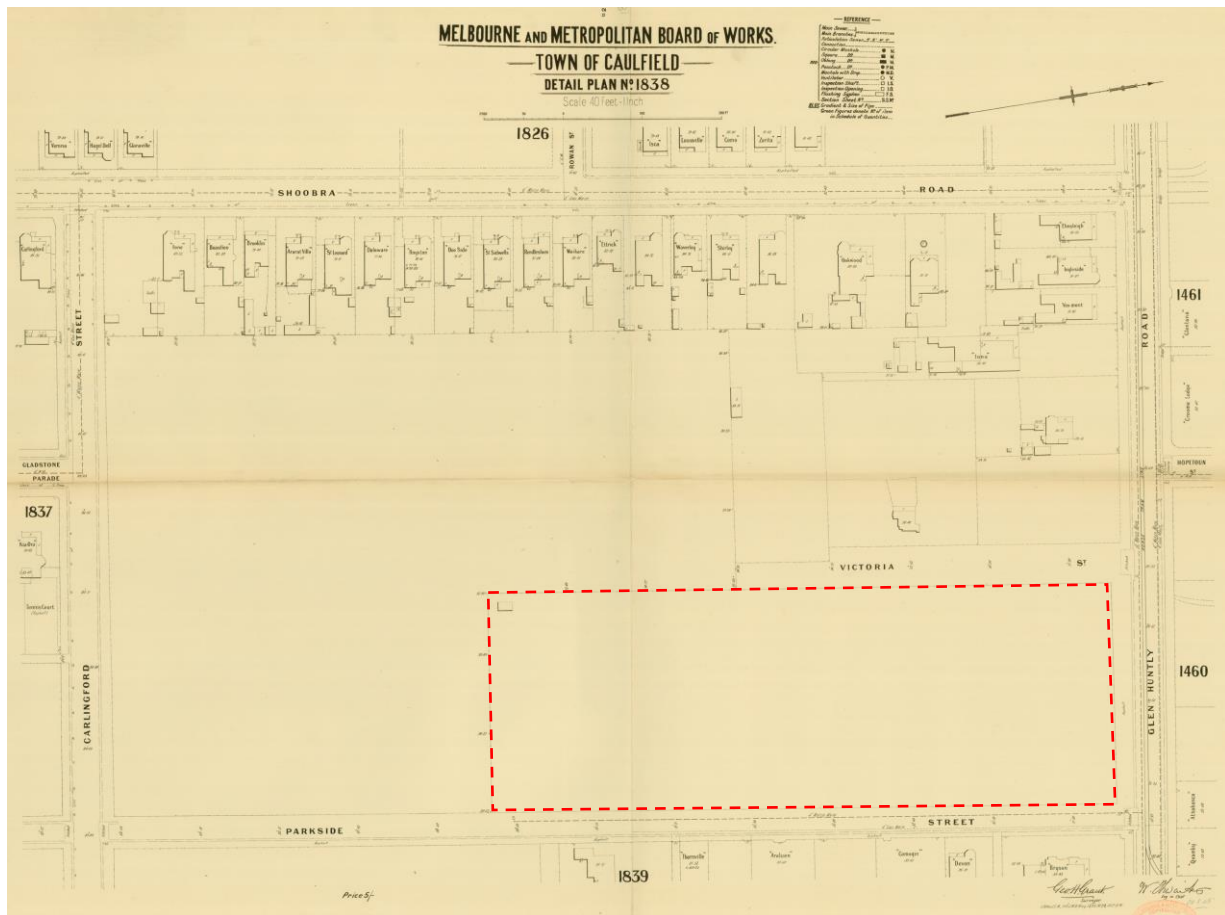
⁴ Peter R Murray and John C Wells, *From sand, swamp and heath: a history of Caulfield*, J & D Burrows, City of Caulfield, 1980, p82

⁵ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁶ Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p110

and his family were tenants.⁷ It is likely that they cultivated sections as a market garden and/or a depot for their successful road contracting operations. At his death in 1932, John was purportedly the 'oldest resident of Caulfield' and a well-known local identity due to his commercial activity and term as a councillor (Caulfield Shire).⁸

In the wake of the Illbery family, much of Crown Allotment 37 was progressively subdivided and subject to residential development. However, a large section between Victoria and Parkside streets – including the grounds of the subject place – remained largely vacant (it was later described as having been used as a 'grazing paddock'⁹) and, by this stage, owned by the Victorian Permanent Building Society.¹⁰ This state of affairs is depicted by the 1905 MMBW plan.



MMBW detail plan no. 1838, dated 1905

The property that would accommodate Hopetoun Gardens is outlined)

A small structure (since demolished) is evident in the south-west corner

North is right of frame

(SLV)

By the early 1900s, large stretches of undeveloped property in Elsternwick were rare, making the holding between Victoria and Parkside streets a tempting target for speculators as well as community groups. The latter of whom, increasingly conscious of the disparity of public green spaces between their locality and the central and western parts of the Caulfield district, began agitating for the establishment of civic parks and gardens. This task was to prove difficult, as all reserves in Elsternwick had been alienated by the late 1870s, meaning that private land would have to be actively purchased.

⁷ Geulah Solomon, *Caulfield's Recreational Heritage*, vol.3, City of Caulfield, 1990, p90; and review of *Sands and McDougall's Directory* editions, 1870-90

⁸ 'Caulfield Identity', *Herald*, 23 June 1932, p10

⁹ 'Hopetoun Park', *Brighton Southern Cross*, 7 August 1909, p5

¹⁰ Review of Caulfield rate books

Tentative steps were made in 1905 with the creation by Council of the Elsternwick Railway Reserve (now known as Elsternwick Station Reserve) on what was initially, rented land. Arrangements for this modest and irregularly shaped 'railway' park were, however, limited; consisting of donated plantings and £50 for landscaping works. Nonetheless, the reserve proved popular, particularly that of a timber bandstand, which was erected on the back of the fundraising efforts by the Elsternwick Ratepayers Committee soon after the reserve was opened. Yet the diminutive size of the space proved prohibitive to larger gatherings, and dissatisfaction lingered.¹¹

As a result, local organisations began to campaign for the founding of a larger park – one befitting the status of a consolidating and prosperous suburb. The push was spearheaded by the Elsternwick Progress Association, with its vice-president Dr R E Weigall (later the president of the RACV) taking the lead.¹² Volunteer progress associations had proliferated across 20th century Melbourne, set by residents to channel and foster community sentiments as well as lobby municipal and state authorities. It seems likely that the Elsternwick Progress Association – founded in July 1906¹³ – may be one of the earliest manifestations of this loosely connected wider movement.¹⁴ Its agenda for improvements in the suburb was certainly ambitious and, after only several months in existence, it was announcing that an appropriate site for a new park had been found:

[the Association had] arrived at a unanimous conclusion to recommend the council to purchase a block of 5 acres, bound on three sides by Glen Huntly-road, Parkside-street and Victoria-street, at £350 per acre. This block is situated almost in the centre of Elsternwick, and is of easy access. From the centre a clear and uninterrupted view of Hobson's Bay is obtained, and it contains all the possibilities of turning it into one of the most attractive resorts.¹⁵

Beyond recommending its acquisition, several members of the organisation had put down a deposit on the land and were holding it in trust, pending the municipal decision. While deputations frequented Council meetings to push for official approval, the Progress Association roused interest by publicly discussing plans for the new park:

[It is proposed] to fence in a central portion of the area for the holding of open air concerts, and the band stand near Elsternwick station [Elsternwick Railway Reserve], will be removed there with that object. A bowling green, tennis court and cricket ground will also be established, and the remainder of the tract will be laid out as a garden. The clubs controlling these subsidiary enterprises, it is believed, will pay for the maintenance of the whole reserve. Representatives of the progress association are arranging for a deputation to ask the Premier for a grant for fencing the property.¹⁶

Yet municipal deliberations were slow as legal and funding entanglements were traversed, with a handful of councillors from other parts of the district doubtful about prioritising public funds for an Elsternwick park when 'urgent' drainage works remained uncompleted.¹⁷ The pressure of the Progress Association was, however, unrelenting and in April 1907 Council agreed to the purchase of the 5 acres (approximately 2 hectares) site and its dedication as a public garden.¹⁸

Underlying this community campaigns were late 19th and early 20th-century ideological currents relating to respectability and municipal pride that promoted the facilitation of various forms of reserves, parks and gardens for active and passive recreational usage. These beliefs were espoused particularly by advocates of the 'city beautiful' movement (essentially, embedding civic beautification and functionalism into urban planning), revolved around interconnected issues of public morality, health and citizenship.¹⁹ The provision of public green spaces became a central tenant of the town planning in the Federation period and Victoria's budding identity as the 'Garden State'.²⁰

The actions required to establish the park (seemingly not proclaimed 'Hopetoun Gardens' until the eve of its opening) occurred quickly. In December 1907, the well-regarded and long-tenured Curator of Parks and Gardens in the City of Malvern, the

¹¹ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p33

¹² 'Obituary: Dr R. E. Weigall', *Argus*, 12 March 1947, p9

¹³ 'Elsternwick Progress Association', *Argus*, 10 Jul 1906, p6

¹⁴ Helen Penrose, 'Progress Association', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM01198b.htm>>, accessed 30 September 2019

¹⁵ 'A New Park: Movement at Elsternwick: Selecting A Site', *Brighton Southern Cross*, 6 October 1906.

¹⁶ 'Elsternwick Recreation Reserve', *Age*, 27 November 1906, p9

¹⁷ For instance, see 'New Park for Elsternwick', *Age*, 5 October 1906, p9

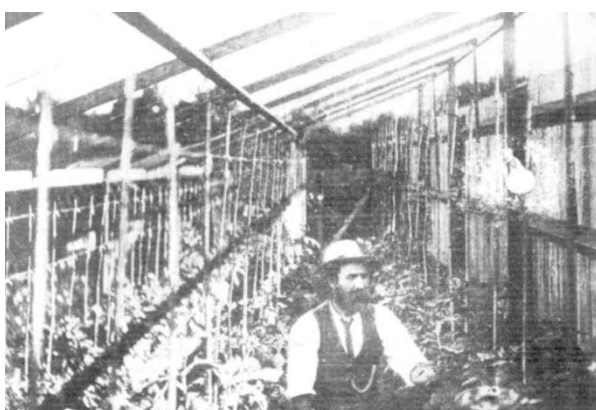
¹⁸ The handover of the Hopetoun Gardens from the Elsternwick Progress Association was not completed until mid-1909, following Council's eventual raising of a £2,000 loan, supplemented by a state government grant ('Municipal Function At Elsternwick', *Age*, 2 August 1909, p6)

¹⁹ Robert Freestone, *Urban Nation: Australia's Planning Heritage*, CSIRO Publishing in association with the Department of Environment, Water, Heritage and the Arts, and The Australian Heritage Council, 2010, p240

²⁰ Richard Aitken, 'Gardens and Garden Design', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM00621b.htm>>, accessed 30 September 2019

England-born Thomas William Pockett (1857-1952), was invited by Council to advise on the planning of the garden.²¹ Pockett's public profile is indicative of the late 19th and early 20th-century trend to celebrate horticulturalists. His passion and skill for plant breeding saw him attain an international reputation as the 'chrysanthemum man' (for which Pockett was awarded an OBE in 1945). During his career with Malvern (1888-1918), Pockett was responsible for designing multiple public green spaces, with Malvern Public Gardens and Central Park amongst his better-known outputs.²² His work at Hopetoun Gardens does not appear to have attracted a great degree of attention at the time – perhaps because he was 'on loan' from Malvern – nor did it occur without some interference (despite the urgings of the Progress Association that all planting be native, the Council obtained a range of ornamental trees from the Royal Botanic Gardens).²³

Seemingly self-taught, Pockett's approach in curating parks appears as individualistic; more responsive to the site and available resources than consciously employing a specific garden style. Nevertheless, his work can be understood as broadly influenced by the formal and informal strains of landscape design that were prevalent in the Federation period (a mixture of the Arts and Crafts idiom and Guifoylean naturalism); characterised by restrained plantings, sweeping lawns, curving paths and geometric elements/planting arrangements.²⁴



(Above) 'Mr T Pockett (Curator Malvern Gardens) amongst his chrysanthemums'
(Source: 'Our Public Gardens', *Australasian*, 20 February 1904, p26)



(Right) Golden wedding anniversary (1928) portrait of Thomas, wife Louisa and, of course, his chrysanthemums.
(Source: Malvern Collections, Stonnington History Centre, MP5091)

The park – as Hopetoun Gardens – was opened with much fanfare on 31 July 1909. An audience of around a thousand gathered, overseen by the Mayor of Caulfield, who was presented with a gold key to mark the occasion. The reasoning behind its name was not publicly elaborated upon but presumably was in reference to John Hope, the Seventh Earl of Hopetoun and first governor-general of the Commonwealth (who had previously also been a popular Governor of Victoria). The event was initiated by a march to the gardens led by the Elsternwick Naval Brigade (who also performed cutlass drills and flag signalling), cadets from both Caulfield Grammar School and Caulfield state school, and the Caulfield Scouts, with music supplied by the Elsternwick and St Kilda Brass Band and 'two pipers' from Caledonian Society'.²⁵ Conspicuously, the efforts of the Progress Association did not feature in official commentary, leading the *Brighton Southern Cross* to comment:

strange to say the body, which were primarily responsible in securing the park for the people, were not officially recognised at the opening. Nevertheless it will stand for all time as a monument to the perseverance and assiduity of the Progress Association that to them alone remains, the credit of securing one of the finest reserves to the people of Elsternwick.²⁶

²¹ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p33

²² 'A Healesville Nonagenarian', *Healesville Guardian*, 7 November 1952, p3; and City of Stonnington, *Malvern Public Gardens*, Victorian Heritage Database Report

²³ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p33

²⁴ Aitken, 'Gardens and Garden Design'

²⁵ 'Hopetoun Gardens', *Argus*, 2 August 1909, p9

²⁶ 'Hopetoun Park', *Brighton Southern Cross*, 7 August 1909, p5

At this time, Hopetoun Gardens were described as:

a spacious flat area, which has been ornamentally fenced, and includes, besides artistically laid out gardens planted with over 100 young trees and numerous shrubs and flowers, a tennis court reserve and a spacious bowling green and pavilion, which will be available for use at the commencement of the ensuing season...²⁷

Plans to plant the southern end of the gardens with Australian trees were also publicised.²⁸ Within a month of opening (August 1909), the bandstand from the Elsternwick Railway Reserve had been dismantled and re-erected at Hopetoun Gardens.²⁹ It was joined in 1910 by a pair of 80-pound decommissioned cannons obtained from the Defence Department by Council. These guns had been manufactured in 1866 at the Royal Arsenal in Woolwich, England before being mounted at Fort Gelibrand at Williamstown in response to heightened anxiety about Melbourne's defence in the late 19th century.³⁰ Supporting their installation was the councillor and later mayor (1909 and 1917), Arthur Dunbar,³¹ a strong backer of the park:

It would be a fine thing from an educational point of view to have the guns there. Boys would learn the necessity for being prepared for the defence of the country. That was the real way to secure peace... The guns would be an object-lesson, and a young Nelson might yet arise in Caulfield.³²

The original layout of the park is evident in a circa 1910 photograph, reproduced below. It shows the prominent positioning of one of the cannons, at the front of the gardens facing Glenhuntly Road, propped by timber supports and positioned on a rectangular paved area. Although outside the photograph, the second cannon was located on the opposite side of the path, maintaining the strong axis of the design. The central path led to a formal, grassed island with rose bushes. Irregularly shaped flower beds, lined with box row hedging are also evident as are mature tree plantings and wide pathways (possibly surfaced in gravel). A similar informal arrangement also characterises Pockett's Malvern Gardens, where formal angular beds were avoided.³³



Hopetoun Gardens, photographed circa 1910
Looking south towards central grassed island from Glenhuntly Road
(Source: SLV, H42782/25)

²⁷ 'Hopetoun Gardens', *Age*, 2 August 1909, p6

²⁸ 'Hopetoun-Gardens: Elsternwick Pleasure-Ground', *Argus*, 2 August 1909, p9

²⁹ *Brighton Southern Cross*, 3 July 1909, p4; *Brighton Southern Cross*, 7 July 1906, p3

³⁰ Glen Eira City Council, 'Cannons in Hopetoun Gardens', nd, <<https://www.gleneira.vic.gov.au/our-city/history-and-heritage/our-monuments-and-sites/cannons-in-hopetoun-gardens>>, accessed 29 September 2019

³¹ 'Death of Mr A Dunbar', *Argus*, 28 December 1929, p14

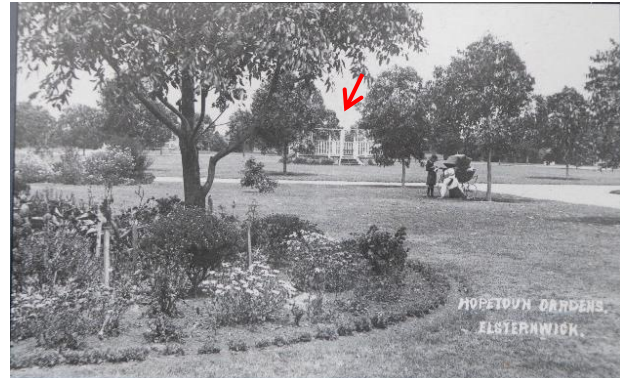
³² 'Great Guns. Obsolete Artillery for Elsternwick', *Brighton Southern Cross*, 19 September 1908, p6

³³ John Pockett, *Chrysanthemums: A biography of the life and work of the late Thomas Pockett, O.B.E.*, Carlton, Horticultural Press, 1958

Other early depictions of the Hopetoun Gardens show the south end of the site as well as the relocated bandstand. At this time, the early 1900s, the central path terminated midway through the park while intersecting with the circular path that surrounded the bandstand. This element also referred to as the 'pavilion'³⁴, was then only a slightly elevated timber structure and did not have a roof.



Railway Reserve, Elsternwick, circa 1905. The timber bandstand is evident, indicated by the red arrow, prior to its relocation to Hopetoun Gardens (Source: SLV, H33673/62)



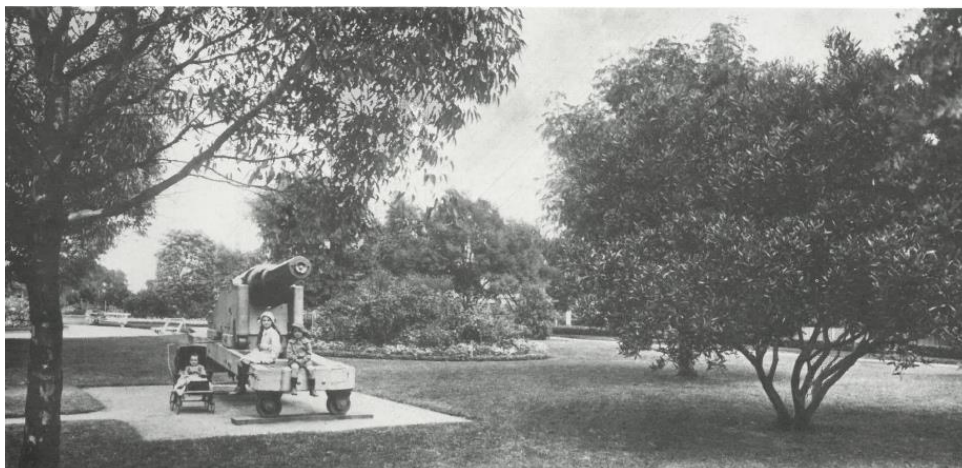
Hopetoun Gardens, circa 1910. Looking south towards relocated timber bandstand (red arrow) (Source: SLV, H42782/26)

The 'quality and quality' of parks and reserves in early 20th century Caulfield drew the attention of the Victorian Town Planning and Park Association, with a special note made of Hopetoun Gardens in 1915:

which [is currently] being planted with Australian trees and shrubs, affords a noble display of varied and beautiful foliage, a result which reflects credit on the designer and is a tribute to the care and spirit of the curator [Pockett].³⁵

Further commentary about the park system in Caulfield was generated by the inaugural Australian Town Planning and Housing Conference and Exhibition, held in 1917. Delegates highlighted the 'striking' commitment of the municipal body in providing public green spaces in 'every part of the city' with much credit given to W J M Woolley, the city surveyor and engineer, for this 'scheme of public beautification'. Once again, Hopetoun Gardens were specified:

It faces Glen Huntly road, and at once attracts the attention of travellers by the electric tram. Although these gardens were formed about 12 years ago, considerable improvements have been effected since Mr J Reeves took charge as gardener. Six acres contain magnificent specimens of acacias and eucalypts. At present the wattle trees, acacia elta, are in full bloom, and they present a fine appearance. Seasonable flowers are sending out bright tins, and a few hour spent in the gardens... will be full of interest.³⁶



Hopetoun Gardens photographed from Glenhuntly Road, likely during Interwar period. Note more maturing plantings. (Source: Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p32)

³⁴ 'Hopetoun Gardens', *Argus*, 2 August 1909, p9

³⁵ 'Property and Real Estate News', *Mail*, 24 April 1915, p12

³⁶ 'Caulfield City Brightened', *Herald*, 15 February 1918, p2

By the Interwar period, public gardens and parks – its green ‘lungs’ – were a well-established facet of the Caulfield district and routinely identified as a key reason behind the district’s ‘rapid development’ and ‘hygienic’ reputation.³⁷ This network of green spaces was then managed collectively by the Parks and Gardens Committee; who appointed gardeners, organised ‘patrolling’ (in an attempt to manage the behaviour of users) and deliberated upon expenditure for maintenance, new works and planting.³⁸ Hopetoun Gardens continued to be recognised, with a 1937 feature article on public parks in metropolitan Melbourne, portraying them as one of those ‘miniature, lovely little parks tucked away in the heart of the suburbs; parks which confront one suddenly; exquisite oases among suburban villas’. To the correspondent, the nearly three decade old park had an ‘old-world air about them’, its character defined by the ‘grim grey cannon’ and ‘bustle and bonnets’.³⁹

The pathway system implemented by Pockett remains detectable in a 1931 aerial photograph (below), including the axial linear and circular paths to the north and south of the gardens. The existing eight Himalayan cedar trees had been planted by then, possibly in the 1920s, along the central path to provide a formal gateway are also apparent. The meandering pathways to the north, east, and west perimeters of the site, are also probably original elements. By this time, it seems that the grassed island to the north of the site has been changed to the current format, as it was divided into four outer quadrants with a small central circular bed, forming a series of radiating paths and garden beds. Extant lava rock edging, typical of the public garden design in Interwar period, as well as the narrow concrete edging to the outer grassed sections and raising of the central island’s ground level, had also likely been introduced.



1931 aerial photograph of Hopetoun Gardens
North is top of frame
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)



1945 aerial photograph of Hopetoun Gardens
North is top of frame
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57786)

³⁷ ‘The New Suburbs: Caulfield’s Great Expansion’, *Age*, 29 July 1926, p15

³⁸ ‘Caulfield Parks and Gardens’, *Prahran Telegraph*, 12 February 1926, p5

³⁹ ‘Hidden Gardens of a Garden City’, *Herald*, 23 January 1937, p39

The 1945 aerial photograph shows a number of changes. The formal path appears to have been reduced in width and both the large circular path in the south part of the gardens and meandering paths to its the perimeters removed. Further, three diagonal concrete pathways with a gentle curve had been introduced from the north-west, north-east and south-east corners of the gardens. While the circular path to the south of the park had been removed, a ring of trees identified its location.

During the post-WWII period, a fourth diagonal pathway was added from the south-west of the gardens and several Canary Island Date Palms added to its northern, eastern and western perimeters.

By 1997 two large trees in the front corners of the site had been removed, to be later replaced with circular flower beds, and a low rendered wall had been built at the north entry. A series of curved pathways had been added to the middle of the site, either side of the central path.⁴⁰ Trees on the south half of the site had substantially grown and a playground had been added. A series of some connecting pathways were introduced about the bandstand after 2007.⁴¹

The cannons continued to occupy a prominent position at the front of the site until at least 2013 when there was a star defined in the paving at the north entry.⁴² The wider entry was introduced during late 2016, though the guns, including concrete pads, had been relocated to their extant location by late 2015.

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira.

The Hopetoun Gardens are one of a few parks or gardens established during the Federation period in the City of Glen Eira.

- Caulfield Park, HO4 (280 Balaclava Road, Caulfield North), includes a Turpentine tree (*Syncarpia glomulifera*) which is included on the National Trust Register (T11482).
- Greenmeadows Gardens, included in HO74, Lempriere Avenue, Greenmeadows Gardens and environs (1 Green Street, St Kilda East). No individual trees are identified in the Schedule, but it includes a Cape Bushwillow (*Combretum caffrum*) of similar age according to the National Trust Register (T11485).
- Cork Oak (*Quercus suber*) at 271 Glen Eira Road, Caulfield located in grounds of St Mary's Anglican Church (HO25, National Trust Register, T11475), thought to be possibly the largest specimen in Australia.

Condition

Good

Integrity

Mostly intact

Previous Assessment

Rotunda, C grade (local significance) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 18, 1996

Heritage Overlay Schedule Controls

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

⁴⁰ 1997 aerial, GIS, Glen Eira City Council

⁴¹ 2007 aerial, GIS, Glen Eira City Council

⁴² Google Street View, November 2007 to October 2015, November 2016

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 520 Glenhuntly Road, Elsternwick.



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

CORNER STORE

Address	12 Hartington Street, Elsternwick
Significance	Local
Construction Dates	1909-13
Period	Federation
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The corner store at 12 Hartington Street, Elsternwick, is significant, including its roof form, brick chimney, parapet (brick base with timber hoarding), recessed entries, timber-framed shopfronts with highlight windows and original tiling (stallboards and piers). The west door, with diamond glazing bars, is likely an early (1920s) addition. The east door appears to date to the mid-20th century. The early remnant painted signage (including 'SOAP') to the east side of the central dividing wall within the shopfronts is also significant.

The rear, timber-framed wing is not significant.

How is it Significant?

The corner store at 12 Hartington Street, Elsternwick, is of historical and representative significance to the City of Glen Eira.

Why is it Significant?

The corner store at 12 Hartington Street, Elsternwick, is of historical significance as a corner shop that was constructed in two main stages – first the western shopfront (circa 1909), followed by the eastern shopfront (circa 1913) – to provide for the needs of the surrounding residential locality. This area, subdivided in the 1880s as the Kooyong Park Estate, underwent more intensive development during the Federation period, at which time the corner shop was built and expanded. For over a century, it continued to be utilised for commercial purposes, predominantly as a grocer for around 60 years; a use indicated by some

remnant signage. Between the late Interwar period and post-WWII period, it was also operated concurrently as the Elsternwick East Post Office and as a municipal library. During WWII, it also briefly functioned as an enrolment centre for military service in the area. (Criterion A)

The corner store at 12 Hartington Street, Elsternwick, is of representative significance as a good example of a once commonplace urban typology, that of the local corner shop. Such quotidian buildings are now often at risk. Its highly intact shopfronts, including recessed entrances with pressed metal soffits, timber-framing with highlight windows and original green tiling (currently overpainted) are indicative of early 20th century commercial design. The timber hoarding to the stepped parapet is also evocative of a backstreet, or non-major thoroughfare, location. (Criterion D)

Description

The building is located on a corner site at the intersection of Hartington and Parkside streets and consists of two parts – the main brick section facing Hartington Street and an adjoining timber-clad part to the rear. It occupies less than half the site.

The front brick part has a square footprint with a mostly hipped roof, concealed at the front by a tall parapet. The parapet is red brick and stepped to the return walls with a projecting upper course. There is a difference between each half of the roof that suggests that only the western half originally had a parapet as this section is longer and terminates in a gable behind the parapet. There is a narrow eaves overhang on the west side, but a timber-lined soffit is present to the east side. From the aerial, it seems there is a short infill (flat or skillion) roof section between the parapet and the main hipped roof to the east side. The roof is clad in corrugated sheet metal and has a single red brick chimney.



Façade – east end. NB infill section with timber door



North-west corner

It is likely the eastern half of the façade originally stepped back from the street and provided a separate entry to the house. This is suggested by the detailing to the middle wall of the existing shopfronts – a tuck-pointed wall with remnants of early painted signage, presumably dating from when the building operated as a grocery. The word 'Soap' has been cut off by the ceiling of the shopfront introduced to the east half of the façade, that is, to align with the west half.



North-east corner
Note setback of the hipped roof on the east side



Signage to a likely original external wall
Tuck-pointing evident

The extant red brick parapet and pair of shopfronts were both probably constructed during the Federation period and unify the street façade. The brick parapet consists of two roughly symmetrical square pediments. A timber hoarding and frame have been fixed to the front face of the brick parapet. Some signage is ghosted, with 'Convenience Store' being discernible behind the paint,

probably dating to the later 20th century.

The pair of shopfronts are, for the most part, identical and retain their original configuration. The splayed recessed entrance and pressed metal ceiling is typical of the early 20th century as are the dark green subway tiles (overpainted). The floor is concrete, which is probably not original. The timber-framed shopfronts are comprised of large lower panes with an upper band of highlights, whose framing appears to have been changed. Retractable awning blinds have been installed above.

The western shopfront has a timber door that consists of two small panels below a large glazed panel with a diamond pattern, indicative of the Interwar period (mainly the 1920s). The eastern shopfront has a single glazed timber door more typical of the mid-20th century or late. Internally, the floor of the display cases retains timber boards. The 1945 aerial photograph (see below) depicts the existence of a canopy (likely cantilevered) to the façade, an element not identifiable in the 1931 aerial photograph (see below) nor any longer extant.



Eastern shopfront



Western shopfront

The west and south brick elevations have been painted; however, two original arched openings with timber-framed windows remain. There is a small single pane with textured glass to the centre of the west elevation and the double-hung sash window to the south.



West elevation of brick section



Intersection of brick and rear timber sections

To the north-east corner of the site is a small infill section, about half the length of the front section, which extends between it and the boundary. The north wall is painted brick and has a timber door with vertical boards. The side/east wall is rendered.

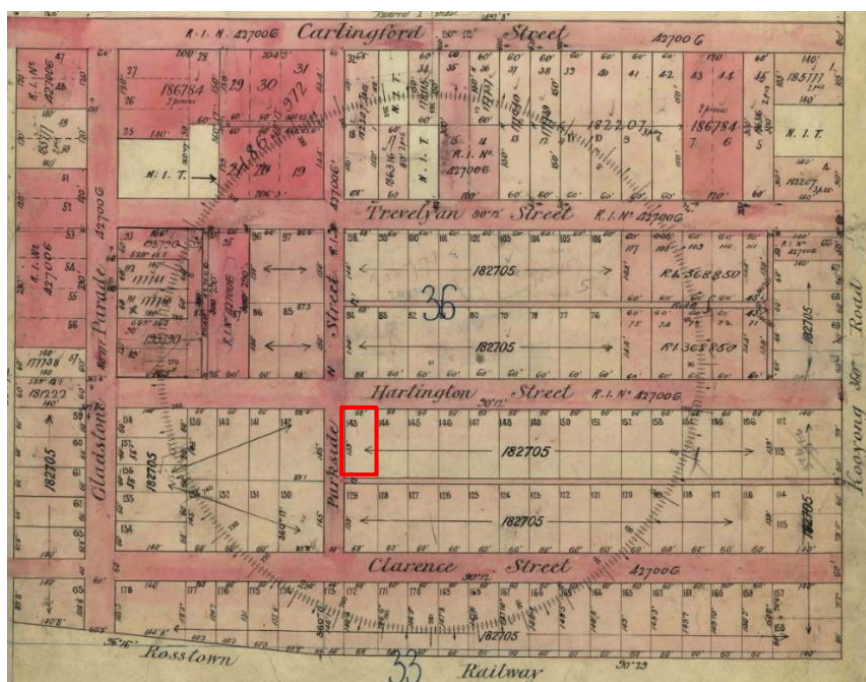
At the rear of the shop, there is a narrower, weatherboard-clad section which has presumably been constructed in stages. It consists of a skillion roof section adjoining the brick section and to the south a gable (east side) and attached skillion (west side). While partly concealed, the visible windows of this section are not original, being aluminium-framed rather than timber.

History

The subject place formed part of a 45 acre (approximately 18 ha) parcel described as Portion 36 of the Parish of Prahran, first acquired by Irish-born speculator, Thomas Budds Payne. This area, in the southern reaches of the Caulfield district, was characterised as heathland and divided into large land parcels, much of which appear to have been procured by investors and land syndicates.¹

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',² 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.³

In 1886, the Colonial Investment and Agency Company consolidated some 46 acres of nearby land, including Portion 36.⁴ This purchase was promptly subdivided into sizable suburban lots as depicted below; including Lot 143, out of which the allotment would later be formed.



1886 subdivision – lot 143 is outlined
(Source: Certificate of Title, vol. 1845, folio 951)

By the following year (1887), the Victorian Permanent Property Investment and Building Society had obtained the southern section of this large holding, roughly 20 acre (approx. 8 ha) area bound by Trevelyan Street in the north, the Rosstown railway in the south, Gladstone Parade in the east, and Kooyong Road in the west. This purchase included the subject allotment, then

- ¹ 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). Initial dates of purchase are not provided by the Prahran Parish Plan (PROV, VPRS 16171, P1, Plans Ne-R); however, it is known that Crown land was purchased in the Caulfield area, close to Kooyong and Balaclava Roads, from the early 1850s and then progressively sold in large blocks to the east and south until the mid-1860s, by which point much of the Carnegie area had been acquired (Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p2)
- ² Andrew Garrahan, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148
- ³ Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p110
- ⁴ Certificate of Title, vol. 1845, folio 951

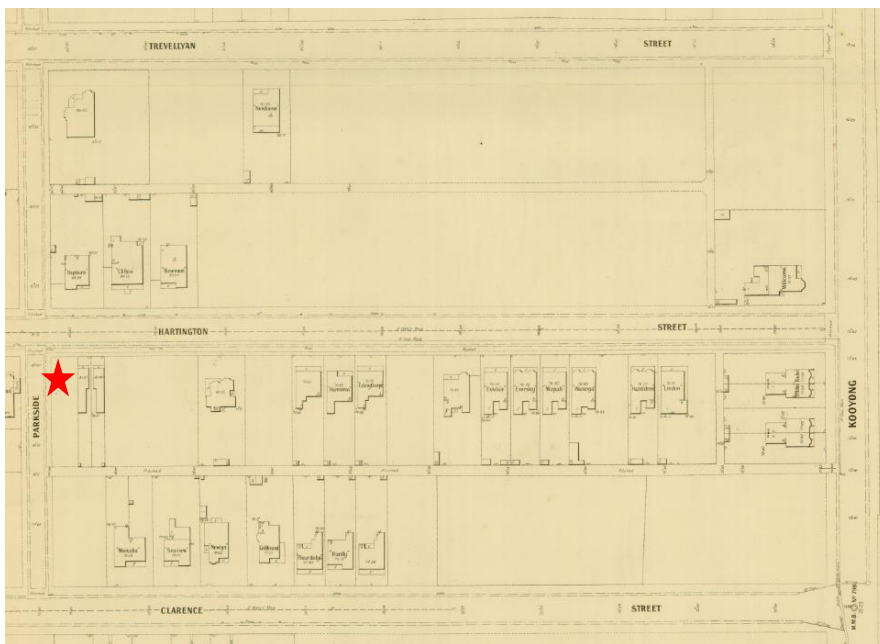
vacant.⁵ This parcel, together with additional land to the north, was then acquired in 1891 by the Colonial Investment and Agency Company Limited.⁶ This consolidation was marketed as the Kooyong Park Estate from the early 1880s.⁷ In March 1895, lot 143 was divided, and the subject allotment – the western half to the corner of Parkside and Hartington streets – obtained by George Western Wall, identified as a photographer.⁸



One of the advertisements for the Kooyong Park Estate (section 2)
The south side of Hartington Street is not depicted
Note the explanatory text (bottom left) highlighting the subdivision's 'desirable advantages'
(Source: 1885, SLV)

The initial growth phase of the Kooyong Park Estate was characterised by the erection of mansion-like residences to Gladstone Parade, often on double lots, with comparatively smaller dwellings to the parallel roads, such as Hartington Street. It is likely that the collapse of the heightened speculation associated with Melbourne's 'land boom' in the 1890s dampened the wider development of subdivision, with the 1905 MMBW map – see below – depicting multiple unbuilt on lots, including that of the subject site (although the pair of single-fronted weatherboard residences to its east were extant). Construction activity intensified in the lead up to WWI, and by 1915 most of the property to surrounding streets was occupied.⁹

⁵ Certificate of Title, vol. 1885, folio 806
⁶ Certificate of Title, vol. 1988, folio 457
⁷ See various subdivision maps for the Kooyong Park Estate held at SLV
⁸ Certificate of Title, vol. 2401, folio 014
⁹ Review of Sands and McDougall Directory editions, 1905-20



MMBW plan no. 1836, Caulfield
Hartington and nearby streets as developed by 1905.
Star indicates the later location of the shop/residence
(Source: SLV)

Wall died in 1905, and the subject lot was ultimately acquired by the Fourth Victoria Permanent Building Society.¹⁰

Around 1909, the City of Caulfield rate book recorded the new presence of a 5-roomed brick shop ('BS') at the site, run as a grocery by Kathleen Geldart, who remained until 1917.¹¹ On the basis of physical investigations, it appears that the western shopfront was erected first. A marked rise in the annual recorded value of a building, which often indicates the provision of an extension or addition, is also noted in 1913 (nearly a two-fold increase).¹² This likely equates with the construction of the eastern shopfront. Both shopfronts and at least part of the weatherboard section are depicted in the 1931 aerial photograph, shown below.

The construction and expansion of the shop during the late Federation period is revealing of the residential consolidation of the surrounding streets at this time. In general, local stores – often situated to corners – were familiar sights in well-established late 19th and early 20th century neighbourhoods, the residents of which often depended on walkable locations for the provision of day-to-day necessities.

The shop continued to operate as a grocer into the late 20th century.¹³ Other uses were also recorded from the late Interwar period into the 1960s, operating alongside its commercial use; namely, from 1938, that of the Elsternwick East Post Office and (small-scale) municipal library.¹⁴ Similar to the employment of many post offices during wartime, it also functioned as an enrolment centre for compulsory enlistment during early 1940s for the 4th Brigade Area.¹⁵

The subject site (unoccupied at the time of assessment) was utilised for commercial usages until recently (circa 2010), with the eastern shopfront accommodating a milk bar (note existing signage) and the western shopfront a music store.¹⁶

¹⁰ Certificate of Title, vol. 2563, folio 507

¹¹ Caulfield rate book, 1909-10

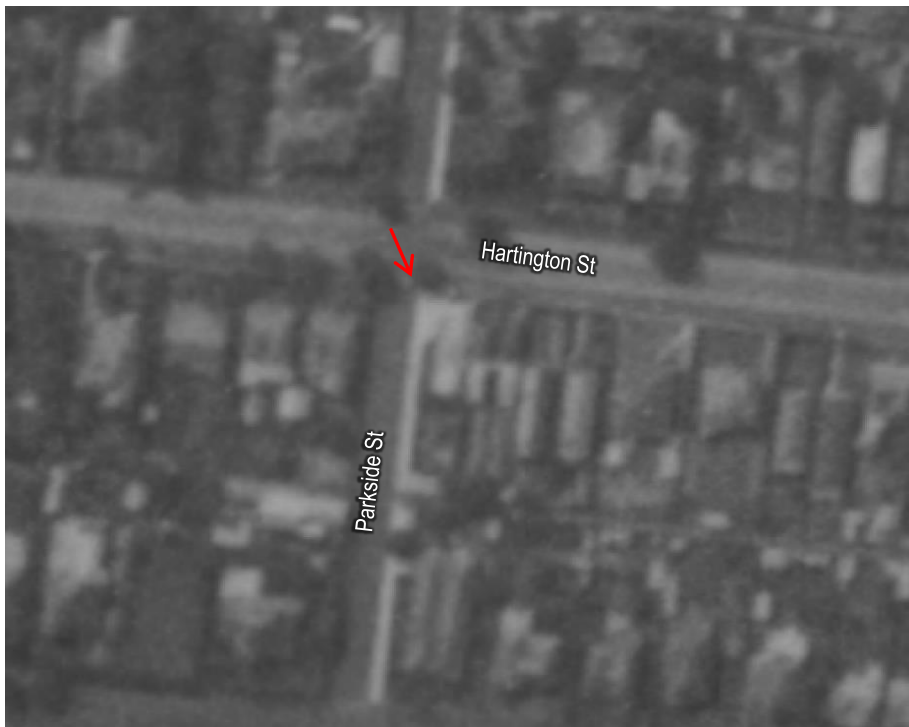
¹² City of Caulfield rate book, 1913-14

¹³ Review of *Sands and MacDougall's Directory* editions, 1910-74

¹⁴ *Sands and MacDougall's Directory*, 1938

¹⁵ 'Government Notice: Enrolment for Military Service for Home Defence', *Age*, 12 February 1941, p11

¹⁶ Google Street view, January 2010



1931 aerial photograph of the subject site, indicated by the red arrow
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)



1945 aerial photograph of the subject site, indicated by the red arrow
Note the presence of a canopy
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 14, Frame 57721)

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

The commercial building stock attributed with heritage significance is generally included within precincts and mostly dates to the Interwar period. The few individual overlays relating to shop buildings and those precincts with some Federation period buildings are noted below:

- Three adjoining late 19th century shops, west of the station on Glenhuntly Road, HO107 (nos 216-218), HO108 (nos 220-222), and HO109 (nos 224-226) – these are grand two-storey buildings that are representative of a type generally found to the main thoroughfare rather than suburban backstreets.
- Further east on Glenhuntly Road there is a commercial precinct, currently part of Elsternwick Estate and Environs precinct (HO72) but proposed to be separated and renamed the Elsternwick Commercial & Public Precinct – it includes many Federation period commercial buildings as well as the late 19th century and inter-war years. The Federation period buildings range from modest single-storey examples (consisting of one shop) to more substantial two-storey groups (with multiple premises). Most are relatively impressive in comparison to the subject building. Although none retain a timber-framed shopfront and original tiling or have a timber hoarding to the parapet.
- Within the residential part of a proposed enlarged HO72 there are two known former corner shops attached to residences (52 St Georges Road and 13 Hopetoun Street) – both were established in the Federation period, circa 1903 and 1910 respectively, and operated as grocers. The shopfronts have, however, been boarded over/infilled.
- Derby Road Precinct (HO71) – small commercial precinct consisting of a distinct array of late 19th century, Federation and Interwar period buildings near Caulfield Railway Station. Only some Federation era shopfronts are partially intact.
- Carnegie Retail Precinct (proposed) – situated in the vicinity of the railway station, includes some late Federation period buildings but mainly consists of Interwar and Post-WWII premises. The buildings are of a larger scale typical of the main thoroughfare. A few shopfronts are intact.

Condition

Good

Integrity

Mostly intact

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 18, 1996

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	Yes (original signage)
Tree Controls	No
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 12 Hartington Street, Elsternwick.



Recommended extent of heritage overlay
(Source: Nearmap, February 2019)

LUMEA

Address	226 Hotham Street, Elsternwick
Significance	Local
Construction Dates	Circa 1910
Period	Federation
Date Inspected	Early 2019



Statement of Significance

What is Significant?

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

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

How is it Significant?

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

Why is it Significant?

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

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

Description

The single-storey red brick dwelling is located on the southern half of a rectangular corner allotment (approximately 581m²) that is bound by Davis Street to the north, Miller Street to the south and Hotham Street to the west. The original portion of the house has a broadly rectangular footprint with a medium-pitched hipped gabled roof and rear M-profile, all clad in corrugated sheet metal (originally slate). The roof pitch and configuration is indicative of Late Victorian forms, while its corner return verandah extending between two gables is more typical of the Federation period. There are also three red brick chimneys with mouldings and dual terracotta pots. To the rear (north elevation) there is a small weatherboard clad skillion-roofed section.



West elevation from Hotham Street

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

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

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

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



West gable end and verandah with oculus window



South gable end and entry



Tessellated tiles to verandah



South-west corner with blind niche in background

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



North (rear) elevation



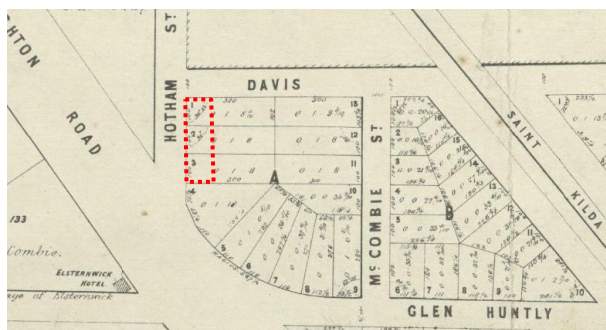
North (rear) elevation

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

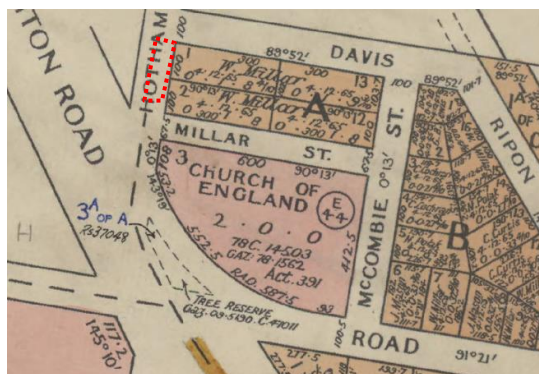
History

The subject allotment was formed from land that derived from Allotments 1, 2 and 3, Section A, of the Elsternwick Village survey, completed in 1851 by Robert Hoddle and again, in 1856, by Henry B Foot.¹ This area was described as 'level wet land' in an early portrayal and was bound by Davis Street in the north, Glenhuntly Road in the south, a public reserve in the west (initially Elsternwick Racecourse, later Elsternwick Park) and the St Kilda and Brighton railway (Sandringham) line in the east.² Private sales in this sector appear to have begun from the late 1850s,³ although the subject allotment itself was not acquired until 1866.⁴

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',⁵ 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.⁶



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



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

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

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

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

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

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

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

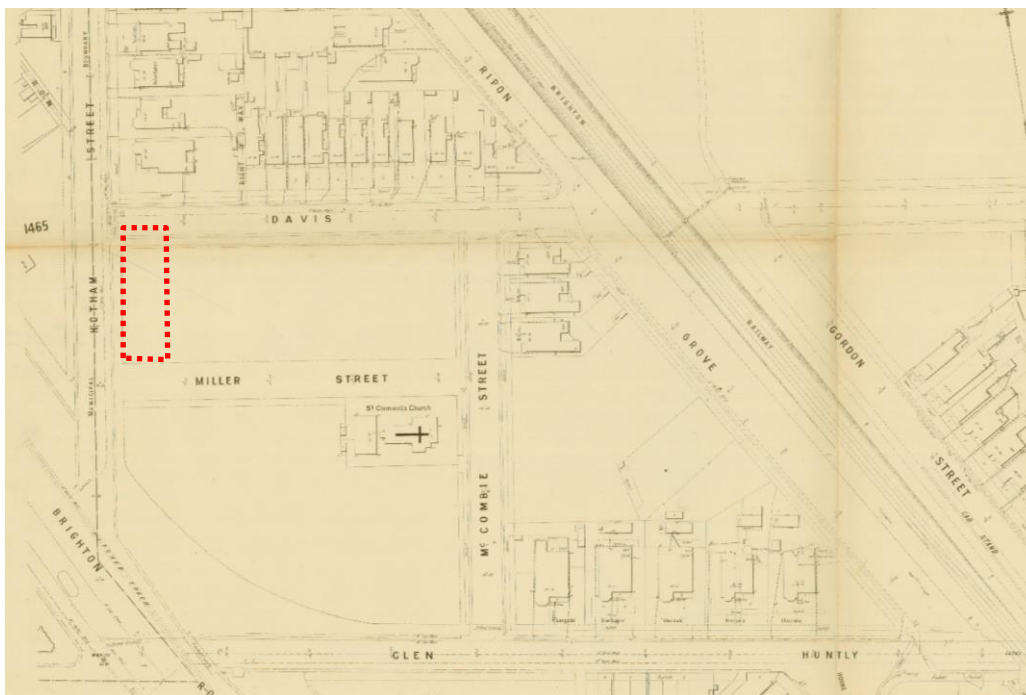
⁵ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁶ Murray and Wells, *From sand, swamp and heath – a history of Caulfield*, p110

⁷ Certificate of Title, vol. 193, folio. 426

⁸ 'Our Pioneers Pass Away', *Brighton Southern Cross*, 20 August 1898, p2

⁹ Certificate of Title, vol. 193, folio 432



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

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

A retired career policeman, Young had spent some twenty years policing the boisterous Victorian goldfields, in particular, the township of Blackwood (north-west of Melbourne). He was described, albeit in the context of an inquiry alleging drunkenness, as 'most energetic and attentive to the duties of his office... (and of) perfect sobriety and propriety'.¹² He was promoted with regularity and finished his career as the Superintendent of Police for the Central District.¹³ *Lumea*, situated in 'salubrious' Elsternwick, appears to have been intended by Young to be his base of respectable retirement. However, soon after his occupation, he died 'suddenly' in mid-1911.¹⁴

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

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

The dwelling was built in 1910 for a retired policeman who was said to be so meticulous about the quality of the workmanship that he carried out a daily inspection during its construction. In 1919 it was sold to the aunt of the present owner and has remained in the family ever since.

¹⁰ Certificate of Title, vol. 193, folio 432

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

¹² 'Sergeant Young's Case', *Kyneton Observer*, 24 June 1893, p2

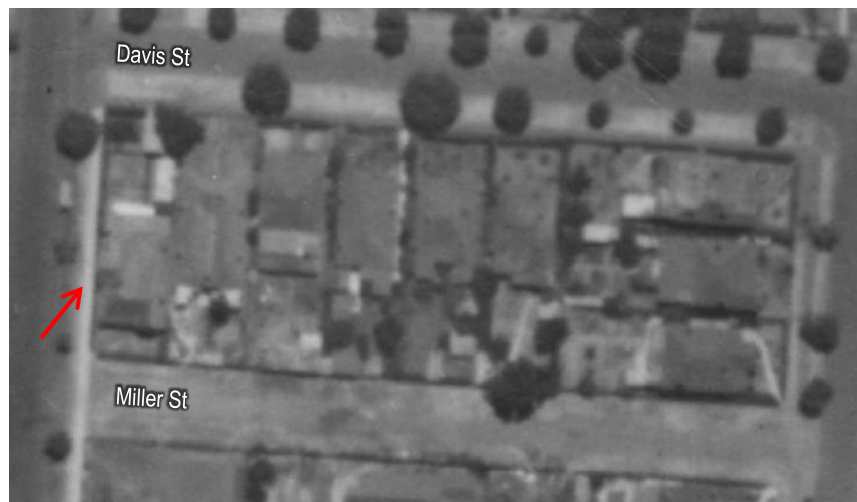
¹³ 'The Police Force', *Herald*, 1 July 1905, p3

¹⁴ 'Family Notices', *Argus*, 6 June 1911, p1

¹⁵ Certificate of Title, vol. 3431, folio 097

¹⁶ Certificate of Title, vol. 3431, folio 097

Over the years the structure was extended and modified at one stage to accommodate two branches of the family in two self-contained flats. For this reason it has two older-style kitchens and outdated bathrooms on opposite sides of the building but is nevertheless used as one home.... The interior retains its panelled doors and plaster ceiling roses as well as more unusual features such as pressed-metal door locks and finger plates.... no open fire places (remains), modified tapestry brick fireplaces are inset with gas space heaters. The old stables out the back have been converted to a laundry and workshed¹⁷



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

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

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

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

¹⁷

Veronica Ridge, 'Ideal proposition for business, flats, or single home', *Age*, 8 February 1995, p48

- Caulfield North Estate and Environs (HO14) – a large residential precinct with a heterogeneous group of contributory buildings (cottages, row/terrace houses, villas, flats) dating to the late 19th century, Federation and Interwar periods. There are a few more modest villas in a transitional mode situated along Carnarvon Road.

Condition

Good

Integrity

Mostly intact

Previous Assessment

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

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

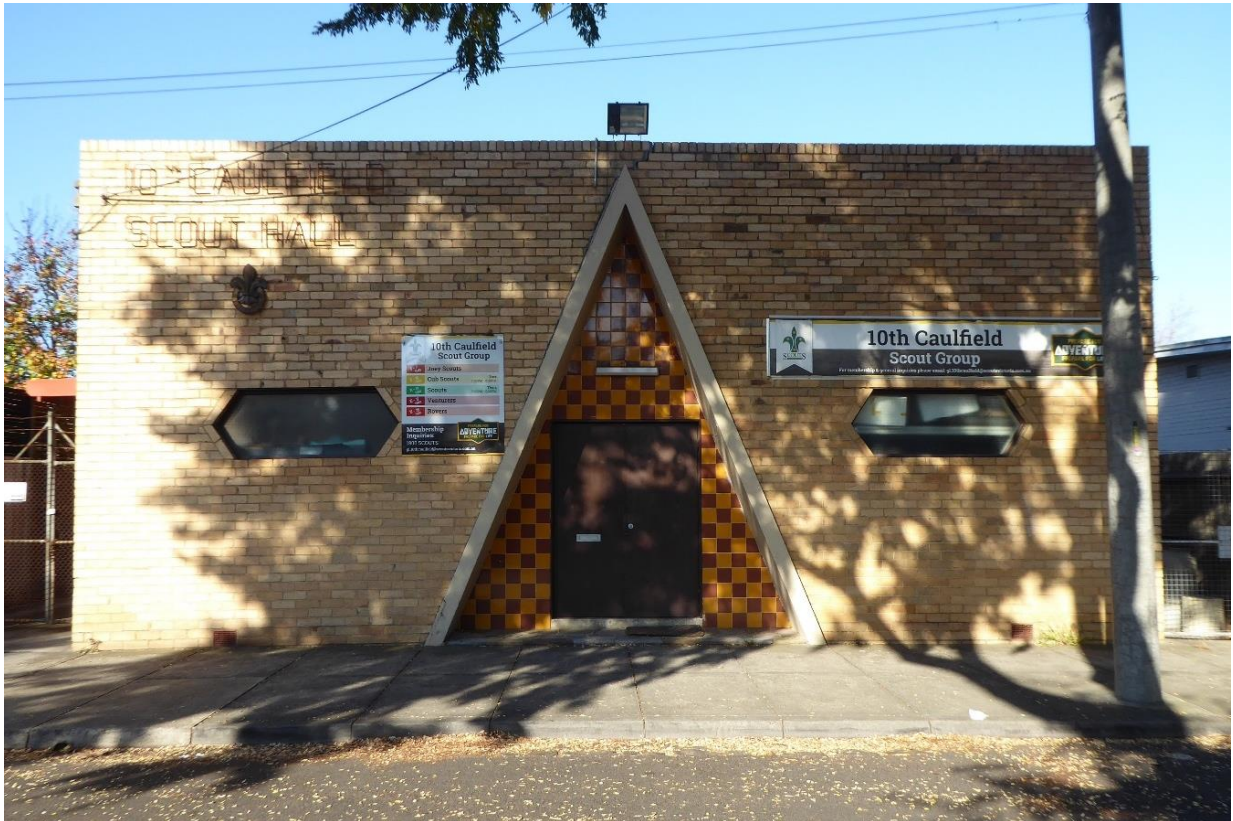
The proposed extent of the heritage overlay would be the parcel of land associated with 226 Hotham Street, Elsternwick.



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

10th CAULFIELD SCOUT HALL

Address	2 Miller Street, Elsternwick
Significance	Local
Construction Dates	Circa 1959
Period	Post-WWII
Date Inspected	Late 2018



Statement of Significance

What is Significant?

The single-storey brick building, known as the 10th Caulfield Scout Hall, including raised metal sign and fleur-de-lys to the upper left part of the façade, at 2 Miller Street, Elsternwick is significant.

How is it Significant?

The 10th Caulfield Scout Hall at 2 Miller Street, Elsternwick is of local historical, aesthetic and social significance to the City of Glen Eira.

Why is it Significant?

The 10th Caulfield Scout Hall at 2 Miller Street, Elsternwick is of historical significance as an illustration of the noted post-WWII expansion of the Boy Scout movement in the Caulfield district. The building was constructed in circa 1959 for the scout troop in the wake of an earlier timbered hall at the site (erected 1956) having been destroyed by fire. (Criterion A)

The 10th Caulfield Scout Hall at 2 Miller Street, Elsternwick is of aesthetic significance as a striking member of the group of post-WWII scout halls built in the municipality. It is distinguished by the façade articulation of a central triangular tent-like entrance,

and flanking lozenge-shaped windows, reflecting the interest in pure or distinct geometric form and colour, which was a feature of contemporary Modernist design, particularly in Melbourne. (Criterion E)

The 10th Caulfield Scout Hall at 2 Miller Street, Elsternwick, is of social significance for its long-standing association with the 10th Caulfield Scouts and the enduring legacy of the movement in the municipality. (Criterion G)

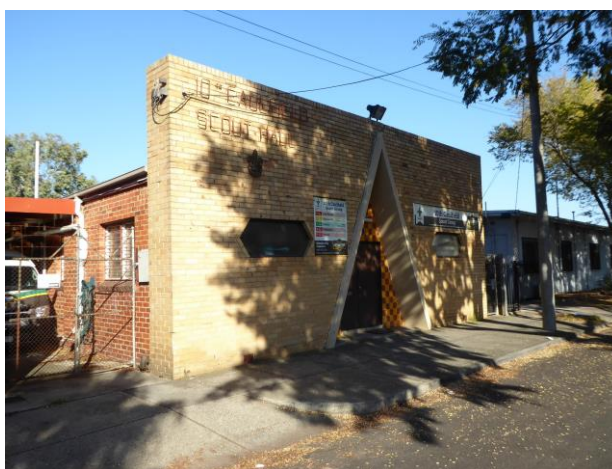
Description

The 10th Caulfield Scout Hall is a single storey brick building that consists of two distinct sections – a striking cream brick façade to Miller Street and a red brick hall with a broad gable roof to the rear, clad in corrugated sheet metal.

The rectangular façade has a short return and is slightly wider than the hall so that directly in front it is obscured and the impression is of a cuboid form. The façade is two bricks in-depth with the outer skin being cream brick and the inner skin being red brick, evident from the side, as per the main hall. The brickwork is in stretcher bond with the coping course being a rowlock course (headers).

The façade is symmetrical with bold articulation, featuring a central triangular, tent-like entrance bay flanked on each side by a lozenge (elongated hexagon) shaped window, orientated horizontally, with translucent glass. The tall triangular entrance is framed in concrete, which projects forward of the wall. Recessed within are flush, double doors surrounded by square brown and orange tiles in a checkerboard pattern. The step is clad in irregular stone ('crazy') paving. The design is indicative of post-WWII Modernism when there was an interest in pure or distinct geometric forms, particularly in Victoria. In addition, a bold use of colour was another feature associated with the Melbourne brand of Modernism.¹

To the upper left corner of the façade is raised metal signage identifying the place and the fleur-de-lys (the insignia of the Scouts association). There is a small metal vent either side of the entranceway to the lower part of the wall. Non-original features of the façade include a spotlight that has been introduced over the entranceway, and a metal-framed placard above the window to the right of the entrance.



From the east



From the west

The western elevation is divided into six bays by brick piers with each bay featuring a timber framed window with brick lintels. There are metal grilles attached to the northern two windows and the fourth bay features a chimney. The rear half of the elevation is obscured by a row of tall conifers located on the adjacent lot. The eastern elevation appears to have the same format of that to the west, except for the chimney, although it is obscured from view by a series of cantilevered skillion roofed carport awnings. Since its construction, the Hall has been little altered.

¹ Modernism was inspired by the declarations of the *Congrès internationaux d'architecture moderne* (international congress of modern architecture, CIAM), an organisation of prominent architects – dominated by Le Corbusier – active in Europe between 1928-56. Adopted internationally (hence, often referred to as the International Style in Australia), it was originally characterised by the rejection of historical associations, employment of planar forms and embracement of non-traditional materials. Several strands evolved. By the late 20th century, it could also refer to design that referenced historical examples of Modernism.



Signage and insignia



Front entry



West elevation



West elevation, north end
Outer red brick skin of façade evident

History

The subject allotment initially belonged to a 2 acre (0.8 ha) part of Section A of Elsternwick Village, which was reserved for the Church of England in 1852, a common practice in 19th-century town planning.² Elsternwick Village was surveyed in 1851 by Robert Hoddle and again in 1856 by Henry B Foot, and is now roughly split between the suburbs of Brighton and Elsternwick.³ It consisted of a compact and elongated section of 'level wet land' bound by Davis Street in the north, Glenhuntly Road in the south, a public reserve in the west (over the late 19th century Elsternwick Racecourse, before being developed as Elsternwick Park) and the St Kilda and Brighton railway (Sandringham) line in the east.⁴

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',⁵ 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

² *Elsternwick Village and Allotments of N & S Elwood*, 1851, PROV, VPRS 8168, P0005

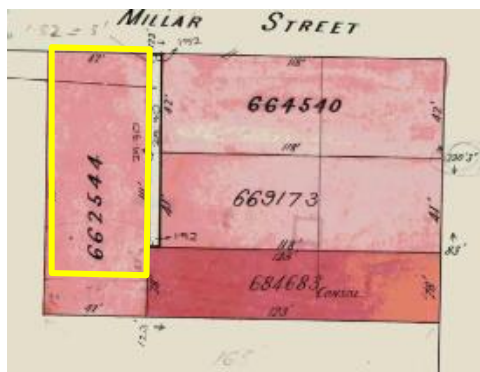
³ Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p109

⁴ *Village of Elsternwick*, Parish of Prahran, Department of Crown Lands Office, 8 August 1857, SLV, <<http://handle.slv.vic.gov.au/10381/156244>>, accessed 26 August 2019

⁵ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

1930s.⁶ While infill and redevelopment were relatively limited in post-WWII period Elsternwick, where it did occur, such designs often reflected the contemporary Modernist aesthetic, which is a noteworthy subtheme in the development of the municipality.

In 1878, the Church of England trustees of Section A requested and were granted permission to 'dispose' of the property, at time of which it was recorded as vacant.⁷ The reserve was then progressively broken up in a series of subdivisions, some of which were developed residentially or continued to be utilised by the church (St Clement's, the existing church was erected in 1915) 1915). The subject allotment was demarcated in circa 1911.⁸ By 1922, following multiple owners, it was transferred from John Lee Anderson of 7 McCombie Street to Caulfield City Council.⁹ Whether this was a sale or some type of donation/gift is unclear.



1911 subdivision of the Church reservation at corner of Millar and McCombie streets
Subject allotment outlined in yellow
(Source: Certificate of Title, vol. 3529, folio 652)

The first Scout Hall

The subject site remained vacant until 1956, when a timber hall to the design of local architect, John William G Haller, was constructed with an address to Miller Street.¹⁰ This action appears to have been prompted by the committee of the 10th Caulfield Scout Group, who two years prior had requested tenders for the 'erection of a timber scout hall and amenities building'.¹¹ Haller's hall (the predecessor to the existing hall) cost £5,000 and was identified as being 'a contemporary style wooden building'.¹²



1945 aerial photograph
The subject allotment, indicated by the red arrow, appears undeveloped
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57787)

- ⁶ 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
- ⁷ NB – date for the reservation of the land herein ('Application for Leave to Dispose of Church Lands: Victoria, Act 391, First Schedule, *Victorian Government Gazette*, 10 May 1878, p1041)
- ⁸ Certificate of Title, vol. 3529, folio 652 – Annie Wise acquired the subject allotment in 1911 and sold off a small section of its southern end (Certificate of Title, vol. 3538, folio 455)
- ⁹ Certificate of Title, vol. 4206, folio 164
- ¹⁰ 'Scout Equipment Lost in Blaze', *Age*, 3 November 1958, p10
- ¹¹ 'Advertising: 10th Caulfield Scout Group Committee', *Argus*, 16 January 1954, p29
- ¹² 'Scout Equipment Lost in Blaze', *Age*, 3 November 1958, p10

The existing Scout Hall

In November 1958, this timber hall was damaged by an accidental fire.¹³ Although repairs were made, it was again devastated by a second fire just a few months later in January 1959, along with the nearby original St Clement's church and hall (erected 1886), which required the demolition of the original hall.¹⁴

By late 1959 however, a new Scout Hall – this time of brick – was reported as having been constructed and in use at the site.¹⁵ The swiftness of the built response was indicative of the strength of the organisation in the municipality, and presumably the high esteem in which the 10th Caulfield Scout Troop were held in locally.

The decidedly modernist character of the new scout hall is suggestive of an architect. However, no individual or practice has been identified. It is possible that Haller, known to be active into the 1970s, could have again been commissioned or, in an approach witness at other scout sites in Caulfield around the time, the Scout Building Committee (VIC) may have overseen the design.¹⁶

This last development at the subject place occurred within a broad and, of late, increasingly recognised theme of progressive architecture which was in operation across the municipality during the post-WWII period. While predominantly associated with Melbourne's eastern suburbs, Modernism also formed a key thread in the development of the City of Glen Eira, particularly Elsternwick and Caulfield proper, between the 1950s and 1970s. As architectural historian Phillip Goad makes clear, the district was not just a 'safe haven for the speculative house builder'. Crucial to the introduction of non-traditional design into the area was the influx of Jewish residents from the Interwar period, many of whom were immigrants and familiar with European examples of Modernism. This provided commissions for émigré architects (many of whom were themselves Jewish) as well as progressive Australian-born designers and practices.¹⁷



1970 aerial photograph

The existing Scout Hall is identified by the red arrow

(Source: Landata, *Traffic Survey*, March 1970 Project, Run 3B, Frame 115)

Boy Scout movement in Caulfield

The Boy Scout movement had been founded in Britain as a youth organisation by Robert S S Baden-Powell (1857-1941), a British officer who had achieved international status for his defence of the town of Mafeking during the Second Boer War. A series of his popular publications, notably *Scouting for Boys* (1908), became the catalyst for the formation of a new body that

¹³ 'Scouts Equipment Lost in Blaze', *Age*, 3 November 1958, p10

¹⁴ '£10,000 Fire at Elsternwick', *Age*, 30 January 1959, p3

¹⁵ 10th Caulfield Scout Group, 'History', <www.10thcaulfieldscouts.org.au/about-us/history/>, accessed 26 August 2019

¹⁶ For example, a building committee was responsible for the design of the 12th Caulfield Boy Scouts Hall at 1 Beavis Street, Elsternwick (PROV Public Building File, VPRS 7882, P1, Unit 1289)

¹⁷ Goad comments, 'Such domestic architecture, gleaming, 'maintenance-free', and decidedly non-referential in its language and forms, must have at the time, seemed almost alien in the otherwise conventional suburban setting'. (Phillip Goad (curator), *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, catalogue [exhibition held at Glen Eira Art Gallery], 2001)

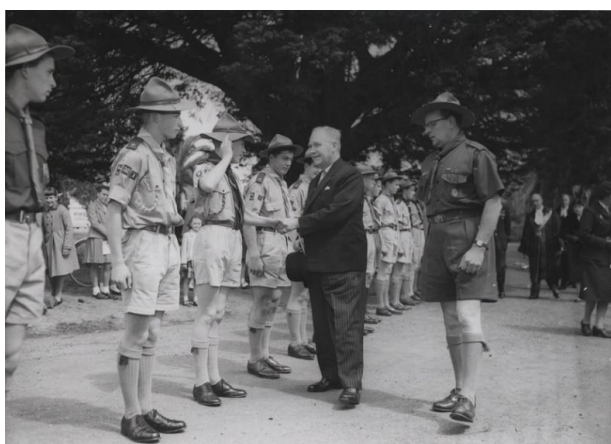
would consolidate as The Boys Scout Association in 1910 (Baden-Powell also helped establish the Girls Scouts with his sister). With a focus on the promotion of practical self-reliance for adolescent males and the cultivation of empire loyalism, the Scouts had ‘exploded into a world-wide movement’ within several years of its founding.¹⁸

In Victoria, an ad hoc troop was in action at the Tooronga Road State School, Caulfield, by 1907 (informed by the instructions/ethos of Baden-Powell’s publications).¹⁹ By June 1908, this group had formed officially as the 1st Caulfield Scouts and is recognised as the state’s first scout body. The movement spread progressively across urban and country regions so that by the close of the Inter-war period, the Victorian Branch of the British Boy Scouts (now Scouts Victoria) was considered both a prominent and populous organisation within the state.²⁰

Following the disruptions of WWII, the Scouts engaged in a period of conscious expansion, particularly in regard to the construction of purpose-built scout halls. In Victoria alone, twenty new Scout troops had been proclaimed by 1951, most of which were accompanied by a new hall.²¹ The Caulfield district was a microcosm of this wider growth.

The 10th Caulfield Scout Troop were established in 1952 with a specific aim of catering for Jewish boys.²² Caulfield’s Jewish population, which had expanded gradually over the 20th century from the ‘spill over’ of St Kilda’s large and historic community, grew rapidly over the late 1940s and 1950s, augmented by a national program of post-WWII immigration.²³ Prior to the building of the first hall at the subject site, the 10th Caulfield troop – with a membership of around 28 (and a long waiting list) – had been accommodated in the halls of the 4th and 5th Caulfield troops (respectively 1A Birch Street, Elsternwick, built in 1950, and 1232R Glenhuntly Road, Glen Huntly, erected in 1932).²⁴

The Boy Scouts maintain an enduring presence within the municipality, with several troops – including the 10th Caulfield Scout Troop at their 1959 built hall – still active.



(Left to right) 1957 photographs of Caulfield-based Boy Scouts taking part in celebrations to mark both 50 years of scouting in the area as well as the centenary of the Caulfield Road District (established 1857)

(Source: Glen Eira Historical Society, Victorian Collections, 024)

¹⁸ Olave Baden-Powell, *Window on my Heart: The autobiography of Olave, Lady Baden-Powell G.B. E as told to Mary Drewery*, London, Hodder & Stoughton, 1973, p88

¹⁹ Wayne Murdoch, ‘Boy Scouts’, *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM00226b.htm>>, accessed 26 August 2019

²⁰ A R Milne and C B Heward, *Those Boy Scouts: a story of scouting in Victoria*, Hawthorn, Victorian Scout Archives in association with Huson Publishing, 1987, passim

²¹ Milne and Howard, *Those Boy Scouts*, p131

²² Boy Scouts’ Association (Australia): Victorian Branch, *Scouting in Caulfield, 1957-1958 jubilee year*, Caulfield, Boys Scouts’ Association, 1958, p5

²³ Jill Barnard, ‘Caulfield’, *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM00310b.htm>>, accessed 26 August 2019

²⁴ Boy Scouts’ Association *Scouting in Caulfield*, p20

Thematic Context/Comparative Analysis

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

- Epilogue (1940s onwards)

Known comparable places in the City of Glen Eira

Caulfield witnessed a relative surge in the establishment of Boy Scout infrastructure in the post-WWII period, a number of which employed a Modernist idiom. Two scout halls, constructed at a similar time to the subject site in the municipality are included within precincts listed in the Schedule to the Heritage Overlay but are both identified as non-contributory. While largely intact, they are also less distinctive:

- 12th Caulfield Boy Scouts Hall, 1 Beavis Street, Elsternwick (non-contributory in HO72, Elsternwick Estate & Environs) – cream brick hall built in circa 1958 with the 12th Caulfield Building Committee responsible for overseeing its design.²⁵ It has a broad gable roof and inset entrance area with random stone cladding.
- 2nd Caulfield Scouts, 702 Inkerman Road, Caulfield North (non-contributory in HO14, Caulfield North Estate and Environs) – similar, although smaller to the 12th Caulfield Scout Hall, it has a broad roof and an inset entrance.

There are also other post-WWII Scout Halls in the municipality that are not included in a heritage overlay:

- 4th Caulfield Scouts Hall, 1A Birch Street, Caulfield South – a smaller cream brick building with a tall parapet that obscures the rear part. It is similar to the subject site; however, the façade has regular openings, built 1950.²⁶
- 15th Brighton Scout, 6 Wolsley Street, Bentleigh – erected in circa 1966,²⁷ this single storey Scout Hall features a similar flat façade with tall parapet in front of a long rectangular hall. The building, well setback from the street, has a stone-like articulation (presumably in concrete) with a side entrance.

Condition

Excellent

Integrity

Highly intact

Previous Assessment

N grade, not significant – Andrew Ward, *Glen Eira Heritage Management Plan*, Field Survey Sheet 12, 1996

Heritage Overlay Schedule Controls

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

²⁵ Public Building File, PROV, VPRS 7882, P1, Unit 1289

²⁶ *Sands and McDougall's Directory*, 1950

²⁷ Public Building File, PROV, VPRS 7882, P1, Unit 1918

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 2 Miller Street, Elsternwick.



Recommended extent of the heritage overlay
(Source: Nearmap, February 2019)

DUPLEX

Address	21-23 Nepean Highway, Elsternwick
Significance	Local
Construction Dates	1937
Period	Interwar
Date Inspected	Late 2018 and early 2019



Statement of Significance

What is Significant?

The duplex at 21-23 Nepean Highway, Elsternwick is significant, especially the intact material palette and presentation of the house and its tall chimneys. In addition, the original low clinker brick fence and concrete driveway configuration with central islands are also significant elements.

How is it Significant?

The duplex at 21-23 Nepean Highway, Elsternwick is of local historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The duplex at 21-23 Nepean Highway, Elsternwick erected in 1937, is of historical significance as a reflection of the suburb's consolidation over the Interwar period. While Elsternwick had been predominantly built up mostly during the Victorian and Federation periods, a number of earlier estates associated with late 19th century mansions were subdivided and developed over the inter-war years, such as the property associated with the duplex. The building also demonstrates the increased appearance of multi-dwelling, often two storey developments, such as maisonettes and low-rise flats, in the district over this period, many of which were designed in fashionable domestic idioms; a testament to the desirability and general affluence of Elsternwick at this time. (Criterion A)

The duplex at 21-23 Nepean Highway, Elsternwick is of aesthetic significance as a highly intact, substantial and well-resolved example of a multi-dwelling residence designed in the Old English Revival style. It features many aspects associated with the style such as half-timbering to much of the upper floor, a steeply pitched roof (clad in glazed terracotta tiles), use of Tudor and triangular arches and an oriel bay. While appearing as a single-family house with an asymmetric composition, unusually it is comprised of two double-storey residences. (Criterion E)

Description

The two-storey late Interwar period, multi-dwelling residential building or duplex, was designed in the Old English style. It is a substantial building containing two separate residences (one to each half) that are partly obscured by planting – both trees and bushes. It is set centrally on the block behind an original low clinker brick fence with a glazed coping tile. A curved path in the front yard retains its original configuration.

There is an original concrete driveway to each side, evident on the 1945 aerial – the northern one has gravel to centre, and the southern has grass. A garage, possibly original in a similar clinker brick exists at the south-east end which has a modern metal roller door. It is not clear whether the northern garage survives.



Façade/west elevation



The building has an irregular footprint though is broadly rectangular. The hipped roof with front gable ends is clad in glazed, variegated terracotta tiles and is steeply-pitched with minimal eaves overhang. There are four chimneys, three of which are visible and have a chimney pot – a squat chimney to the south end and two taller chimneys to the north side with a prominent corbelled cap. The ground floor and the south-west corner of the first floor is clinker brick in stretcher bond with two projecting bands to the lower section, whereas most of the first floor is rendered.

The northern half of the building features a prominent, street-facing gable end and a minor gabled projecting bay that initially included a recessed balcony but now has been enclosed with aluminium-framed windows. The gable ends are distinguished by wide timber battens with some curved and angled members. Below the oriel bay, the wall projects slightly forward of the main wall and likely includes the entry to the northern premises (but is obscured). The entrance to the southern premises, however, is visible to the sidewall and is defined by a pointed (Anglo-Saxon) arch, probably in tapestry bricks.

The windows are generally double-hung sashes with multi-paned upper sashes, often grouped in threes. There is a Tudor arched window¹ to the south end of the façade that includes leadlight with a rendered upper frame. There has been some modification to openings above the southern entrance, evident in changes to the brickwork (the window to the façade may have been narrowed/relocated and an adjacent window to the side wall has been infilled). There are smaller and fewer windows to the side elevations. Windows to the face brick wall sections have soldier coursing to the lintels.

The timber elements – battens, window joinery, fascias, and corbels – have been painted a dark colour in keeping with the style of the building.



Façade, first floor, north end



Façade, first floor, south end

The Old English style, often referred to as the Tudor Revival style (which is a more specific subset of the Old English style), was one of several that were concurrently popular during the 1930s/late part of the Interwar period. Characteristics of the style evident at the subject site include a picturesque asymmetrical form, featuring prominent gables and steeply pitched roofs with tall chimneys. The walls were either rendered (often with half-timbering), face brick (sometimes including herringbone sections), or a combination of the two. Windows typically included some leadlight (such as diamond quarrels). The Old English style related to the interest in traditional or vernacular building and 'natural' materials that developed initially in England during the late 19th century as part of the Arts and Crafts Movement and influenced much building design during the early 20th century in Australia. The Old English style became popular after WWI, especially in more affluent suburbs due to its strong associations with conservative elegance and British nostalgia.

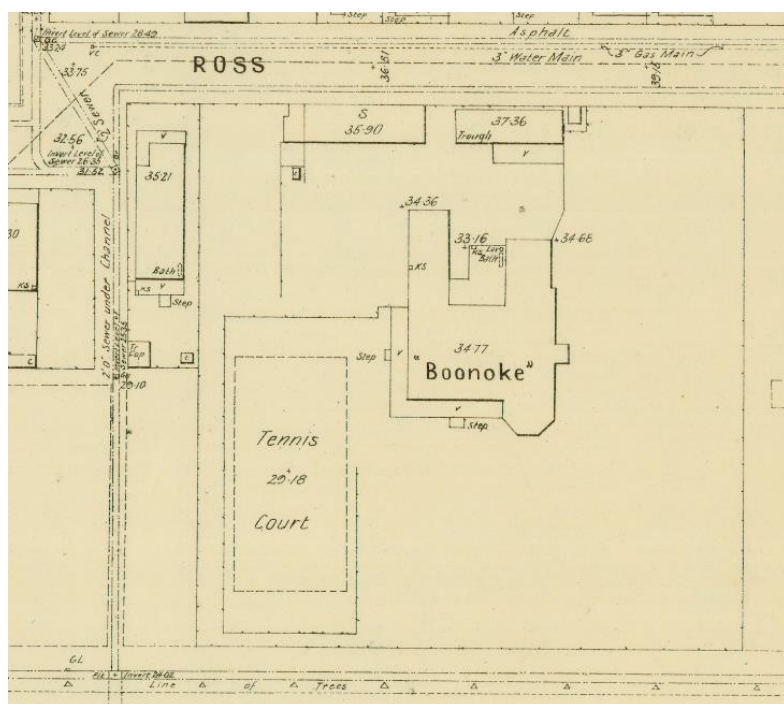
¹ A Tudor arch has a depressed profile and is also referred to as a pseudo-four-centred arch

History

Elsternwick Village was surveyed in 1851 by Robert Hoddle, and again in 1856 by Henry B Foot and consisted of land bound in the south by North Road and in the north by Glenhuntly Road and Davis Street, with much of the western part reserved for a public park, now Elsternwick Park.² Although the village would later become part of the cities of Brighton and Caulfield, it was not included in the land administered by the Caulfield Road Board when the Board was established in 1857.³

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',⁴ 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.⁵

Land sales in the north-east of Elsternwick Village began soon after it was surveyed in the late 1850s, with some of the first sales being the prime lots facing Brighton Road/Nepean Highway.⁶ This included the subject site, which formed part of Crown Allotment eight, Section 22 of the first survey, part of the land acquired by T Watson in 1859.⁷ By the late 19th century, a mansion known as *Boonoke* had been constructed on part of Watson's land.⁸ *Boonoke* was set within grounds including a tennis court and stables and is shown on the 1905 detail MMBW plan reproduced below.



MMBW plan no. 1810, Caulfield
The subject allotment as developed by 1905
(Source: SLV)

² Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield; and *Village of Elsternwick*, Parish of Prahran, Department of Crown Lands Office, 8 August 1857, SLV, <<http://handle.slv.vic.gov.au/10381/156244>>, accessed 26 August 2019

³ Murray and Wells, *From Sand, Swamp and Heath: A History of Caulfield*, p109

⁴ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁵ Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p110

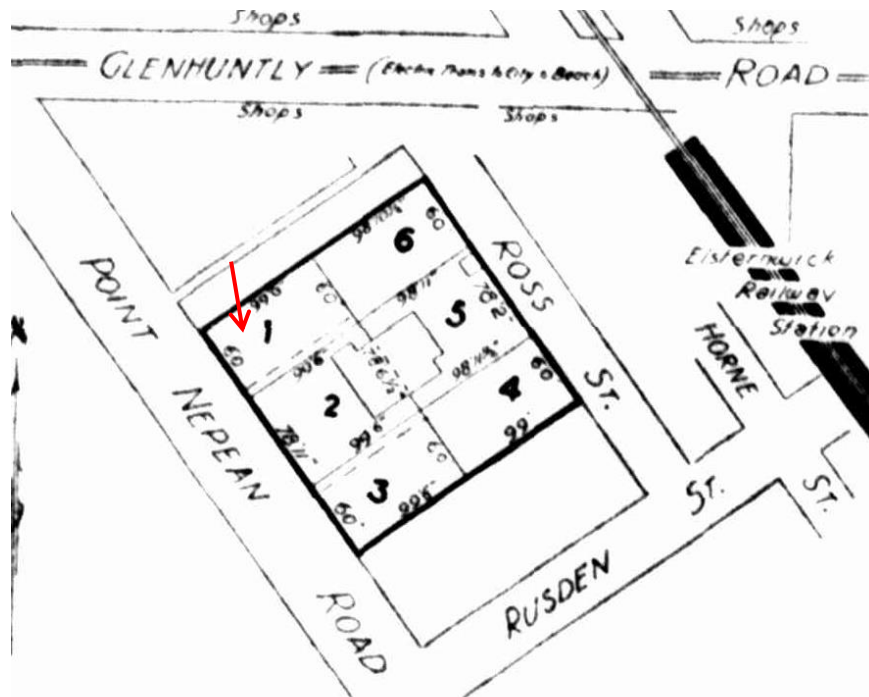
⁶ *Parts of Cities of Brighton and Caulfield, Parish of Prahran, County Bourke*, PROV, P3416-6

⁷ *Certificated of Title*, vol. 6063, folio 129

⁸ *Review of Sands and MacDougall's Directory*, editions 1880-90

By 1912, Duncan Brown Fullarton was renting in the mansion, by then known as *Taybank*. He purchased the property – land equivalent to Crown Allotment 8, 9, and 10 – four years later in 1916.⁹ Fullarton was a Scotsman who had arrived in Australia in 1885 and worked in maritime industries being, for a time, Chairman of Directors of McIlwraith, McEacharn Ltd,¹⁰ a prominent shipping company known for having pioneered the export of frozen meat from Australia in the late 19th century.¹¹ Fullarton died in 1933, and his land was inherited by his wife Christina Fraser Fullarton by probate.¹² At the time he had been living in Mornington.¹³

During the following year, 1934, Fullarton's land was transferred to Clarence and Ruth Jackman of Elwood who subsequently subdivided it into six approximately equal lots – four lots were vacant lots while *Taybank* occupied the two middle lots.¹⁴ In June 1934, *Taybank* and the newly created adjoining vacant building lots were listed for sale.¹⁵



Extract from sales notice, with the subject land indicated
(Source: *Herald*, 23 June 1934, p34)

By 1935, *Taybank* was listed as 'vacant' in the *Sands and MacDougall's Directory*, and there were no nearby listings which indicate that the building lots had yet to be developed.¹⁶ In May 1936 John William Harding, a builder based in Caulfield, acquired the subject allotment (lot 1).¹⁷

The building was presumably constructed soon after, likely by Harding, as only a few months later (November 1936) the property was transferred to Ethel Lily Pinkney.¹⁸ In 1937, the directory listing was 'flats being built'.¹⁹ In 1938, two residents were listed at no. 23, Louise Roberts and J Taylor.²⁰

⁹ *Sands and MacDougall's Directory*, 1912; and Certificate of Title, vol.3988, folio 405

¹⁰ 'Obituary, Mr D. B. Fullarton', *Argus*, 5 December 1933, p6

¹¹ David Dunstan, 'McEacharn, Sir Malcolm Donald (1852-1910)', Australian Dictionary of Biography, ANU, <<http://adb.anu.edu.au/biography/mceacharn-sir-malcolm-donald-7350/text12765>>, 1986, accessed 5 March 2019

¹² Certificate of Title, vol. 3988, folio 405

¹³ 'Obituary, Mr D. B. Fullarton', *Argus*, 5 December 1933, p6

¹⁴ Certificate of Title, vol. 5900, folio 936; and *Herald*, 23 June 1934, p34

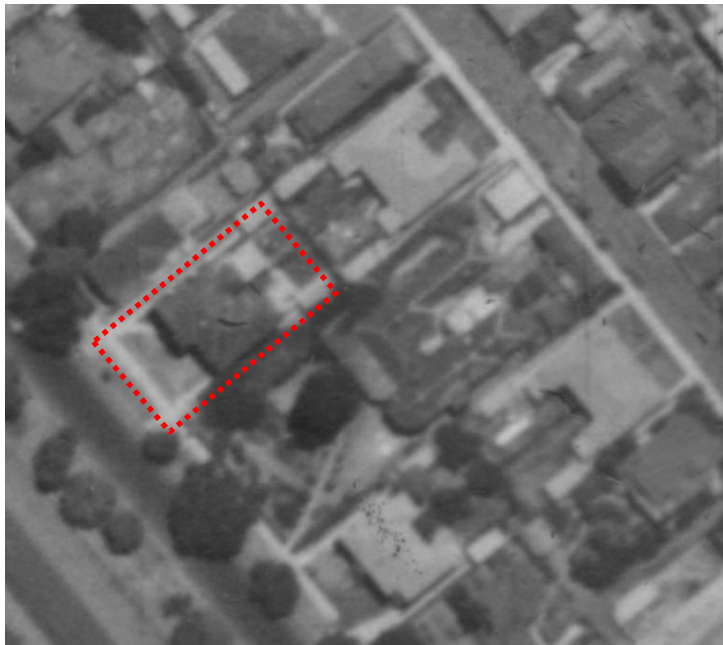
¹⁵ *Herald*, 23 June 1934, p34

¹⁶ *Sands and MacDougall's Directory*, 1935

¹⁷ Certificate of Title, vol.6063, folio 129

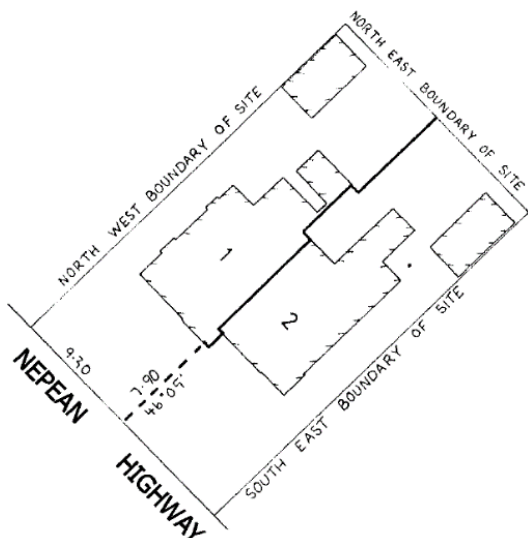
¹⁸ Certificate of Title, vol.6063, folio129. Note it has not been possible to determine any details of the work of J W Harding.

By 1945, as seen in the aerial photograph below, the four flanking lots in the 1934 subdivision had been developed, and the two middle lots were still occupied by the mansion *Taybank*. The concrete driveways and an associated garage to the rear corners are evident. The single-storey semi-detached buildings at 3-5 and 11-13 Ross Street and the two-storey flats at 27 Nepean Highway, constructed by this time, are still extant.



1945 aerial photograph
Subject site outlined
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57787)

Ethel Pinkney remained the owner until her death in 1975. By the following year, the property was acquired by Kenneth Julian Hoffman, bank officer, and Stanley Neville Hoffman, engineer both of Malvern, who subdivided it into two approximately equal lots equivalent to the two residences.²¹ The plan of strata subdivision from that year, reproduced below, shows the footprint of buildings at that time.



(Source: Landata, RP10146)

¹⁹ Typically, there is a delay between the compilation of the listings and the publication of the directory, such that the information provided often related to the previous year.

²⁰ *Sands and MacDougall's Directory*, 1937-38

²¹ Certificate of Title, Vol. 6063/folio 129

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

To date, only a small group of Interwar period residences have been included individually in the Schedule to the Heritage Overlay and/or identified in the HMP as significant, though many are included within precincts. Within the first group, there are no other Old English style houses, though there are dwellings which conform to the Arts and Crafts aesthetic that underpins much early 20th-century residential design in Australia, including the Old English style.

- 118 Jasper Road, Bentleigh (HO119) – a large Bungalow style house in red and brown brick with some render. Prominent front porch with paired arches. Date not known, but likely mid-1920s.
- *Avalon*, 8 Sidwell Avenue, St Kilda East (HO82) – a large brick and render bungalow including a prominent and unusual first-floor terrace with paired columns. Built 1926-28, by builder/developer Charles T Suhr.
- 30 Elizabeth Street, Elsternwick ('significant' within HO72, Elsternwick Estate and Environs) – a substantial two storey, house built in 1937. Largely obscured from the street, it is mostly rendered with tapestry brick plinth, etc. It appears to be designed in more of a hybrid manner, not uncommon at this time as it displays some aspects of the Georgian Revival and Old English styles.
- There are several modest houses displaying the influence of the Old English style in the existing Interwar period precinct (Bentleigh Environs, HO69) – as well in two proposed precincts in the area, the Bentleigh Heights Estate and the Rose Hill Estate.
- *Moore Residence* (recommended for HO), 200 Centre Road, Bentleigh – single storey but sprawling clinker brick residence with a prominent high-pitched roof, multiple tall chimneys in the Old English style, designed in an accomplished manner by Marsh & Michaelson in 1936.

The Old English style was mainly used for residential buildings, though also for some commercial examples. One non-residential example has been identified as significant in the municipality to date as follows:

- E K Motors, 254-258 Glen Eira Road, Elsternwick (HO24) – a two-storey former garage and shops, with upper-floor residences. Designed in 1935 by Archibald Ikin in the Old English style, unusually for a garage. It broadly has a similar format and material palette in that the ground floor is clinker brick and the upper floor is battened and rendered, with a terracotta tiled roof.

Condition

Excellent

Integrity

Largely intact

Previous Assessment

C grade (local significance) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 17, 1996

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 21-23 Nepean Highway, Elsternwick.



Recommended extent of heritage overlay
(Source: Nearmap, depicting February 2019)

THREE 'USONIAN' HOME UNITS

Address	38 Prahran Grove, Elsternwick
Significance	Local
Construction Date	1966
Period	Post-WWII
Date Inspected	Late 2018



Statement of Significance

What is Significant?

The Three 'Usonian' Home Units at 38 Prahran Grove, Elsternwick are significant, namely its exterior of unpainted contrasting textured and smooth brick, tile clad hip roof sections with broad eaves and box gutters, and cantilevered carports. The original window configurations are also significant including the lattice transoms to the east, creating a relatively blank expression to the street, and a series of full height windows to the courtyard.

How is it Significant?

The Three 'Usonian' Home Units at 38 Prahran Grove, Elsternwick are of historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Three 'Usonian' Home Units at 38 Prahran Grove, Elsternwick designed by the noted architect David Godsell, are of historical significance as a distinctive and accomplished Modernist example of a development type that, while common to the suburb from the post-WWII period, did not routinely express such a marked level of design. Constructed in 1966, the units replaced a freestanding Interwar period house and were indicative of popular interest at the time with a typology new to suburban areas, the home unit. (Criterion A)

The Three 'Usonian' Home Units at 38 Prahran Grove, Elsternwick are of aesthetic significance as a highly intact and considered post-WWII Modernist residential development. Central to the design is the L-shaped form and interlocking composition of the three brick units, low scale, alternating hipped and flat roofs, the arrangement of indoor and outdoor spaces, cantilevered/integrated carports and internal courtyards. These aspects, along with the restrained but contrasting material palette and complementary landscaping elements, demonstrate Godsell's application of Usonian principles in combination with the influence of Japanese architecture, especially with the transom lights (*ramma*) and deep beams to the cantilevered carport canopies. (Criterion E)

Description

The home units are situated on a flat and elongated rectangular site (approximately 957m²) with a moderate setback from Prahran Grove. Each of the three interlocking units has an L-shaped plan and consists of a main living wing with a hipped roof, clad in concrete tiles, and a rear bedroom wing with a flat roof clad in metal sheeting. This latter section of the roof extends eastward to form a cantilevered carport. Other key roof elements include deep soffits/eaves overhang with a wide painted timber fascias, which conceals the box gutters.

From an aerial perspective, the alternating use of pyramidal and flat roofs has a bold and graphic-like quality – indicative of the Modernist idiom.¹ An unobstructed view of the low, cantilevering carports is maintained from the street. The carport roof has a Japanese aesthetic and features deep exposed beams and wide fascias. The flat roof extends immediately below the soffit of the wide eaves of the hipped roof, demonstrating the subtle interplay of shifting, horizontal roof planes. The front unit is set back approximately eight metres from the front boundary to accommodate a grassed front yard that also remains open to the street. Several medium-sized trees partly obscure the north-east corner of the building. The single-storey units are timber-framed and clad in concrete brick (stretcher bond).



Photograph of the units from Prahran Grove, late 1960s
(Source: Peter Wille, SLV, H91.244/2047)



Cantilevered carports
Driveway has been modified and the garage is a later addition

The facades are a combination of light brown brick with a rough texture and smoother, cream/lighter coloured brick. Subtle brick detailing and fenestration reinforces the shared and private spaces on the site, a concept that was central to Godsell's work. In each of the unit's living area wings, the east elevation features a narrow lattice screen/window, located high in the wall like a transom light. This window format is typical of much traditional Japanese design, in which it is known as a *ramma*. Being positioned above the otherwise blank lower section, it serves to emphasise the clear demarcation of public and private domains.

A single horizontal band of projecting cream bricks extends across the upper section of the north elevation in line with the lower level of the transom screen, creating another subtle interplay, this time of negative and positive. A similar brick detail is employed in the vertical to indicate the location of the recessed entrances.

¹ Modernism was inspired by the declarations of the *Congrès internationaux d'architecture moderne* (international congress of modern architecture, CIAM), an organisation of prominent architects – dominated by Le Corbusier – active in Europe between 1928-56. Adopted internationally (hence, often referred to as the International Style in Australia), it was originally characterised by the rejection of historical associations, employment of planar forms and embracement of non-traditional materials. Several strands evolved. By the late 20th century, it could also refer to design that referenced historical examples of modernism.

The west elevation features narrow vertical strips of alternating full height glazing and light-coloured/cream brick walls. This contrasts with the north and east elevations which are primarily brown brick and distinguishes the private and public areas. Glazing on the south and west facing walls of each courtyard provide the bedrooms and living areas with natural daylight. The light is regulated by the wide eaves of the roof and sunshades fixed above the windows.

The south facing walls of the units enclose the rear courtyards and lack windows for privacy.



Photograph of the units from Prahran Grove, late 1960s
(Source: Peter Wille, SLV, H91.244/2047)



North-east corner, contemporary
Note cream brick detailing and lattice screen

Godsell was influenced by the eminent American architect, Frank Lloyd Wright (1867-1959). In particular, his philosophy of the 'Usonian' house. This term – coined by Wright – referred to the design of a small and single-family house designed to integrate with the local landscape and climate. Wright, along with other progressive architects in the late 1930s, had developed an increased interest in Japanese architecture and design principles such as a strong connection to the outdoors through the use of gardens, courtyards and natural lighting, informed the principles of the Usonian home.



Photograph of the units (west façade) from Prahran Grove, late 1960s
(Source: Peter Wille, SLV, H91.244/2047)



North-west corner, contemporary

Typically, houses designed on Usonian principles are compact and L-shaped buildings with defined public and private spaces that display a unified and interrelated composition and a connection with the surrounding environment. The buildings are characterised by flat roofs, clerestory windows, carports, an honest expression of materials and cantilevered overhangs.² These elements are all evident at the subject site such that three units can be readily defined as being 'Usonian'.

An original timber fence along the west half of the front boundary defines the common, shared spaces on the east half of the site and the private spaces on the west half of the site. The fence returns to meet the north façade of the front unit, forming a

² Fiona Austin, Alison Alexander and Simon Reeves, *Beaumaris Modern*, Melbourne Books, 2018, p21

courtyard for the front residence. The abutting rear units are strategically configured to form an enclosed, north-west courtyard for each of the units.

The original configuration of soft, permeable landscaping to the north-east corner of the front unit and the east facing recessed entrances of the three units, has for the most part been retained. The original configuration of the driveway and central grass strip has been slightly modified. Timber mailboxes and brick plinth to the front of the site are likely original. A detached timber garage in the south-east corner is a later addition.

History

The subject place formed part of Crown allotment 249 of the Parish of Prahran, its roughly 8 acres (approximately 3.2 hectares) granted to W B Belcher.³ This area was located immediately south of Glen Eira Road – one of the earliest established thoroughfares in the district, increasingly referred to as ‘Elsternwick’ from the 1850s⁴ – on land that was described in early surveys as ‘heath’.⁵

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’,⁶ 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.⁷ While infill and redevelopment were relatively limited in post-WWII period Elsternwick, where it did occur, such designs often reflected the contemporary Modernist aesthetic, which is a noteworthy subtheme in the development of the municipality.

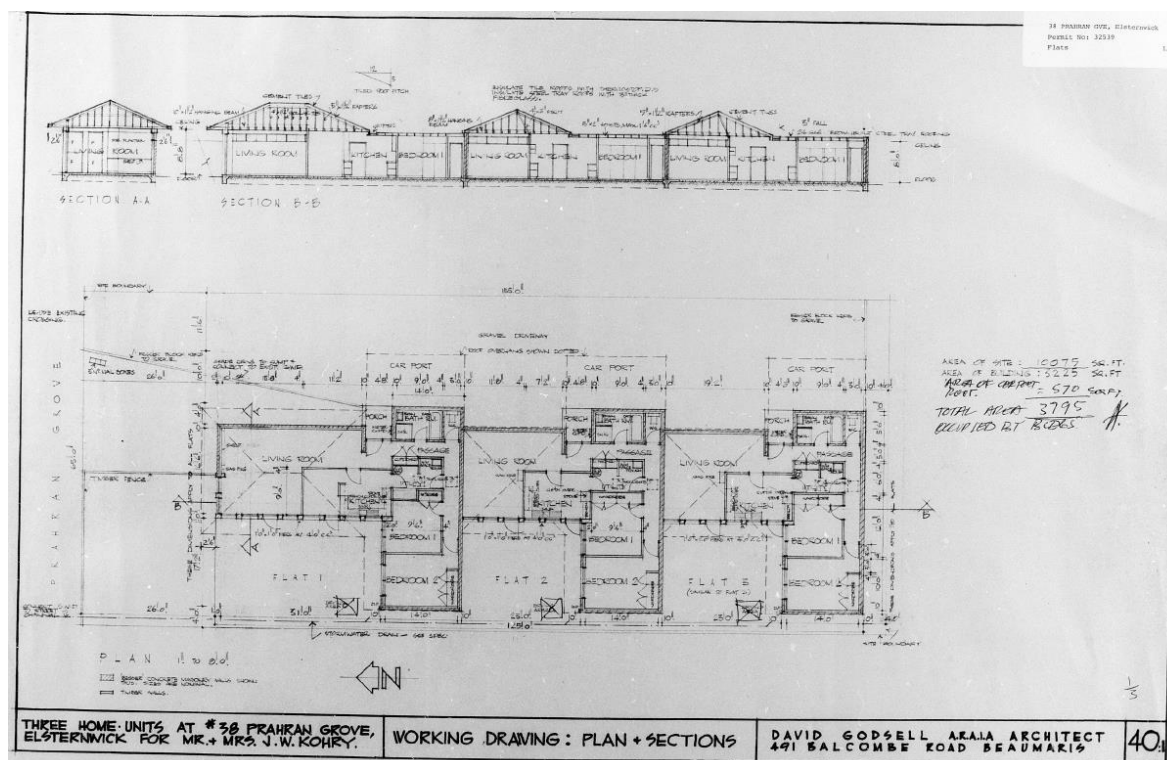
In 1883, Alfred Fowler acquired a relatively small lot just over an acre on the southern side of Prahran Grove, near Eastaway Street that included the subject place.⁸ In 1892, Emma Hubbard acquired this holding, which was progressively subdivided into smaller lots.⁹ Residential development along Prahran Grove was initially slow, with a preponderance of market gardens, dairies and industrial usages, including that of a chemical factory immediately west of the subject place, remaining active into the early 20th century.

The subject lot was largely demarcated in 1911, however, it was not developed until circa 1926 when a 5-roomed weatherboard house was erected.¹⁰ This building was occupied by a series of owners before its purchase in 1948 by husband and wife, John Watson and Jessie Evelyn Kohry.¹¹

In the early 1960s, the Kohrys commissioned architect David Godsell to design three home units in place of the Interwar period residence at the subject place. David and the Godsell family had a pre-existing link with Prahran Grove, having been residents of the street (at no. 40) across the 1950s.¹² His tendency to receive work via personal connections has also been documented.¹³ A drawing from Godsell’s submitted design for the home units is reproduced below.

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- ³ *Part of the Parish of Prahran*, Department of Crown Lands and Survey, 1857, SLV, <<http://handle.slv.vic.gov.au/10381/123955>>,
⁴ The designation of ‘Elsternwick’ likely derives from the combination of either a local creek (now Elwood Canal) and/or the name of an early cottage – *Elster* (the German word for magpie) – with the Old English word for village, *Wick*; a reference to the survey of a township in 1856 near the corner of Glen Huntly Road and the Nepean Highway. (Jill Barnard, ‘Elsternwick’, *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, accessed <<http://www.emelbourne.net.au/biogs/EM00436b.htm>>, accessed 17 June 2019)
⁵ *Plan of portions marked in the Parish of Prahran*, Melbourne, Surveyor General Office, 1853, SLV
⁶ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148
⁷ 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
⁸ Certificate of Title, vol. 1250, folio 898
⁹ Certificate of Title, vol. 12424, folio 715
¹⁰ Certificate of Title, vol. 3548, folio 522; and Caulfield rate book, 1926 –NB in 1934, a small southern section of the lot was excised to create the existing dimensions of the subject place (Certificate of Title, volume 5952, folio 249)
¹¹ Certificate of Title, vol. 5952, folio 249; and review of *Sands and MacDougall’s Directory* editions, 1955-60
¹² *Sands and MacDougall’s Directory*, 1950
¹³ ‘David Godsell House’, VHD; and Built Heritage, *Survey of Post WW2 Heritage: Stage 2, Part 2*, 2010, p52

Born in England, David Brymer Godsell (1930-86) immigrated to Australia in 1943 alongside his family. He received his architectural education through part-time study in engineering at the Melbourne Technical College and via the Atelier course at the University of Melbourne.¹⁴ As a student, Godsell worked for architect Marcus Martin, and between 1953-60, Guilford Bell, before setting up in private practice. Like many of his colleagues at work in the 1950s and 1960s, he was influenced by the Wrightian approach to design ('organic architecture') as well as traditional Japanese architecture. Godsell's design output – predominantly that of domestic work – is well-regarded by the contemporary architectural profession. Of note is his personal residence at 491 Balcombe Road, Beaumaris (VHR, H2379), constructed in 1960, and post offices at Mordialloc (1970) and Bentleigh (1972).¹⁵



Submitted drawings for three home units at the subject place – early to mid-1960s
(Source: Glen Eira Building Files, permit no. 32539)

Godsell's design occurred within a broad and increasingly recognised stream of progressive architecture in operation across the municipality during the post-WWII period. While predominantly associated with Melbourne's eastern suburbs, Modernism also formed a key thread in the development of the City of Glen Eira, particularly Elsternwick and Caulfield proper, between the 1950s and 1970s. As architectural historian Phillip Goad makes clear, the district was not just a 'safe haven for the speculative house builder'. Crucial to the introduction of non-traditional design into the area was the influx of Jewish residents from the Interwar period, many of whom were immigrants and familiar with European examples of Modernism. This provided commissions for émigré architects (many of whom were themselves Jewish) as well as progressive Australian-born designers and practices. Professional and societal interests in new forms and Modernism, as well as an exploration of the small houses (underset by the longstanding fascination with the design of the 'ideal home'), underscored the emergence of a distinctive layer of architecture in the municipality, ranging from freestanding houses to walk-up flats, units and townhouses.¹⁶

- ¹⁴ While not completing his University degree, Godsell undertook and passed the Architects Registration Board's exam. (Heritage Victoria, 'Recommendation of the Executive Director and Assessment of Cultural Heritage Significance, David Godsell House, 2017, p14)
- ¹⁵ Philippa McMahon, 'Godsell, David', in Philip Goad and Julie Willis, eds., *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012, pp.279-80
- ¹⁶ Goad comments, 'Such domestic architecture, gleaming, 'maintenance-free', and decidedly non-referential in its language and forms, must have at the time, seemed almost alien in the otherwise conventional suburban setting'. (*Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, np)

This development was likely constructed in early 1966, as by May that year separate titles had been issued for each of the three units.¹⁷ The sales advertisement follows:

2 Architect-Designed Villa Home Units. (In group of 3). 38 Prahran Grove. Each unit has private courtyard facing west, designed for maximum privacy. Cont. ent. Hall, L-shaped lounge, diningroom, 2 bedrooms, modern kitchen, fully tiled bathroom and shower recess, separate int. toilet. Carport. Fitts. incl. parquet flooring throughout... Internal inspection of these delightful units recommended. Price \$14,300 (£7150).¹⁸

The Kohrys moved into the front unit, while the middle and rear unit was sold.¹⁹

In the wake of its completion, the units were recorded by draughtsman and amateur photographer, Peter Wille. These photographs have been utilised throughout the citation.

Thematic Context/Comparative Analysis

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

- Epilogue (1940s onwards)

Known comparable places in the City of Glen Eira

Only two other Modernist houses have individual HOs; however, a project is underway to review the heritage value of other houses built after WWII across the municipality. Two other sites in the vicinity are also recommended for a heritage overlay, both of which reflect different contemporary design idioms.

- *Lind House*, 450 Dandenong Road, Caulfield North (HO155/VHR 2387) – built approximately 15 years earlier than the subject place (1954-55), the two-storey dwelling has an undercroft part supported on piloti with a butterfly roof that extends forward with a wide soffit. Externally it is clad in cream brick with sections of random stone cladding, vertical timber battens and navy spandrel glass panes.
- *Ernest Fooks House*, 32 Howitt Road, Caulfield North (HO150/VHR 2191) – erected five years or so earlier than the subject place, being designed in 1964 and completed in 1966. The single-storey house has a blank presentation to the street with a carport to the front. The walls are of tan brick,
- and the roof is flat with a clerestory section.
- Elevated Townhouses at 23 Seymour Road, Elsternwick (recommended for a HO) – Designed in 1973 by Harold D Schaffer, the building consists of eight conjoined residences. More Brutalist in style, its dramatic design, which includes a varying series of narrow, projecting hood windows, is widely visible from the street.

Condition

Good

Integrity

Intact

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 13, 1996

Heritage Overlay Schedule Controls

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

¹⁷ Certificate of Title, vol. 8628, folio 037

¹⁸ 'Advertising', *Age*, 14 May 1966, p50

¹⁹ Certificate of Title, vol. 8638, folio 943; and Certificate of Title, volume 8638, folio 944

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 38 Prahran Grove, Elsternwick.



Recommended extent of heritage overlay
(Source: Nearmap, depicting February 2019)

EDELSTEIN RESIDENCE

Address	13 Seymour Road, Elsternwick
Significance	Local
Construction Dates	1974
Period	Post-WWII
Date Inspected	Late 2019



Statement of Significance

What is Significant?

The Edelstein Residence at 13 Seymour Road, Elsternwick is significant to the City of Glen Eira, including its exterior, front fence and wall, and general landscaping.

How is it Significant?

The Edelstein Residence at 13 Seymour Road, Elsternwick is of historical and aesthetical significance to the City of Glen Eira.

Why is it Significant?

The Edelstein Residence at 13 Seymour Road, Elsternwick is of historical significance as a fine example of a Modernist house constructed in 1974 to the design of Kenneth H Edelstein. It illustrates the continued presence of progressive architecture in the municipality across the post-WWII period, which forms a condensed but important layer of development for the suburb, as well as the sustained attraction of Seymour Road for high-end residential design. (Criterion A)

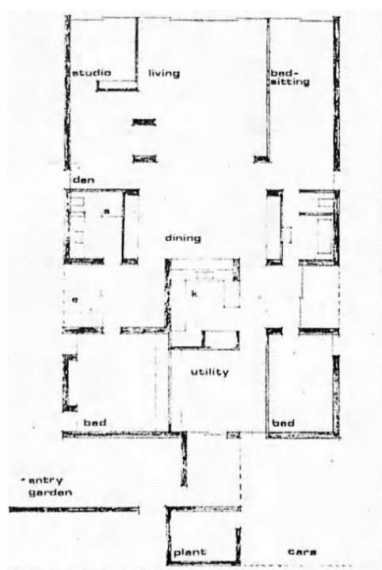
The Edelstein Residence at 13 Seymour Road, Elsternwick is of aesthetic significance as a fine and highly intact example of 1970s Modernist architecture with a purposefully discreet streetscape presence. Low lying and cuboid in form, it exemplifies the shift in Modernist approach during this period towards a more subdued presence due to its restrained material palette and articulation. Its modulated configuration cannot be readily appreciated from the public realm due to its largely concealed

presentation to the street, including the low garden fence and high garage courtyard wall, both constructed from relatively small exposed concrete blocks. These elements, combined with the screening effect of the front garden, form important elements of its overall design. (Criterion E)

Description

The single-storey and low-scale house is situated on a moderately sized (approximately 737m²) and flat allotment. Indicative of Modernist designs, the residence's streetscape presence is purposefully muted, with sightlines to the building obscured by a high front wall and landscaping. As such, this description relies partly upon the submitted floor plans, contemporary aerial photographs and other documentary material.¹

The house is well setback from Seymour Road with a rectangular footprint in the main and an overall cuboid form. It has a flat roof clad in metal sheeting with a low horizontal profile, wide timber fascias and concealed gutters. Walls consist of full height glazing alternating with square concrete blocks. The location and configuration of glazed walls as well as internal spaces are dictated by its south facing orientation so that there are no windows to the street. Its side elevations (not visible from the public realm) have full-height sliding windows and doors with a distinct vertical emphasis.



Conceptual plan for 13 Seymour Road
Note configuration of internal spaces
(Source: Age, 24 June 1974, p13)

The elements of the subject building that are indicative of the Modernist style are the use of cubic/geometric forms and fully glazed walls, reinforcing the relationship between the exterior and interior of the building.² Internally, an open-plan configuration and flexible living spaces are evident. By the 1960s, local architects such as Edelstein had adopted a more subdued approach to Modernism, and softer textured surfaces and a sense of privacy from the street were fundamental to residential Modernist architecture.³ This group of architects included Neil Clerehan, Guildford Bell and David McGlashan, whom all worked in a similarly refined mode, often for affluent clients. As noted by Philip Goad, 'Common to all was skill in meticulous detailing, a quest for restraint and sparse furnishings, and delight in the essential qualities of building materials.'⁴ At the subject site, this approach is evident in the use of exposed concrete block, but here articulated as smaller square blocks than the standard rectangular size, and screen walls to the front of the site, which also reflect the influence of another contemporary strand of

¹ '13 Seymour Road', circa 2019, realestate.com.au, accessed 12 August 2019

² Modernism was inspired by the declarations of the *Congrès internationaux d'architecture moderne* (international congress of modern architecture, CIAM), an organisation of prominent architects – dominated by Le Corbusier – active in Europe between 1928-56. Adopted internationally (hence, often referred to as the International Style in Australia), it was originally characterised by the rejection of historical associations, employment of planar forms and embracement of non-traditional materials. Several strands evolved. By the late 20th century, it could also refer to design that referenced historical examples of Modernism.

³ Philip Goad (curator), *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, catalogue [exhibition held at Glen Eira Art Gallery], 2001. The Edelstein was featured in this exhibition.

⁴ Philip Goad, 'The Modern House in Melbourne 1945-1975', PhD thesis, University of Melbourne [Dept of Architecture and Building], 1992, chpt 6, p56

Modernism – Brutalism – in which concrete (and/or brown or tan bricks) was favoured in conjunction with bold forms and often extensive areas of blank wall.

Although the interior of the subject place has not been investigated and internal heritage controls are not proposed, its original spatial arrangement, circulatory pattern and various details are acknowledged as integral to the design of the house.

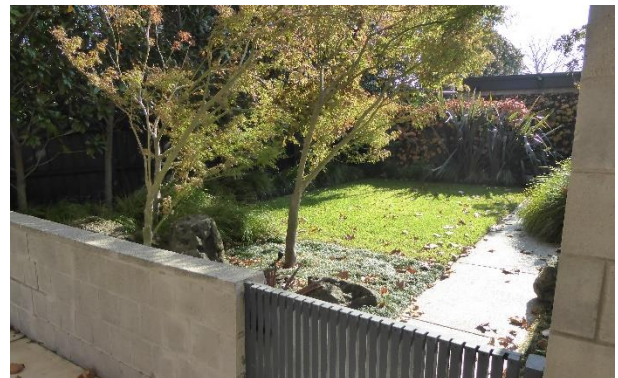
The floor plan is, for the most part, symmetrical and revolves around a central living area that comprises a kitchen, studio, dining area and living room. The north elevation is fully glazed and opens on to an outdoor area to the rear of the site. The outdoor space is comprised of paved and grassed areas and a pool in the north-west corner of the site. Bedrooms, bathrooms and a study are located to the east and west sides of the central living area. The internal wall configuration enables the central living area to function as a flexible space. Strategically placed partition walls create smaller activity spaces while maintaining sightlines to indoor as well outdoor living space. Visual connectivity and continuity of space is maintained throughout the building, reinforced by the use of exposed concrete block for both the external and internal walls. The overall effect has been described as 'a subtle and sophisticated design, with a feeling of quiet repose'.⁵

Similar to the house, the high front boundary walls and lower fence all are of concrete block, with square relatively small blocks and a narrow coping block. There is also a slatted timber pedestrian gate to the fence and wide solid/sliding gate to the wall, which leads to an enclosed courtyard. A paved pathway leads to the informal entry at the north end of the high screen wall, and the formal entry to the west side of the building.⁶ The high front wall returns to intersect with a small utility room and delineates the extent of the paved courtyard area in the south-east corner of the site. The metal-clad roof of the utility room cantilevers to form the double carport.

The originality or otherwise of front garden landscaping is not known. However, contemporary coverage of the design notes the presence of a 'native' garden that was intended to 'soften' the purposeful starkness of the house.



Street elevation



Street facing entry and garden



Street facing entry garden and high concrete screen



High wall to garage courtyard and view over flat roofs

⁵ Philip Goad (curator), *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, catalogue [exhibition held at Glen Eira Art Gallery], 2001, np

⁶ Goad, *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, np

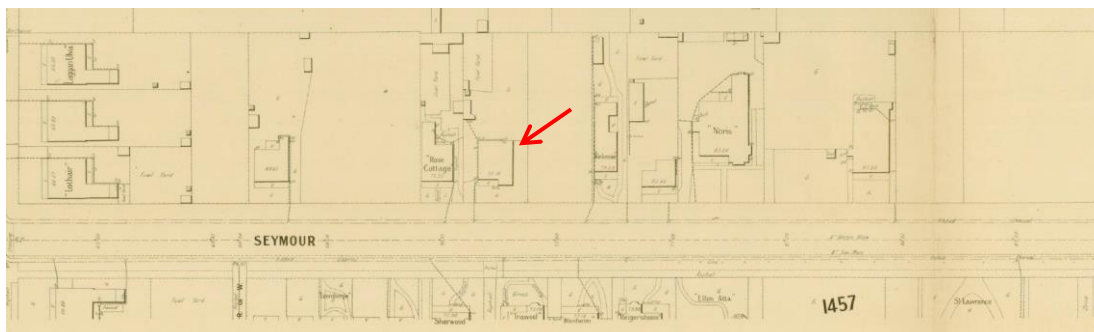
A recent and sympathetic addition has been constructed to the rear north-west corner of the building, extending the building and roof towards the east boundary.⁷

History

The subject place formed part of Crown Allotment 262 of the Parish of Prahran, its 19 acres (approximately 7.6 ha) granted to John Mullaly by 1857.⁸ This area was located immediately south of Glen Eira Road – one of the earliest established thoroughfares in the district, increasingly referred to as ‘Elsternwick’ from the 1850s⁹ – on land that was described in early surveys as ‘heath’.¹⁰

While initially situated on the periphery of suburban Melbourne, beyond the more settled environs of Prahran and St Kilda, the ready availability of considerable allotments in Elsternwick and the early private establishment of its railway station (1859) proved attractive to the genteel and affluent. Alongside dairies and market gardens, a patchwork of prestige estates, ‘private houses of a superior character standing in pleasure grounds’,¹¹ were erected from the 1860s. The government takeover of the railway line (1878), which improved services, and speculative activities of the land boom stimulated a more intensive phase of subdivision and development in the suburb over the 1880s. Along the major roads and across the former grounds of handsome mansions, rows of generally high-quality detached houses multiplied and dedicated shopping strips emerged. Following the general building hiatus of the 1890s Depression, a decidedly middle-class suburb consolidated with little unused land available by the early 1930s.¹² While infill and redevelopment were relatively limited in post-WWII period Elsternwick, where it did occur, such designs often reflected the contemporary Modernist aesthetic, which is a noteworthy subtheme in the development of the municipality.

In 1882, the entire Crown Allotment was acquired by the National Land Company and in September of that year consolidated with Allotment 263 (also previously owned by Mullaly), establishing a large stretch of property between Orrong and Kooyong Road. A few years later, the subject allotment was demarcated from several lots and purchased by the Royal Permanent Building Society in 1885.¹³ By 1900, this section of Seymour Road had consolidated into a streetscape of high-quality Italianate style villas, including the substantial residence of *St Lawrence* (demolished/now part of Harleston Park). In line with this development, a freestanding brick house had been erected at the subject allotment in by the late 1880s.¹⁴ Its footprint is depicted below in the 1902 MMBW plan.



MMBW detail plan no. 1456, Caulfield
Seymour Road as developed by 1902, subject site is indicated
(Source: SLV)

⁷ Stephen Crafti, *Elsternwick House*, Berton Design, 2019

⁸ Irish-born, Mullaly had immigrated to Melbourne in 1840, eventually becoming a senior officer within Customs House as well as establishing his own firm: ‘Mullaly and Byrne’. (‘Shipping’, *Age*, 5 March 1867, p4; and ‘Government Land Sale’, *Herald*, 17 September 1868, p3); and *Part of the Parish of Prahran*, Department of Crown Lands and Survey, 1857, SLV, <<http://handle.slv.vic.gov.au/10381/123955>>, accessed 17 June 2019

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

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

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

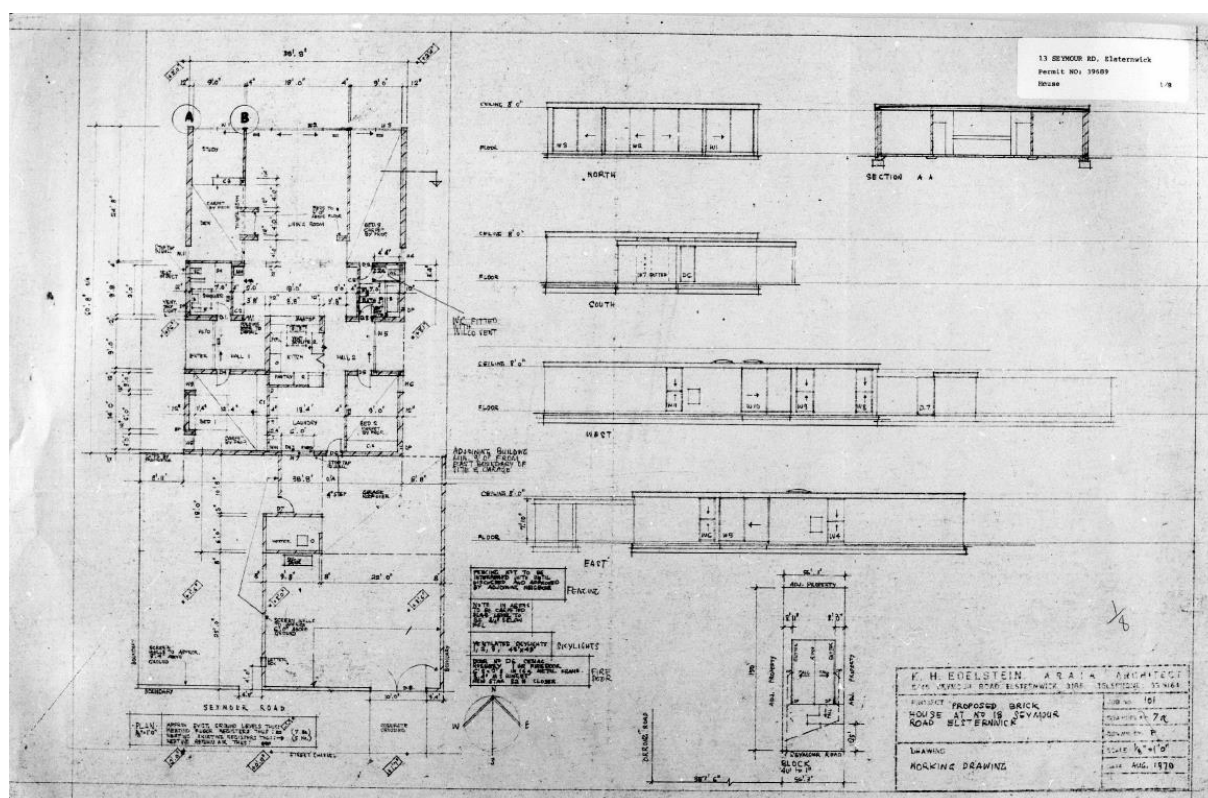
¹² Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p110

¹³ Certificate of Title, vol. 1396, folio 140; and Certificate of Title, vol. 1388, folio 499

¹⁴ Review of *Sand and McDougall Directory* editions, 1885-90

The property passed through a series of owners before, in July 1969, it was acquired by Ronald and Beverley Edelstein.¹⁵ The following year, plans for a new single-storey brick house were lodged with Council (August 1970). The design was prepared by architect Ken H. Edelstein, then a resident of nearby 46 Seymour Road, and likely the young brother of the site's owner.¹⁶ In 1974, this house (existing) was constructed by a builder, G W Edwards, as per the submitted design.¹⁷

The son of Polish immigrants, who had arrived in Australia during the 1930s, Kenneth H Edelstein (1941–) graduated in architecture from the Royal Melbourne Institute for Technology in 1969. Previously, he had gained experience working on design projects for multiple architectural firms, including Romberg and Boyd (1963-64) and Bates Smart and McCutcheon (1965-66) as well as in London.¹⁸ By 1970, Edelstein had established a private practice, with a focus on residential work. Two of his designs from this period – *Muller House* (Flowerdale, 1974) and *Buckle House* (Kew, 1974) – were identified soon after as exemplars of Modernist domestic design in Melbourne.¹⁹ Between 1978 and 1981, Edelstein operated as a partner for Romberg and Boyd, before again returning to private practice. His work during this time spanned the eastern seaboard, with notable projects including the Aboriginal Museum/Bangerang Culture Centre (Shepparton, VIC, with Romberg and Boyd, 1980), *Howarth Farmhouse* (Wyong, NSW, 1980), *Jager House* (Lilydale, VIC, 1981), Cranbourne Police Station (VIC, 1981), Cashmore Apartments (Melbourne 1999) and various works at Flemington Racecourse (Grandstand with Buchan Group, 2000). Edelstein was also the architect for the Victorian Racing Club between 1992 and 2001.²⁰



'Working drawing' – K H Edelstein
(Source: Glen Eira Building Files, permit no. 39689)

Edelstein's design at the subject place occurred within a broad and, of late, increasingly recognised theme of progressive architecture which was in operation across the municipality during the post-WWII period. While predominantly associated with Melbourne's eastern suburbs, Modernism also formed a key thread in the development of the City of Glen Eira, particularly

¹⁵ Certificate of Title, volume 6248, folio 484

¹⁶ Glen Eira Building Files, August 1970, permit no. 39689; Ronald and Ken Edelstein's birthdates ('Ronald Edelstein', *JewishGen Online Worldwide Burial Registry*, accessed via ancestry.com)

¹⁷ John Barker, 'The Age – RAI Award No. 28', *Age*, 24 June 1974, p13

¹⁸ Specifically, for Sir Basil Spence on The Hyde Park Cavalry Barracks in London (1967-68)

¹⁹ Norman Day, *Modern Houses Melbourne*, Armadale, VIC, Brian Zouch Publications, 1976, pp124-26

²⁰ Goad, *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, np

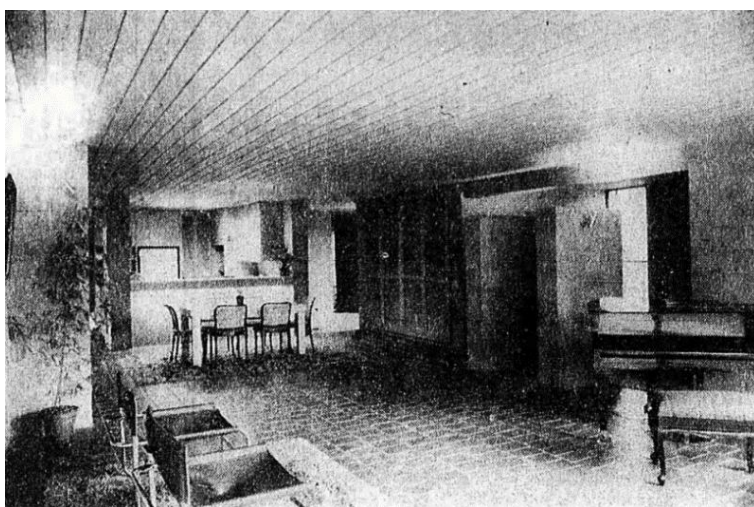
Elsternwick and Caulfield proper, between the 1950s and 1970s. As architectural historian Phillip Goad makes clear, the district was not just a 'safe haven for the speculative house builder'. Crucial to the introduction of non-traditional design into the area was the influx of Jewish residents from the Interwar period, many of whom were immigrants and familiar with European examples of Modernism. This provided commissions for émigré architects (many of whom were themselves Jewish) as well as progressive Australian-born designers and practices. Professional and societal interests in new forms and Modernism, as well as an exploration of the small houses (underset by the longstanding fascination with the design of the 'ideal home'), underscored the emergence of a distinctive layer of architecture in the municipality, ranging from freestanding houses to walk-up flats, units and townhouses.²¹

At completion, Edelstein's design for 13 Seymour Road was presented with a 'Citation Award' (no. 28) from the Royal Australian Institute of Architects (RAIA). The accompanying article in the *Age* included an interview with Edelstein, which provides insight into his design philosophy at the subject place, as well as a description of the dwelling:

The fault with a lot of modern houses is that they have too many rooms. This is the opinion of Ken Edelstein, who believes "the trend towards providing a separate room for each activity is wasteful and not conducive to an integrated family life-style... With this degree of compartmentalisation a house becomes simply a collection of small cubicles and one seldom gets the opportunity of enjoying a large space." Mr. Edelstein demonstrates what can be achieved with open planning in a house designed to take advantage of a typical suburban block.

Because the block faced south it was necessary to reverse the conventional placement of living and service areas to take advantage of the sun. The entry from the side leads directly into the large central living space opening on to an outdoor living area at the rear of the block. Smaller pockets of space including a den and a studio open off the living-dining area to create a fluid space with solid pillars of concrete blockwork acting as screening elements.

There are relatively few walls or doors in the plan and no passageways. Privacy is achieved by careful juxtapositioning of the rooms The house is essentially multi-purpose in its concept, allowing a flexibility of life-style and furniture arrangement. It is planned to be experienced as a whole for all major activities Externally the house presents a blank façade with high block walls enclosing a drying area and double carport From the street the flat roof-concrete-slab construction achieves a stark, low profile design softened by native landscaping in the front courtyards.²²



Photograph of the living room interior
Note quarry tiles and stained pine ceiling
(Source: *Age*, 24 June 1974, p13)

Service data
ARCHITECT: K. H. Edelstein.
BUILDER: G. W. Edwards.
WALLS: L.S.D. concrete blocks.
ROOF: Brownbuilt steel deck.
SKYLIGHTS: Atlas domelights.
QUARRY TILES: Daniel Robertson Pty. Ltd.
JOINERY: Armadale Joinery Pty. Ltd.
HEATING: Prestige Central Heating & Air Conditioning Pty Ltd.
DOOR FURN.: Modric.
LIGHTING: Kempthorne.
MARBLE: Hendersons Marble & Granite Pty. Ltd.

Extract from RAIA article
(*Age*, 24 June 1974, p13)

In the wake of Ronald's death in 1995, Beverley remained in occupation until 2001.²³

Around 2015, new owners undertook a program of sympathetic internal additions and alterations.²⁴

²¹ Goad comments, 'Such domestic architecture, gleaming, 'maintenance-free', and decidedly non-referential in its language and forms, must have at the time, seemed almost alien in the otherwise conventional suburban setting'. (*Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, np)

²² John Barker (Director RAIA, Victorian Chapter, Housing Service), 'Open planning avoids waste of precious living space', *Age*, 24 June 1974, p13

²³ Certificate of Title, vol. 6248, folio 484; 'Ronald Edelstein', *JewishGen Online Worldwide Burial Registry*, accessed via ancestry.com

²⁴ Stephen Crafti, 'Elsternwick House', Berton Design, 5 March 2015, <<http://bertondesign.com.au/portfolio-item/elsternwick-house/>>, accessed 12 August 2019

Thematic Context/Comparative Analysis

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

- Epilogue (1940s onwards)

Known comparable places in the City of Glen Eira

Only two other Modernist houses have individual HOs; however, a project is underway to review the heritage value of other houses built after WWII across the municipality. The Fooks house provides the closest comparison. Two other sites in the vicinity are also recommended for a heritage overlay, both of which reflect different contemporary design idioms.

- *Lind House*, 450 Dandenong Road, Caulfield North (HO155/VHR 2387) – built approximately 15 years earlier than the subject place, during 1954-55, the two-storey dwelling has an undercroft part supported on piloti with a butterfly roof that extends forward with a wide soffit. Externally it is cream brick with sections of random stone cladding, vertical timber battens and navy spandrel glass panes.
- *Ernest Fooks House*, 32 Howitt Road, Caulfield North (HO150/VHR 2191) – erected five years or so earlier than the subject place, being designed in 1964 and completed in 1966. The single-storey house has a blank presentation to the street with a carport to the front. The walls are of tan brick, and the roof is flat with a clerestory section.
- *Elevated Townhouses* at 23 Seymour Road, Elsternwick (recommended for a HO) – designed in 1973 by Harold D Schaffer, the building consists of eight conjoined residences. More Brutalist in style, its dramatic design, which includes a varying series of narrow, projecting hood windows, is widely visible from the street.
- *Three units* at 38 Prahran Grove, Elsternwick (recommended for a HO) – designed in 1966 by David Godsell in a Wrightian mode with a hipped roof, these buildings are also similarly blank to the street. A long highlight window is articulated to the public/driveway zone with a series of narrow full-height windows defining the courtyard elevations. Textured concrete bricks provide a rugged external expression and cantilevered carport awnings provide a restrained alternative to the typical approach to vehicular protection.

Condition

Good

Integrity

Largely intact

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 13, 1996

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 13 Seymour Road, Elsternwick.



Recommended extent of heritage overlay
(Source: Nearmap, depicting February 2019)

ELEVATED TOWNHOUSES

Address	23 Seymour Road, Elsternwick
Significance	Local
Construction Dates	1973
Period	Post-WWII
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The Elevated Townhouses at 23 Seymour Road, Elsternwick is significant, including the external expression and undercroft carpark, cement block retaining wall to the east, grassed mound and concrete retaining wall at the front of the property.

How is it Significant?

The Elevated Townhouses at 23 Seymour Road, Elsternwick are of historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Elevated Townhouses at 23 Seymour Road, Elsternwick constructed in 1973, to the design of Harold David Shafer, are of historical significance as an unusual example of Brutalist residential development in the municipality. The townhouse, although widespread across the region by late 20th century and illustrative of an alternative form of suburban living, was often subject to criticism for its repetitiveness and lack of design flair. In comparison, the Elevated Townhouses demonstrates a high end, architect composed example of the typology in the municipality. (Criterion A)

The Elevated Townhouses at 23 Seymour Road, Elsternwick are of aesthetic significance as a highly intact and accomplished example of Brutalism. Importantly, it is also a relatively rare demonstration of this idiom at the scale of a private domestic development, where the style was conventionally not employed due to its perceived 'toughness'. From the public domain, the form

of the townhouses manifests as both bold and dramatic, its design underscored by a varying series of projecting window hoods (oft referred to as organ pipes) and heavy splayed piers that elevate the building above the ground. Unusually for a Brutalist design, its walls were also painted; likely in recognition of its need to harmonise with the surrounding residential context. Similarly, the lack of a fence and artificial mound to the front of the site are integral and original elements, carefully positioned so as to soften the appearance of the building. (Criterion E)

Description

The two-storey Brutalist townhouse block with basement/undercroft carpark is located on a large, rectangular site in a residential area. The subject building is set back approximately 7.5 metres from the road and has a large rectangular footprint that encompasses the majority of the site. The following assessment is informed by the original drawings held by the Council.¹

In front of the building, there is a gently sloping grassed area retained by a low concrete wall. The grassed area partly conceals the undercroft as well as the lower part of the street façade and softens the bold, angular forms of the townhouses. A concrete block wall on the east boundary and half of the north boundary runs adjacent to a shared driveway, which slopes gently towards basement level. The rear (north) end of the site has been modified and consists of a small detached building with a pitched roof and concrete stair. A narrow path is located along the west boundary of the site.

The large two-storey masonry (brick and concrete) building is predominantly rectangular in form and consists of a carpark at basement level and eight units (four at ground floor and four at first floor). The units are positioned in an east-west orientation with living spaces allocated to the west side of the building and bedrooms to the east side of the building.

Externally, the east side of the building steps up and cantilevers past the carpark below. The angled splayed supports are painted white with a bagged finish while the walls of the upper floors on the east and south elevations have been painted black, emphasising their mass. The splayed supports, and additional vertical fins, are expressed on the east elevation and continue at regular intervals along the length of the building. Rectangular single-paned windows of varying sizes are uniformly positioned within the recessed bays. Some car parking bays to the basement level have metal roller doors.



South facade



East elevation

Cantilevering weather hoods on the street façade are a striking feature of the building. The strong angular forms are confidently composed and have a sculptural-like quality to them. The window hoods extend above the facade and angle downwards towards the main roof. The substantial height and depth of the window hoods accentuate their mass, characteristic of the Brutalist style. Each hood frames a narrow 'sliding openable window' that spans the full height of the building. The weather hoods are individually angled and of varying depths, creating the illusion of a gently curving façade. The projections filter daylight into the street-facing unit with the aid of louvred screens within the building. The east half of the façade employs a contrasting black and white colour palette with a bagged, paint finish, achieving a graphic-like quality. Window joinery with a black finish provides further contrast.

The weather hoods on the west side of the façade step down/are at the mound. The main wall has been painted white in this instance, although architectural drawings show that a black wall, similar to the east half of the façade, was considered.

¹ 'Drawings', Harold D Shafer, City of Glen Eira, building records, permit no. 41512, dated 1971



South façade – window hoods

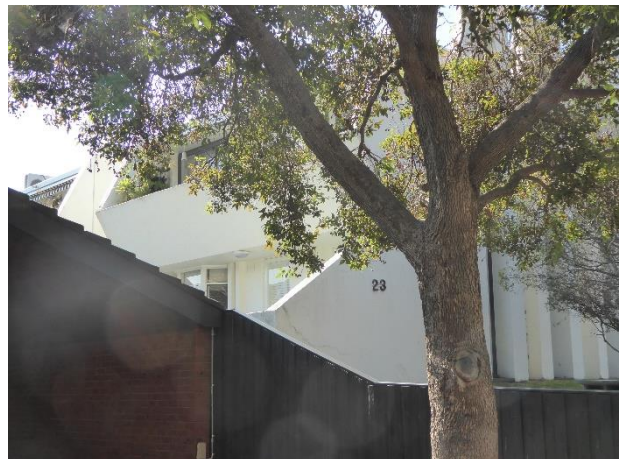


South façade - window hoods

The angled profile of the balconies contrasts with the strong vertical elements on the south and east elevations. The west elevation is symmetrical and composed of three bays, separated by two narrow, recessed sections. Balconies run the length of the building at ground and first floor, which have been painted white. The brick balconies have a heavy, block-like quality and consist of solid wall divisions and balconies or 'brick garden walls.' Access to each balcony is by a single timber door flanked by a rectangular awning window and a projecting bay window.



South façade – window hoods



Window hoods

The north elevation is relatively plain and consists of four horizontal, rectangular windows. The exterior has been mainly painted white, except for part of the façade in keeping with the architectural drawings show that a black colour palette was intended for the east half of the façade as well as the narrow clerestory wall above the balconies on the west elevation.

The Post-war phase of the famous Modernist architect Le Corbusier was a catalyst for the late-20th century Brutalist style that appeared in Australia from the mid-1960s.² The term 'New Brutalism' was first employed in 1953 by the English architects Alison and Peter Smithson and came to relate to brut (raw) structures and materials.³

² Modernism was inspired by the declarations of the *Congrès internationaux d'architecture moderne* (international congress of modern architecture, CIAM), an organisation of prominent architects – dominated by Le Corbusier – active in Europe between 1928-56. Adopted internationally (hence, often referred to as the International Style in Australia), it was originally characterised by the rejection of historical associations, employment of planar forms and embracement of non-traditional materials. Several strands evolved. By the late 20th century, it could also refer to design that referenced historical examples of Modernism.

³ Philip Goad, 'The Modern House in Melbourne 1945-1975', PhD thesis, University of Melbourne [Dept of Architecture and Building], 1992, chpt 6, p2

Elements of the subject building that are characteristic of the style include rough concrete finishes and the various boldly defined elements such as heavy splayed columns that elevate the building above the ground and large curvilinear/ambiguous forms.

Similar residential buildings with non-referential forms were being constructed in the Glen Eira area during the late 1950s and 1960s.⁴ The designs of émigré architects such as Ernest Fooks, challenged the conventional forms of residential housing typically seen in the area at that time. For the most part, however, such forms had been reserved for public and institutional projects and were rarely seen at the level of private residential development.

The striking character of Schafer's angled street-facing window hoods were described at the time as recalling the form of 'a cathedral organ,'⁵ as well as creating the illusion of curved forms. The painted wall surfaces in a contrasting colour palette in the subject building suggest a more playful approach to the stark and exposed surfaces typically associated with Brutalism.

It is likely that the grassed mound to the front of the site has been integrated to visually soften the bold window hoods, which may have been perceived as too intimidating in the residential sphere.

The townhouses appear little altered to the exterior since construction, outside the addition of a detached brick structure to the rear of the property.

History

The subject place formed part of Crown Allotment 262 of the Parish of Prahran, its 19 acres (approximately 7.6 ha) granted to John Mullaly by 1857.⁶ This area was located immediately south of Glen Eira Road – one of the earliest established thoroughfares in the district, increasingly referred to as 'Elsternwick' from the 1850s⁷ – on land that was described in early surveys as 'heath'.⁸

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In 1882, the entire Crown Allotment was acquired by the National Land Company and in September of that year consolidated with Allotment 263 (also previously owned by Mullaly), establishing a large stretch of property between Orrong and Kooyong Road.¹¹ A non-contiguous portion of this land was acquired by a 'gentleman', James Chapman, in 1883 and progressively subdivided as the

⁴ Phillip Goad (curator), *Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, catalogue [exhibition held at Glen Eira Art Gallery], 2001

⁵ Gee, 'An exciting group in Elsternwick', p35

⁶ Irish-born, Mullaly had immigrated to Melbourne in 1840, eventually becoming a senior officer within Customs House as well as establishing his own firm: 'Mullaly and Byrne'. ('Shipping', *Age*, 5 March 1867, p4; and 'Government Land Sale', *Herald*, 17 September 1868, p3); and *Part of the Parish of Prahran*, Department of Crown Lands and Survey, 1857, SLV, <<http://handle.slv.vic.gov.au/10381/123955>>, accessed 17 June 2019

⁷ The designation of 'Elsternwick' likely derives from the combination of either a local creek (now Elwood Canal) and/or the name of an early cottage – *Elster* (the German word for magpie) – with the Old English word for village, *Wick*; a reference to the survey of a township in 1856 near the corner of Glen Huntly Road and the Nepean Highway. (Jill Barnard, 'Elsternwick', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, accessed <<http://www.emelbourne.net.au/biogs/EM00436b.htm>>, accessed 17 June 2019)

⁸ *Plan of portions marked in the Parish of Prahran*, Melbourne, Surveyor General Office, 1853, SLV

⁹ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

¹⁰ 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

¹¹ Certificate of Title, vol. 1396, folio. 140; and Certificate of Title, vol. 1388, folio 499

Beemery Park Estate. The subject allotment was defined in the earliest sale (see below).¹² It was acquired, in 1886, along with several other lots, by husband and wife, Frank (an attorney) and Isabel Alice Wisewould.¹³

The subject lot was then purchased by Charlotte Elizabeth Twycross in 1888.¹⁴ The wife of a well-known Melbourne merchant and art dealer/collector John Twycross, Charlotte and family, lived at a nearby substantial villa *Emmarine*, at the corner of Glenhuntly Road and Beavis Street.¹⁵ In the wake of her husband's death (1899), Charlotte relocated to the subject allotment, where a timbered house with slate roof was erected.¹⁶ Her new residence was also named *Emmarine*. By this time much of Seymour Road had developed residentially and was characterised by an array of late 19th-century villa designs, including the large-scale *St Lawrence* mansion (since demolished, its property now part of Harleston Park). Charlotte died in 1908, and the property passed to her adult children, John and Ida Lillian Twycross.¹⁷

Emmarine remained in the Twycross family until 1958 when it was purchased by Hirsh and Maria Frydenberg.¹⁸ By 1960, the original house had replaced by an apartment block.¹⁹



Emmarine/23 Seymour Road with Charlotte Twycross in the foreground, circa 1905.

(Source: Charlotte Smith and Benjamin Thomas, *Visions of Colonial Grandeur*, Museums Victoria, 2014, p101)

Over a decade later, in May 1971, the subject site was acquired by A G G Pty Ltd & Partners and the apartment demolished. Plans were prepared at this time for the erection of eight conjoined split-level flats by architect, Harold David Shafer. By October that year, ownership of the now vacant allotment had been transferred to A B Solel Pty Ltd, and Australian Architectonic Group Pty Ltd, the latter of which was registered at the Schafer household (3 Martin Road, Toorak).²⁰ Based on this connection, it is possible that Harold or another member of the family was also involved in financing the development.

The Australian born son of post-WWII Polish/Jewish immigrants, Shafer appears to have been active as a designer from as early as 1970, when (still a student) he prepared plans for a block of Modernist flats at 1421 High Street, Malvern (existing).²¹ He graduated from the University of Melbourne in 1972 with a Bachelor of Architecture (Honours).²² His thesis, *The Suburban Scene* (1971), which examined contemporary outer-suburban residential development, appears to have set the scene for the majority of his professional output, which revolved around the employment of a contemporary idiom at high-end residential projects across

¹² Certificate of Title, vol. 1396, folio 140; and Geulah Solomon, *Caulfield's Heritage, Volume 1: Caulfield's Building Heritage*, City of Caulfield, 1989, p46

¹³ Certificate of Title, vol. 1830, folio 949

¹⁴ Certificate of Title, vol. 2011, folio 163

¹⁵ Charlotte Smith and Benjamin Thomas, *Visions of Colonial Grandeur: John Twycross at Melbourne's International Exhibitions*, Museums Victoria, 2014, p15

¹⁶ Smith and Thomas, *Visions of Colonial Grandeur*, 2014, p135; and Sands and MacDougall's Directory, 1900, p258

¹⁷ Certificate of Title, vol. 3547, folio 209

¹⁸ Certificate of Title, vol. 3547, folio 209

¹⁹ *Sands and MacDougall's Directory*, 1960, p349

²⁰ Certificate of Title, vol. 3547, folio 209

²¹ Paul and Esther Shafer applied for 'naturalisation' in the early 1950s (*Age*, Friday 28 March 1952, p14); and 'Unusual Flats', *Age*, 2 May 1970, p25

²² *Degrees and Diplomas Conferred*, 15 March 1972, University of Melbourne, p89

Melbourne's suburban ring over the late 20th century.²³ Shafer designed his own Modernist style residence at 1-2 Dalriada Street, Toorak in circa 1980 (extant).²⁴

Shafer's design occurred within a broad and increasingly recognised stream of progressive architecture in operation across the municipality during the post-WWII period. While predominantly associated with Melbourne's eastern suburbs, Modernism also formed a key thread in the development of the City of Glen Eira, particularly Elsternwick and Caulfield proper, between the 1950s and 1970s. As architectural historian Phillip Goad makes clear, the district was not just a 'safe haven for the speculative house builder'. Crucial to the introduction of non-traditional design into the area was the influx of Jewish residents from the Interwar period, many of whom were immigrants and familiar with European examples of Modernism. This provided commissions for émigré architects (many of whom were themselves Jewish) as well as progressive Australian-born designers and practices. Professional and societal interests in new forms and Modernism, as well as an exploration of the small houses (underset by the longstanding fascination with the design of the 'ideal home'), underscored the emergence of a distinctive layer of architecture in the municipality, ranging from freestanding houses to walk-up flats, units and townhouses.²⁵

The townhouses were erected by contractors A P Bone Construction Co by April 1973, when they were listed for sale.²⁶ The development appears to have been largely completed per Shafer's design, although a proposed courtyard wall for the rear townhouse does not appear to have been built.

Contemporary coverage of Schafer's design was effusive:

The block of eight own-your-own flats at 23 Seymour Road, Elsternwick are exciting, because they indicate that flats can be architecturally pleasing as well as functional. From the road the face of the building looks like a cathedral organ towering over a green stretch of lawn. Black, white, black, black and white again is another initial response to these visually striking flats which from certain angles resemble an elongated chessboard Each flat has it owns private courtyard, ducted heating and shagpile wall-to-wall carpet. Those on the second floor have deep flower boxes trimming the balcony. The kitchens have attractive slate tiles, a wall oven, gas hot plates, double sink, servery and ample cupboard space. Living rooms have floor to ceiling windows and have been wired for color television. There is a separate shower recess from the main bathroom which contains a bath, vanity basin and the compact laundry is partitioned off from it. All three bedrooms have built-in robes and the length of the rooms creates a feeling of space. Basement parking facilities are available Not surprisingly there are only five left – at prices from \$28,000 to \$29,000.²⁷

Over the late 20th century, the description of the development shifted; at conception it was classed as 'flats', by the late 1970s 'units' and during the 1980s 'Townhouses'.²⁸



Townhouses photographed from Seymour Road in 1977
(Source: John T Collins, SLV, H95.200/1254)



Townhouses photographed from Seymour Road in 1977
(Source: John T Collins, SLV, H95.200/1254)

²³ Harold David Shafer, *The Suburban Scene*, University of Melbourne, vol.1, 1971

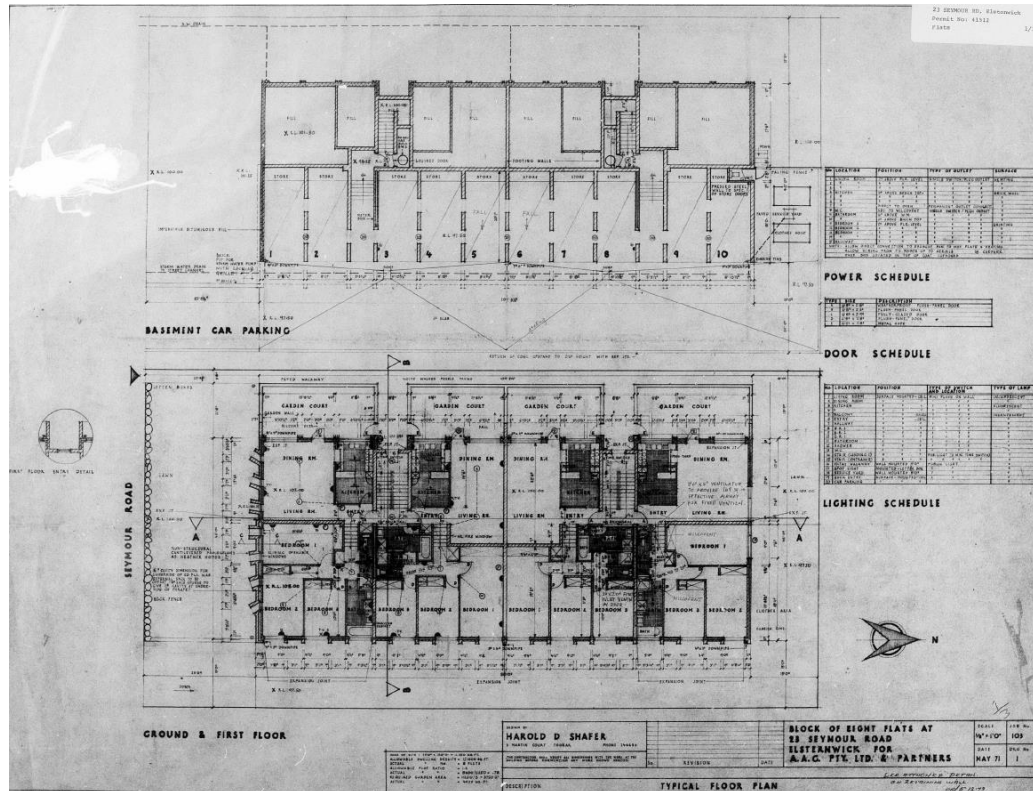
²⁴ 1980, Australian Electoral Roll, Subdivision of Malvern, p58

²⁵ Goad comments, 'Such domestic architecture, gleaming, 'maintenance-free', and decidedly non-referential in its language and forms, must have at the time, seemed almost alien in the otherwise conventional suburban setting'. (*Notable and Modern: Postwar Domestic Architecture in the City of Glen Eira*, np)

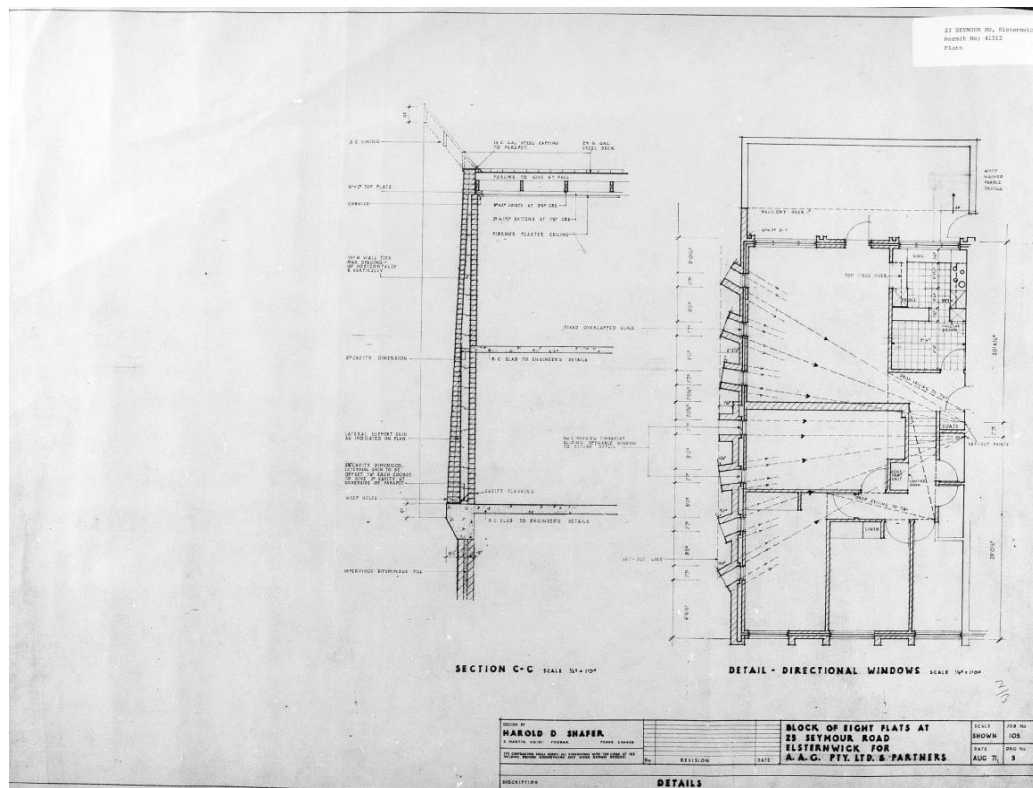
²⁶ Margaret Gee, 'An exciting group in Elsternwick: Flats CAN be different', *Age*, 7 April 1973, p35

²⁷ Gee, 'An exciting group in Elsternwick', p35

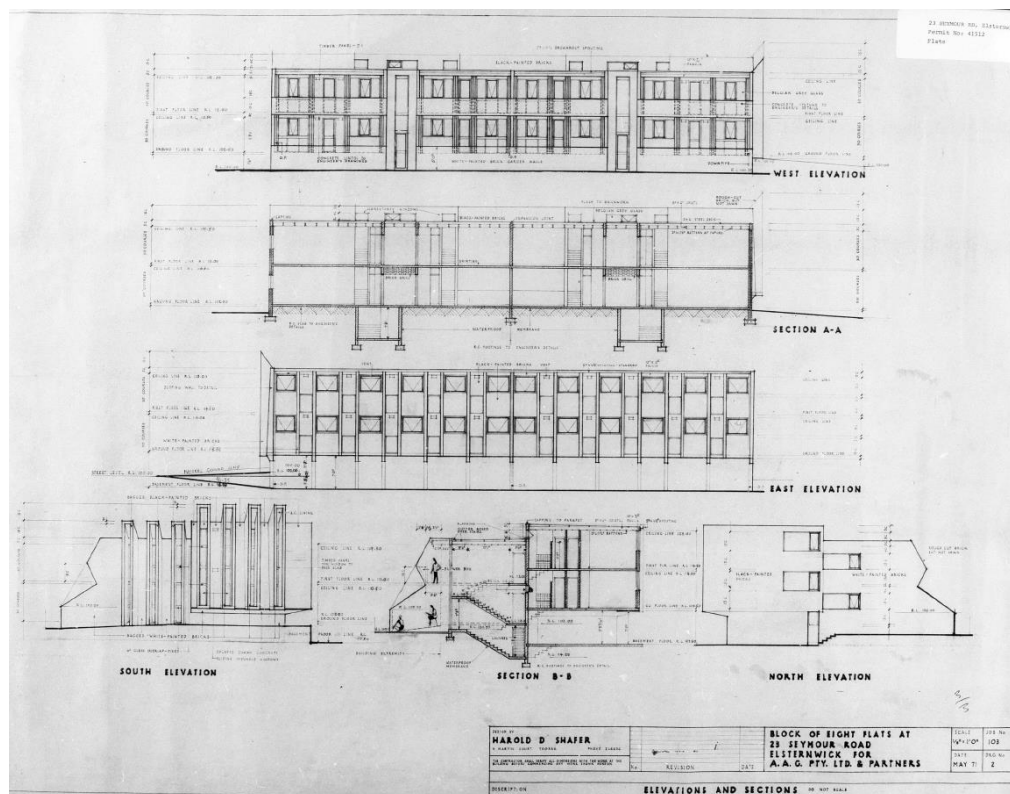
²⁸ 'Caulfield, Close Elsternwick, Unit 1, 23 Seymour Road', *Age*, 29 January 1977, p65; and 'Elsternwick', *Age*, 7 December 1985, p86



Submitted ground floor plans
(Source: City of Glen Eira, building records, permit no. 41512)



Submitted Details
(Source: City of Glen Eira, building records, permit no. 41512)



Submitted Elevations and Sections
(Source: City of Glen Eira, building records, permit no. 41512)

Thematic Context/Comparative Analysis

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

- Epilogue (1940s onwards)

Known comparable places in the City of Glen Eira

There are comparatively few townhouses designed in the Modernist idiom in the City of Glen Eira and none included in a HO, although two similarly styled houses have individual overlays. A project, however, is underway to review the heritage value of other houses built after WWII in the municipality.

- *Lind House*, 450 Dandenong Road, Caulfield North (HO155/VHR 2387) – built approximately 15 years earlier than the subject place (1954-55), the two-storey dwelling has an undercroft carport supported on piloti. A butterfly roof extends forward with a wide soffit. Externally it is clad in cream brick with sections of random stone cladding, vertical timber battens and navy spandrel glass panes.
- *Ernest Fooks House*, 32 Howitt Road, Caulfield North (HO150/VHR 2191) – erected five years or so earlier than the subject place, being designed in 1964 and completed in 1966. The single-storey house has a blank presentation to the street with a carport to the front. The walls are of tan brick and the roof is flat with a clerestory section.
- Three units at 38 Prahran Grove, Elsternwick (recommended for a HO) – Designed in 1966 by David Godsell in a Wrightian mode with a hipped roof, these buildings are also similarly blank to the street. A long highlight window is articulated to the public/driveway zone with a series of narrow full-height windows defining the courtyard elevations. Textured concrete bricks provide a rugged external expression and cantilevered carport awnings provide a restrained alternative to the typical approach to vehicular protection.

Condition

Good

Integrity

Intact

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 13, 1996

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 23 Seymour Road, Elsternwick.



Recommended extent of heritage overlay
(Source: Neamap, depicting February 2019)

APPENDIX C – Citations for Precincts

No.	Name + Address
10	Beemery Park Precinct
11	Elsternwick Commercial & Public Precinct
12	Elsternwick Interwar Residential Precinct
13	Elsternwick North Precinct
14	Elsternwick South Precinct
15	Gladstone Parade and College Precinct
16	Glen Orrong Commercial Precinct

BEEMERY PARK PRECINCT

Address	Elsternwick: 42-44 + 47-63 Seymour Road and 57 Allison Road
Significance	Local
Construction Dates	Circa 1886 to 1901
Period	Late Victorian
Date Inspected	Late 2018 and early 2019



Statement of Significance

What is Significant?

The following features contribute to the significance of the Beemery Park Precinct:

- Intact dwellings dating to the late-Victorian period,
- Intact hipped roof forms and roof cladding, predominantly slate tiles,
- Original chimneys – rendered or face brick,
- Original bi- or polychrome brickwork (brown, cream and red) with banding, quoining, contrasting lintels etc.,
- Intact rendered walls with ashlar/smooth,
- Intact wall detailing – cornice with brackets, etc.,
- Intact bay windows,
- Original gable end detailing – rough cast render and timber battens (53 Seymour Road),
- Intact openings – timber windows (generally double-hung sashes, with some casements), often with basalt sills, and doors, some with decorative glass,

- Original verandah detailing including cast iron or timber friezes, and tiles,
- Basalt pitchers to kerbs and channels, and
- Complementary street plantings, mainly London Plane trees (*Platanus acerifolia*).

Contributory places:

- Seymour Road (north side): 47, 51, 53, 57, 59, 61, 63
- Seymour Road (south side): 42, 44
- Allison Road: 57-59

Non-contributory places:

- Seymour Road (north side): 49, 55

How is it Significant?

The Beemery Park Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Beemery Park Precinct is of historical significance for its ability to illustrate the development of middle-class housing estates in Elsternwick over the late 19th century. During the 1880s, the explosive growth rate and speculative activities of wider metropolitan Melbourne stimulated a building boom across the suburb, in which many of its larger estates were subdivided and subject to rapid construction. As demonstrated by the precinct, which consolidated between circa 1886-1901, the dwelling of choice for the relatively affluent suburbanite was that of the single-family and freestanding Italianate style villa. This phase of development, curtailed by the onset of the 1890s Depression, was key in the establishment of suburban Elsternwick and solidified Seymour Road as a decidedly prosperous location.

(Criterion A)

The Beemery Park Precinct is of aesthetic significance for being comprised of a well-designed and largely intact group of Late Victorian period villas set on relatively large lots in generous garden settings. The 11 remaining houses are good examples of their type – predominantly that of the Italianate style – although its expression is varied throughout the precinct, with both asymmetric and symmetric compositions and either polychromatic or rendered examples. There is also a typical but wide range of late 19th-century ornamentation. Slate clad (some replaced) hipped roofs have universally been employed. Consistent forms and a high level of detail form a cohesive streetscape that is evocative of the Late Victorian period. There is also a distinctive late 19th century/Federation transitional villa at 53 Seymour Road (constructed circa 1901). Its roughcast rendered and half-timbered gable ends, along with other elements, are interpretable as a harbinger of the emergent influence of the Arts and Crafts movement. (Criterion E)

Description

The Beemery Park Precinct consists of 13 allotments between Orrong Road and Park Street – nine to the north side of Seymour Road, three to the south side of Seymour Road and one to the north side of Allison Road. The rectangular allotments on the northern side of Seymour Road are slightly shorter in length than those to the south side – approximately 46 metres as compared to 57 metres. The allotments are approximately 24 metres in width, with the exception of allotment 57-59 Allison Road, which has been formed through the amalgamation of two larger allotments. The terrain is generally flat with a gradual incline to some of the allotments. An L-shaped section of land to the west boundary of the precinct has been excluded.

The 11 original villas date from the late 19th century and are all freestanding and single storey with landscaped front yards. The majority of the dwellings are examples of the Italianate style, while one (53 Seymour Road) is indicative of a transitional mode (Late Victorian/Federation).

Predominantly, the Italianate villas have an asymmetric arrangement formed by a projecting (mainly faceted) bay and off-set verandah, with cast-iron ornamentation. There are three exceptions – 44, 51 and 61 Seymour Road – which have symmetrical façades and verandahs that span the full width of the building.

Roof forms are typically hipped and, typical of the era, medium pitched and clad with slate tiles. While 57 and 59 Seymour Road have non-original tiles, these most likely replaced earlier slate tiles. Prominent chimneys, rendered with moulded capping, are a consistent feature.

Polychromatic brickwork is indicative of the late 19th century and is evident at 44, 51, 53, 59 and 63 Seymour Road (and probably to no. 47 also), where varying hues of red, brown and cream brick have been employed. Brick details include contrasting bands, quoining, friezes and lintels. The remaining villas are rendered brick. Timber sash windows and brackets (brick or timber) to the cornice are characteristic of the Italianate style and consistently employed in the precinct.

Stylistically, the one exception is 53 Seymour Road, which exhibits a transitional character. It has a similar façade format to the other asymmetric houses in the precinct but includes a gable end with roughcast sheeting and timber battens. This type of detailing is closely associated with residential design in the Federation period and demonstrates the influence of the Queen Anne style with its Arts and Crafts undertones. While red brick with contrasting banding was a hallmark of this idiom, the intermediate quality of the residence is denoted by its use of brown bricks, double-hung sashes and cast iron detailing, all element typical of the Late Victorian period.





Original path configurations exist to the front yards of 51 Seymour Road and 57 Allison Road, and appear as unchanged (as evident in the 1902 MMBW plan, refer below). While those at 42, 44, 47, 59, 61 and 63 Seymour Road generally provide an indication of the original configuration.

It is likely that no original fences remain in the precinct.





Over the 20th century, side driveways have been introduced throughout the precinct. This appears to have required the introduction of associated retaining walls to some front gardens, which are generally characterised by a gentle slope to the street boundary.


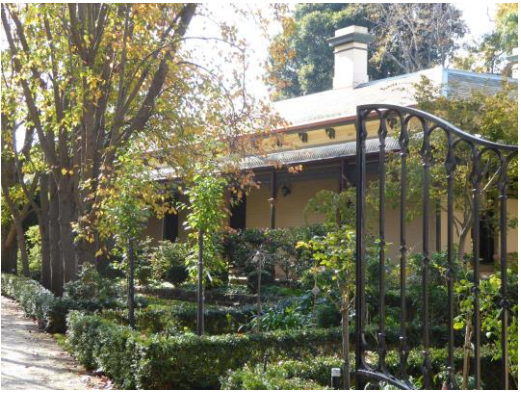
Substantial one and/or two-storey additions have typically been constructed to the rear of the villas but are not overly visible from the public domain.

Details of each house are outlined in the following table.

Address + Name ¹	Notes	Image
47 Seymour Road <i>Marcola</i>	<p>Asymmetric form</p> <p>Slate roof, including hexagonal tiles</p> <p>Original brick chimneys, overpainted</p> <p>Painted brick</p> <p>Combination of rectangular and arched windows</p> <p>Decorative glass at entry, possibly not original</p> <p>Cast iron frieze, possibly non-original timber posts</p> <p>Several skillion-roofed and larger contemporary additions to the rear and garage</p> <p>Reproduction cast iron fence</p>	
51 Seymour Road <i>Rockenstein</i>	<p>Symmetrical form, highly intact</p> <p>Slate roof with bi-chrome chimneys</p> <p>Polychrome brickwork</p> <p>Verandah with central arched portico, cast iron detailing, and unfluted columns</p> <p>Entry with etched glass</p> <p>Large two-storey addition and carport at the rear</p> <p>Non-original low brick fence and basalt retaining wall along driveway</p>	
53 Seymour Road	<p>Asymmetric form, Transitional style</p> <p>Slate with straps to chimneys</p> <p>Gable end with roughcast render and timber battens</p> <p>Bi-chrome brickwork – cream to banding, lintels and frieze</p> <p>Entry with decorative glass</p> <p>Skillion-roofed garage addition</p> <p>Large two-storey addition at the rear</p> <p>Fence with basalt plinth and cast iron palisade (reproduction)</p>	
57 Seymour Road <i>Elderslie</i>	<p>Asymmetric form</p> <p>Non-original roof tiles, intact chimneys</p> <p>Rendered façade, face brick to side elevations</p> <p>Cornice with panels and circular motifs</p> <p>Windows – moulded architraves, brackets, and escutcheon</p> <p>Rear additions</p>	

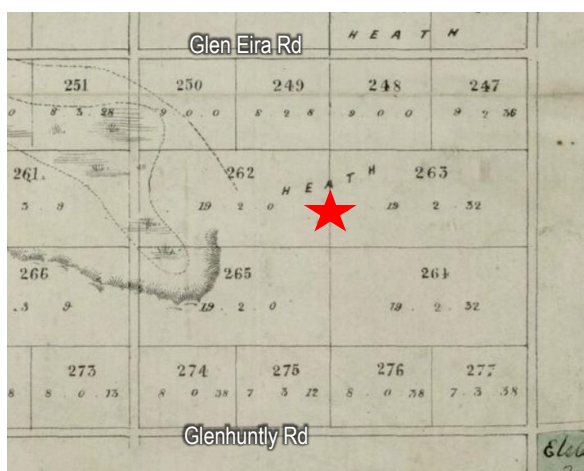
¹ MMBW detail plan no. 1457, Caulfield, dated 1902

Address + Name ¹	Notes	Image
59 Seymour Road <i>Mia Mia</i>	<p>Asymmetric form</p> <p>Roof with non-original 'shingle' tiles, bi-chrome chimneys</p> <p>Polychrome brickwork, tuck-pointed</p> <p>Verandah with cast iron frieze</p> <p>Non-original square fronted bay window below verandah</p> <p>Two-storey rear addition</p> <p>Non-original fence</p>	
61 Seymour Road	<p>Symmetrical form, largely obscured</p> <p>Slate roof, central valley infilled</p> <p>Full-height windows</p> <p>String mouldings</p> <p>Cast iron frieze and unfluted columns</p> <p>Decorative glass to entry</p>	
63 Seymour Road <i>Rathgar</i>	<p>Corner site, largely concealed from road</p> <p>Slate roof, over-painted brick chimneys</p> <p>Polychrome brickwork, tuck-pointed, contrasting lintels and banding</p> <p>Bull-nose verandah, cast iron detailing</p> <p>Brick garage to rear/Park Street</p>	
42 Seymour Road <i>Balgay</i>	<p>Asymmetric form</p> <p>Slate roof and intact chimneys</p> <p>Rendered brick</p> <p>Narrow arched openings to faceted bay</p> <p>Full height sash windows</p> <p>Moulded architraves terminated by narrow horizontal moulding between windows</p>	

Address + Name ¹	Notes	Image
<p>44 Seymour Road <i>Fern Hill</i></p>	<p>Symmetric form Slate roof and original chimney (overpainted), rear chimney has been modified Polychrome brickwork, diamonds to frieze Basalt sills Cast iron frieze, non-original timber posts Verandah deck altered to concrete Non-original brick fence and basalt retaining wall along driveway Single-storey rear addition</p>	
<p>57-59 Allison Road <i>Lone Hand</i></p>	<p>Large site, partly concealed Rendered/painted brick facades and chimneys Label mouldings to windows Cornice with decorative brackets Bull-nose verandah, fluted posts, cast iron detailing Entry path configuration similar to original Non-original high rendered fence and metal gate Weatherboard building in north-west corner, constructed after 1945</p>	

History

The Beemery Park Precinct initially formed part of Crown Allotments 262 and 263 in the Parish of Prahran. At the time of its initial survey in the mid-19th century, the landscape in this section of Elsternwick was described as heathland.²



Approximate location the precinct indicated by the star

(Source: *Map of part of Parish of Prahran, 1853, SLV*, <<http://handle.slv.vic.gov.au/10381/161578>>)

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',³ 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.⁴

In August 1882, the sale of 99 'magnificent mansion and villa sites' in the Beemery Park Estate was announced. This large subdivision, situated in the sparsely settled north-section part of Elsternwick, was bound by Seymour Road in the north, Allison Road in the south, Orrong Road in the west and Kooyong Road in the east. An 8-roomed villa residence (outside the precinct) was also promoted for sale. The estate was spruiked as in the vicinity:

of the magnificent mansion and beautiful grounds of Henry Ricketson, Esq, and all the estate surrounded by other fine residences, and is only FIVE MINUTES' walk from the Elsternwick Railway Station... The DOUBLE LINE OF RAILWAY will shortly be open, when trains will run to and from Melbourne every 20 minutes. Intending purchases of suburban sites will do well to secure desirable blocks in this estate, instead of helping to secure to crowd the already over-populated suburbs of St. Kilda, Windsor, Prahran, Richmond, Fitzroy, and Carlton.

HEALTH, HAPPINESS, and PROSPERITY are secured to all who purchase and reside in this lovely estate.

The view of the bay and Melbourne is simply charming, and the exceedingly rich quality of the soil can be seen from the perfect landscape gardens attached to many of the beautiful residences in the neighbourhood... Luncheon will be provided in a marquee on the ground.⁵

The success of the auction was discussed by the *Argus* a few days later, including a description of the purchased allotments:

Seymour-road allotments from 80ft to 75ft, frontage by depths of 189 feet to 150 feet, from £2 6s. to £1 7s. per foot; Allison-road allotments from 80ft. to 70ft. frontage by 189ft. depth, from £2 28s. per ft... There was an exceedingly large attendance, and the biddings were very spirited, every lot being sold.⁶

² 'Commercial Intelligence', *Argus*, 21 August 1882, p4

³ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

⁴ 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

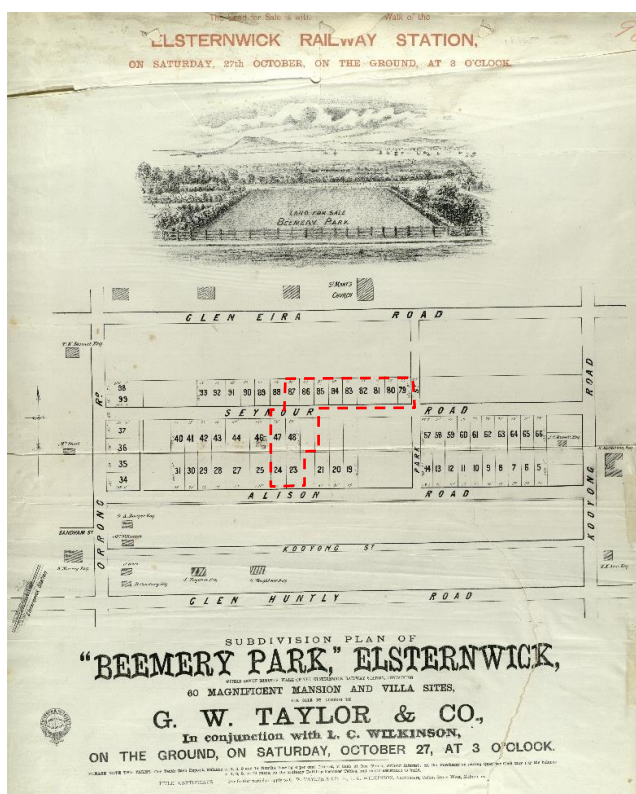
⁵ 'Auction Notice', *Argus*, 19 August 1882, p3

⁶ 'Commercial Intelligence', *Argus*, 21 August 1882, p4

Around a year later, a considerable extent of this estate (some 60 allotments) was again offered for sale.⁷ Of the offered allotments, 14 were situated in the precinct – lot 23 and 24 (refer below) to Alison' (now Allison) Road have since been consolidated.⁸ Its promotion read:

In the WELL-KNOWN BEEMERY-PARK ESTATE, Within Seven Minutes' Walk of the Railway Station at ELSTERNWICK... To WHICH are NOW 76 TRAINS per DAY (Running every 10 and 20 Minutes). Just Half-way between Melbourne and Brighton, Positively the QUEEN of DISTRICTS For Charming Inland Scenery, beautiful Bay Views, as well as for Health and every Convenience the Heart can Desire, for here the Family may Enjoy the Best of Society, Convenient to the Various Churches and the best Scholastic Institutions of the Colony, and being within a FEW MINUTES' Ride By Rail of the Heart of the City. OUR MERCHANT PRINCES, Warehousemen, Clerks and Others can be Transferred from the Din and Roar of City Life by no less than 76 TRAINS which now Run Daily to ELSTERNWICK, to the Calm and Quiet of Country Life, to Recoup the Wasted Energies of the Day, and Inhale the Purest Air, Enjoy the Most Invigorating Atmosphere, Contemplate the GRANDEST PROSPECTS from the Heights of that Lovely Estate known as BEEMERY Park.⁹

Hyperbole aside, promotions such as these provide insight into the strength of the suburban ideal in the period as well as the various motivations and push/pull factors that, over the 1880s, drove suburban growth in Elsternwick.



Subdivision plan for Beemery Park (Right), 1883 – with the precinct outlined
Detail of the artists depiction of the estate; the view to the bay is likely exaggerated
(Source: *Subdivision plan of Beemery Park, Elsternwick*, 188?, SLV, <<http://handle.slv.vic.gov.au/10381/162452>>)

The subject allotments to the north side of Seymour Road were slightly shallower than those on the south side of Seymour Road, measuring 150 feet in length as compared to 180 feet and were 75 or 80 feet in width. The allotments were purported to possess 'magnificent views of the bay and inland scenery' and be suitable for high-class dwellings.¹⁰ In the wake of the Beemery Park subdivisions, development in the precinct consolidated rapidly, with all contributory buildings erected between the late 1880s and early 1900s. By this time, Seymour Road 'had become a middle-class professional area, with engineers, marine surveyors, architects and so forth.'¹¹

⁷ 'Auction Notice', Age 27 October 1883, p2; and 'Auction Notice', Age 27 October 1883, p2

⁸ MMBW detail plan no. 1457, Caulfield, dated 1902

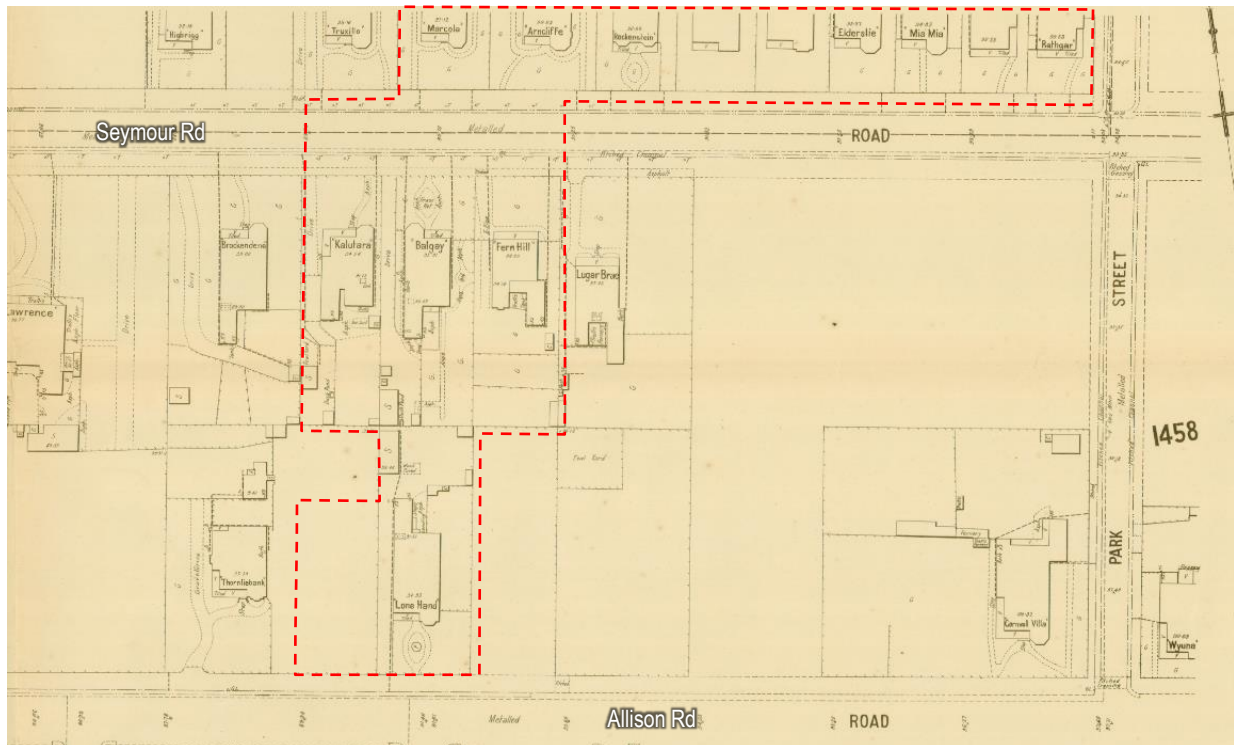
⁹ 'Advertising', Age, 27 October 1883, p2

¹⁰ 'Auction Notice', Age, 27 October 1883, p2

¹¹ Murray and Wells, *From sand, swamp and health*, p229

The first dwelling to have been constructed was *Arncliffe* at 49 Seymour Road (since demolished) in circa 1886. It was joined by a pair of villas, nos 57 and 59, in 1888. Some construction activity continued in Seymour Road over the 1890s, despite the general economic sluggishness of the period (perhaps indicative of the prosperity of the precinct's initial residents), with the building of nos 42 (by 1890), 63 (by 1892), 51 and 61 (both by 1896) and 47 (by 1898). The villa at 57 Allison Road, initially named *Lurgancanty* and later, *Lone Hand*, was also erected in this phase (circa 1892). This late 19th-century layer concluded in circa 1901, with the construction of the distinctive transitional dwelling at 55 Seymour Road and polychromatic dwelling at no. 44.¹²

This layer of development is depicted in the 1902 MMBW plan, reproduced below.



MMBW plan no. 1457, Caulfield

The precinct, approximately outlined, as developed by 1902 – all contributory buildings are extant
(Source: SLV)

The 1902 MMBW plan shows the location of projecting bays and verandahs ('v') as well as the original/early configuration of front garden paths. An important element in Late Victorian garden, even at the level of a private suburban domicile, these winding/circular paths are suggestive of the 'gardenesque' approach to landscape design, which was popular over the second half of the 19th century. Typically, such private gardens emphasised plant exhibition and display (with ferns, palms and 'striking' plant forms favoured) and the restrained use of urns and arches.

¹²

Sand and McDougall's Directory, review of editions 1885-1905; and Caulfield rate book, 1880s and 1900s



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

The 1931 aerial photograph (refer above) depicts the likely original/early state of the various contributory places. Various rear outbuildings are also evident. None of these appear to have survived. Only some street trees (likely London Plane) are detectable. The 1945 aerial photograph (below) shows a greater prevalence of street plantings. The absence of the existing L-shaped building in the north-west corner of 57 Allison Road means that it is a Post-WWII or later addition.



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



Late 1970s photograph of 51 Seymour Road – note mid-20th century front fence (now altered)
(Source: John T Collins, SLV, H95.200/1255)

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).

Known comparable places in the City of Glen Eira

Most precincts in the municipality originate primarily from the to the Interwar period, except for the Elsternwick area which had been developing since the late 19th century.

Comparable places include:

- 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 included 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.
- Gladstone Parade (HO22) – a small precinct with contributory building stock dating from the Victorian period through to the Interwar period/mid-20th century. It is distinguished by several late Victorian, two-storey mansions in either the Italianate or Anglo-Dutch style as well as some two-storey residences dating to the Interwar period/mid-20th century. There are two adjacent Transitional style (single-storey) villas on the west side at nos 28 + 30, but no Italianate villas.
- Caulfield North Estate and Environs (HO14) – a large residential precinct with a heterogeneous group of contributory buildings (cottages, row/terrace houses, villas, flats) dating to the Victorian, Federation and Interwar periods. While there are some Italianate style villas throughout the precinct, they tend to be on smaller allotments and do not form such consistent streetscapes. There are a few Transitional style villas in Carnarvon Road.

Condition

Good

Integrity

Highly intact

Previous Assessment

Eight houses were graded C or locally significant (44, 47, 51, 53, 59, 61, 63 Seymour Road and 57 Allison Road), five were graded D or E of local interest (42, 45, 57, Seymour Road) and one was graded N or not significant (49 Seymour Road) – Andrew Ward, *Glen Eira Heritage Management Plan 1996*, field survey sheet 13, 1990.

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be as outlined on the following map:



Recommended extent of the heritage overlay
(Source: Nearmap, depicting February 2019)

ELSTERNWICK COMMERCIAL & PUBLIC PRECINCT

Addresses	Elsternwick, inclusive of the following sites: <ul style="list-style-type: none">• Carre Street: 1A• Glenhuntly Road: 263-467 and 511-537 (north side) and the railway reserve to no. 478 (south side)• Gordon Street: nos 1 and 9/9B• Riddell Parade: nos 6-16• Selwyn Street• Staniland Grove: nos 1C/1D/1E and 2/2A/2B
Significance	Local
Construction Dates	Late 1880s to late 1930s
Periods	Late 19 th century, Federation and Interwar
Date Inspected	Late 2018 and early 2019



Statement of Significance

What is Significant?

The following features contribute to the significance of the Elsternwick Commercial and Public Precinct:

- Intact buildings, both single- and two-storey, dating to the Late Victorian, Federation and Interwar periods,
- Intact parapets to single-storey buildings,
- Intact first floors and parapets, often with elaborate detailing, to two-storey buildings,

- Visible/expressed roofs, usually clad in terracotta tiles,
- Original wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted),
- Original decorative rendered/pressed cement elements, mainly to the Victorian period buildings, to cornice, frieze, windows, etc.,
- Original timber windows – mostly double hung sashes, but also casements, toplights and box-framed,
- Intact original/early shopfronts – mainly dating to the Federation and Interwar periods, with recessed entries (often retaining a pressed metal ceiling), metal framing (often with a bronze finish), original decorative glass to toplights (stained and/or textured), tiling to entry floor and/or stallboards, and timber-framed doors, and
- Original cantilevered canopies with pressed metal soffits and/or brackets/framing.

Contributory places:

- North side – Glenhuntly Road: 263, 271, 273-275 + 1 Selwyn Street, 277-281 + 2 Selwyn Street, 283/283A-289, 291-295, 297-303, 305-313, 315, 317, 323-329, 331-333, 341-343, 345-351, 357-371 + 1A/1B Staniland Grove, 373-375, 377-381, 383, 385-399, 405, 409, 411-413, 421-439+ 421A, 459, 461, 463-467, 511-523, 527-537; 2/2A/2B Staniland Grove; and Selwyn Street: 13, 21
- South side – Glenhuntly Road: 270-272, Elsternwick Station Reserve, 294 (former Elsternwick rifle club), 316-322, 332, 334-336/A, 338-340, 342-344, 346, 348, 352, 354-356, 360, 362-364, 366-70, 372-376, 386-392, 394-396, 398, 400-402, 404, 410, 416, 420, 426-428, 430-432, 434-436, 438-442, 444-448, 450, 452, 454, 456, 458-464, 466-468, 470-472 and 474-478
- Tram overhead wire poles: 64-79 and 81

Non-contributory places:

- North side – 319, 335-339, 355, 401, 403, 407, 415, 417-419, 441-461, 525; 2/2A St Georges Road; 1C/1D/1E Staniland Grove; and 7, 10, 15, 19 Selwyn Street
- South side – 300-314 (6-16 Riddell Parade), 324-324A, 326, 328-30, 350/A, 358, 378-384 + 1A Carre Street, 406-408, 412-414, 418 and 422-24

How is it Significant?

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

Why is it Significant?

The Elsternwick Commercial and Public Precinct is of historical significance as the first major commercial strip that developed in the municipality as well as for being a longstanding focus of economic and social activity in the district. From the 1880s, the growth of the wider suburb stimulated commercial and civic/public construction activity along Glenhuntly Road, particularly in the vicinity of Elsternwick Railway Station. In the wake of a general development hiatus caused by the 1890s economic downturn, the building of shops and stores gradually resumed and then intensified over the Federation period, a trend supported by the electrification of the tramline along Glenhuntly Road in 1913. By the Interwar period, the precinct – well-established as a retail centre in the locality – had attained a degree of regional prominence and was considered one of the larger examples of its type in Melbourne's south-eastern suburbs. Its continuing role as a local shopping and service centre also illustrates the importance of such places in the daily life of communities. (Criterion A)

The Elsternwick Commercial and Public Precinct is of representative significance for the high proportion of largely intact, contributory commercial buildings dating from the Late Victorian, Federation and Interwar periods. These buildings form consistent streetscapes with many fine buildings that are evocative of their respective periods. Many of the buildings are part of larger groups. The Late Victorian buildings display a variety of classicising details and tend to be rendered. This layer includes a few buildings designed in the Anglo-Dutch style, which are a distinguishing feature of the precinct. Many of the Federation period and most of the Interwar period buildings display an Arts and Crafts aesthetic, commonly with a combination of brick (red and clinker) and render (smooth or roughcast). Unusually many of this type also have expressed tile clad roofs. A few early 20th century shopfronts remain, and some pressed metal soffits to the canopies. (Criterion D)

The Elsternwick Commercial and Public Precinct is of aesthetic significance for including individually notable buildings dating to each period:

- Late Victorian: Glenhuntly Road, 305-313 (Moore's Buildings), 323-329, 386-392 + 398, 474-478 (including 3 shopfronts);
- Federation: Glenhuntly Road, nos 263, 277-281 + 2 Selwyn Street, 294 (former Elsternwick rifle club), 331, 346, 357-381 (Buckeridge's Buildings), 366-370 (former bank), 376 (former bank); and 13 Selwyn Street (former UFS dispensary), and
- Interwar: Glenhuntly Road, nos 421-439 (Reid's Buildings, including 3 shopfronts), 527-537 (including 3 shopfronts); and 21 Selwyn Street (telephone exchange).

(Criterion E)

Description

The Elsternwick Commercial and Public Precinct extends along both sides of Glenhuntly Road, Elsternwick though to varying extents on each side. It is noted that some corner buildings have rear parts with an address to the adjacent street. The precinct also includes commercial, public and utility buildings in Selwyn Street as well as the Elsternwick Station Reserve.

On the north side, the main part of the precinct extends along Glenhuntly Road between Ripon Grove (west) and Beavis Street (east). There is also a separate eastern group either side of Hopetoun Street. On the south side, the precinct extends continuously from the shops next to the station (east side) to the east side of Downshire Road.

Most of the buildings in the precinct date to the Late Victorian and Federation periods, with several from the Interwar period. Some buildings retain original or early 20th century shopfronts. The allotments are predominantly narrow with the larger, consolidated sites typically dating to the Interwar period. The buildings are a mixture of single and multiple premises, ranging from paired to as many as nine (with one group having initially incorporated 13 premises).

The historic buildings are mostly two-storey, though there are several single-storey examples dispersed throughout the precinct. One non-original building is four storeys. The walls are brick, though many are completely rendered. Face brickwork is usually red, though may have been overpainted. The roofs are typically concealed by a parapet and clad in sheet metal (presumably corrugated). A few have an expressed front roof section clad in terracotta tiles.

Classicising detailing is evident to the Late Victorian period building stock and some from the Federation period, albeit in a more restrained manner. The influence of the Arts and Crafts aesthetic is evident in the building stock dating to the early 20th century, both the late Federation (1910s) and the early Inter-war (1920s) periods. There are only a few examples from the 1930s with a more restrained palette.

Pressed metal survives to the soffits of several cantilevered awnings:

- North Side – Glenhuntly Road: nos 377-381, and
- South Side – Glenhuntly Road: no. 466-468.

There are a few largely intact shopfronts dating to the Interwar period. They usually retain a recessed entry, stallboard (some with tiling, often overpainted or rendered) and framing with toplights (often overpainted). In a few instances, the badge of the manufacturer survives (e.g. 'Duff', 'T S Gill' etc.).

A few other shopfronts are partially intact, in that they retain their original format with a stallboard and recessed entry and some original fabric. These include 390 Glenhuntly Road (tiled, central entry, low battered stallboard) and no. 405 (bronze frame manufactured by T S Gill). A few chrome frames and/or tiling dating to the post-WWII period are evident at 383 and 386 Glenhuntly Road and 1A-1C Staniland Grove.

Several examples of shopfronts follow. The most distinctive individual buildings and the multiple premises in the precinct are then summarised in tables according to period.

NB – several of the original type of tram overhead wire poles exist, namely nos 64-79 and 81. The original type is distinguished from later types by the distinct stepped truncated profile.



293-295 + 303 Glenhuntly Road (pictured) – copper finish, fine columns, glass with geometric configuration (visible to no. 293, probably obscured at no. 295), central entry with timber-framed door, frame to no. 305-307



367 Glenhuntly Road – 'Duff' (badge), bronze finish frame with fine column, stallboard and entry re-tiled, similar at no. 369-371



427 Glenhuntly Road – blue tiles to recessed stallboard, recessed tiled entry, and decorative glass to toplights.



427 Glenhuntly Road (left) + no. 429 (middle) – blue tiles to recessed stallboards etc.; and no. 431 (right) – green tiles, timber door, granolithic step



474 Glenhuntly Road (right) – blue tiles, entry tiles, decorative glass, brand deteriorated
No. 476 (middle) – 'Duff', decorative glass, door
No. 478 (left) – 'Stevens', original door



531 Glenhuntly Road – brown tiles to battered stall board, central recessed entry tiled, decorative glass screen over entry; nos 527-529 (background) are partly intact

Late Victorian Period (1880s and 1890s)

Most of the buildings from the late Victorian period are two-storey and display elaborate detailing. The façades tend to be rendered, though the Anglo-Dutch examples are partly rendered. A variety of classicising detailing was employed especially to the parapet, which may include a bottled balustrade, with urns or the like, many of which have been removed, and a central (name) plate flanked by scroll brackets, etc. Separate premises were usually defined by pilasters – often fluted or panelled in the precinct. The cornice is usually articulated with dentillations or brackets and other elements (festoons, rosettes, etc.). Windows are universally double-hung sashes.

The precinct is distinguished by a few buildings being designed in the Anglo-Dutch style, especially those by Thomas Benjamin Jackson. This style developed from the English Queen Anne Style, which became popular in England from about 1870. This was when architects sought inspiration from the domestic architecture of the late 17th and early 18th century during the reigns of the monarchs William of Orange/III (reigned 1689-1702) and Mary, and subsequently Queen Anne (reigned 1702-14).¹ The style that developed was greatly influenced by precedents from the Low Countries (Belgium and the Netherlands) resulting in an architecture of fine brickwork with Dutch gables (a gable surmounted by a pediment) at the roofline and some Renaissance detailing, which was often freely interpreted. In Victoria, red brick was favoured in combination with cement dressings, ornamentation in either brick or terracotta and timber sash windows. Although the former Elsternwick Post Office (296-298 Glenhuntly Road) built in 1891 and the former Elsternwick Fire Station (10 Selwyn Street) built in 1896 are within the precinct, as they are included on the Victorian Heritage Register (H0640 and H2376) they are not discussed here.



9 Gordon Street

Built as hall in 1888, T B Jackson architect – prominent pediments, paired narrow windows, panelled or fluted pilasters
Parapet has been modified (original profile evident in historic image)



271 + 1 Gordon Street

Fluted pilasters, arched windows, bas-relief panels, rusticated base to curved corner section
Urns removed from parapet, evident in a historic image



273-275 Glenhuntly Road

A relatively plain facade to the corner pair. Rendered walls, curvilinear moulding to paired windows (south side).

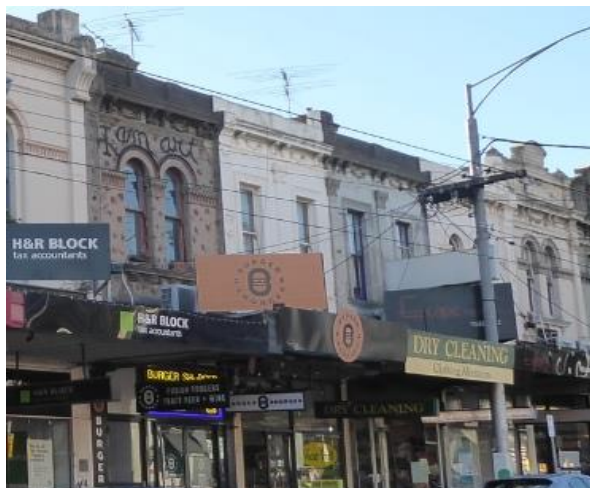


283-289 Glenhuntly Road – group of 4. No. 287-289 - paired windows within aedicule and cast-iron balconette railing, parapet with elaborate name plate. No. 283-285 – altered, original format evident a historic image

¹ 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*, Sydney, Angus & Robertson, 1989, pp. 122-115)



291-295 Glenhuntly Road – group of 3
Paired arched windows with bottled balustrade below, floriated band and dentillated cornice
Balustrading and central plate to parapet removed, though evident in a historic image



297-303 Glenhuntly Road – group of 4
Outer two with arched windows, inner pair with rectangular windows and pilasters with Corinthian capitals
Cornice with festoons, rosettes and brackets
Some parapet detailing removed



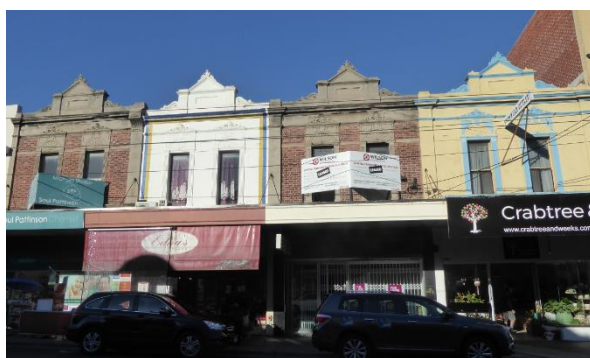
305-313 Glenhuntly Road
Moore's Buildings, built 1891
Alternating arched and rectangular windows
Cornice with festoons, wreaths, rosettes and brackets
Pediment with arched openings and elaborate plates



323-329 Glenhuntly Road
Built 1889, T B Jackson architect
Anglo-Dutch style, arched windows (some tripartite), tuck-pointed red brick and render (partly overpainted), (part) fluted pilasters, banded chimneys and partly visible roof



385-399 + 405 + 409 Glenhuntly Road
Originally a group of 13 (built 1890), 3 of which have been modified/replaced
Triple windows, parapet with some urns surviving and alternating triangular and arched pediments



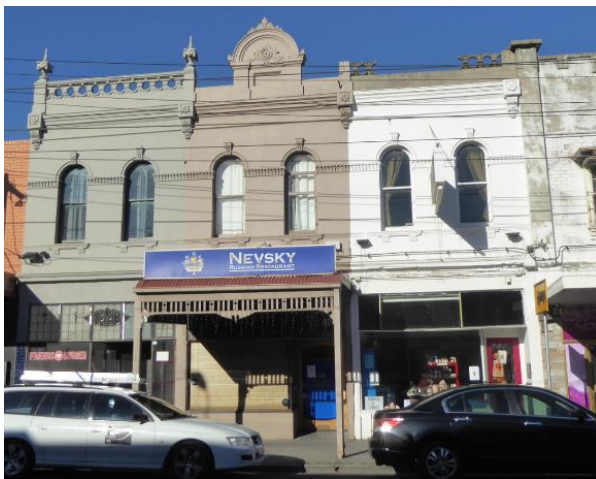
386-392 + 398 Glenhuntly Road
Originally group of 7, of which 5 survive (nos 394-396 replaced)
Original presentation of brown brick (possibly had been tuck-pointed) and render to nos 388 + 392
Window aedicules with etched detailing and fluted pilasters



444-448 Glenhuntly Road
Arched windows (altered to nos 446-448)
Pilasters with fluting or vermiculation
Remnant urns to parapet



466-468, built circa 1889
Single-storey with visible lantern; ornate cornice, presumably items removed from parapet; arched openings and niches to side elevation; and canopy soffit with pressed metal



474-478 Glenhuntly Road, built 1889
Balustrade parapet (part removed) with urns and central plate,
arched windows with keystones, floriated moulding
Early 20th century shopfronts

Federation (1900s and 1910s)

The Federation period is well represented in the precinct. While buildings from this period may have the same general form or appearance as those of the preceding Late Victorian era, their parapets are usually plainer and if ornamented, invariably include orbs. The profile of the parapet, especially to single-storey buildings, is curvilinear (including scalloped sections). In comparison to the late 19th century buildings whose roofs were predominantly obscured, many roofs in the Federation period were expressed and clad in terracotta tiles (at least the front/visible part), reflecting the influence of the Arts and Crafts aesthetic. Walls are usually a combination of red brick and cement sections (frieze and parapet) but are often overpainted. Window types vary and include double-hung sashes but also casements, both often with toplights windows, resulting in a longer opening. There are a few larger semi-circular arched windows as well as oriels or bays.



263 Glenhuntly Road, built 1918
Partial parapet and expressed roof, multi-paned upper sashes, rendered bands, decoration to rendered parapet sections, original steel-framed canopy with large brackets



Canopy and bracket detail – no. 263
NB – original tramway pole



277-281 Glenhuntly, built 1902/03 (no. 277 possibly constructed a few years later); a group of three at corner of Selwyn Street, Red brick and render (overpainted to nos 277-279)
Relatively plain cornice and parapet; central semi-circular arched window, multi-paned toplights (many replaced), also at no. 315



315 + 317 Glenhuntly Road
No. 315 – red brick with rendered decorative elements (sills, panels, string mouldings, etc.), long windows with casements and toplights, visible chimneys; No. 317 – single-storey, rendered parapet with cornice, orbs or the like probably removed from end piers



331 Glenhuntly Road (left/corner) + nos 341-343 (right)
no. 331 – prominent building with expressed roof with decorative ridge capping and corner gable, recessed balcony with timber detailing; note oriel window, rendered panels
nos 341-343 – paired windows (altered to no. 341) and distinctive parapet



357-371 Glenhuntly Road
Buckridge's Buildings, 8 premises built in two stages – 1911 (eastern four) and 1914 (western four)
Parapet with scalloped sections and orbs
Render finish remains unpainted to nos 363 and 367
Sinuous floral decoration (Art Nouveau style) above paired windows, framed by thin fluted pilasters



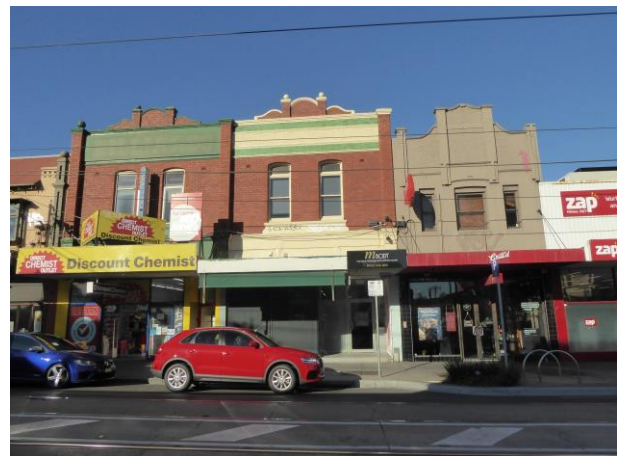
411-413 Glenhuntly Road (red arrow)
Semi-circular arched windows with decorative balconette railing
Parapet with gabled niches above the pilasters



294 Glenhuntly Road – former Elsternwick rifle club, built 1915
Red brick and render, broad piers surmounted by domes, original entrance canopy, basalt sills



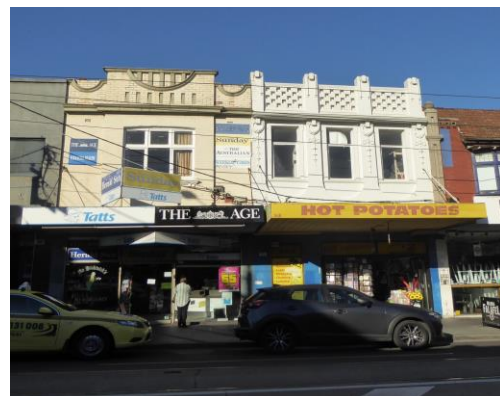
316-322 Glenhuntly Road
Single storey – built 1912
Ornate rendered parapet with central curved pediment criteria
Dentillated cornice



332 Glenhuntly Road (right) + no. 334-336 (left),
no. 332 – built 1912, plain and roughcast render, brick (painted) piers;
had been a pair with a rendered band and brickwork
no. 334-336 – built 1913, red brick, wide frieze with original green
tiles and roughcast render (observed to no. 336), orbs to pediment



338-344 Glenhuntly Road, built 1913
Expressed roof with exposed rafter ends and chimneys, quarrels to
toplights, red brick (overpainted to all but no. 344)
nos 338-340 – box-framed windows
nos 342-344 – curved, bay windows



346 (right) + 348 (left) Glenhuntly Road, both built 1913
Both overpainted
no. 346 – brick and render, 3 bays, wreaths and drop ornament to
piers
no. 348 – brick, scalloped parapet, casement windows



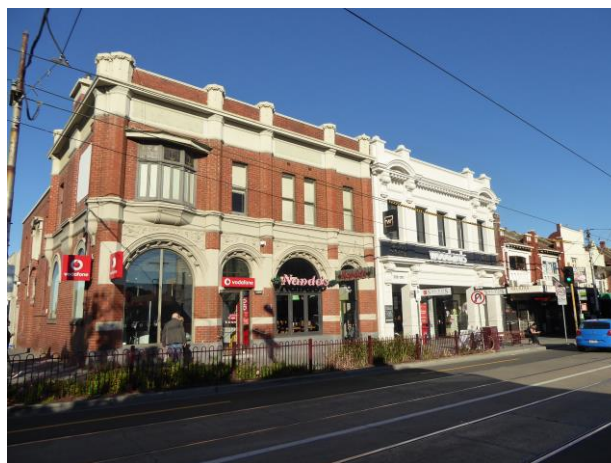
350-352 and 354-356 Glenhuntly Road, all built 1913
Tiled roofs, chimneys, red brick and render
nos 350-352 – roof of 350 survives behind modified façade, red brick, brown brick toplights, slate roof
nos 354-356 – gable window with casements, rendered piers



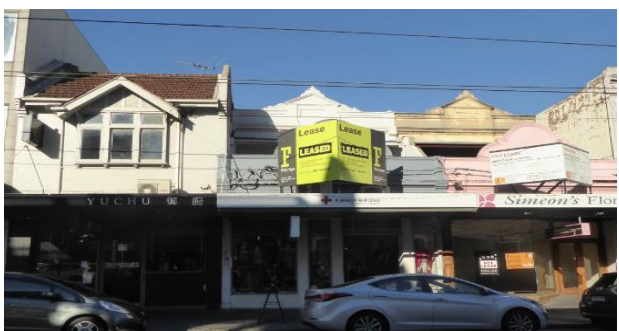
362-364 Glenhuntly Road (middle), built 1916
Tiled roof with exposed rafter ends, red brick, rendered central part and infilled balconies



366-370 Glenhuntly Road
National Bank, built 1915
Academic classical, prominent dentiltated cornice, plain parapet, end bays with curved pediments and console brackets



376 Glenhuntly Road (left)
Former State Savings Bank, built in two stages – first stage (corner) built 1906-07; note wide arched openings, floriated scroll to render at lower level, Art Nouveau decoration to faceted piers at parapet level and oriel window with decorative leadlight



400-402 (left) and 404 (right) Glenhuntly Road
no. 400-402, two-storey Victorian era houses setback from single-storey shops with brick and rendered parapet (overpainted)
no. 404 – similar to nos 354-356



458-464 Glenhuntly Road
Red brick, rendered band and box-framed windows

Interwar (1920s and 1930s)

There are scattered examples throughout the precinct from the Interwar period, more concentrated at the east end. Most of the Interwar buildings date to the 1920s. There is a higher proportion of single-storey buildings than the preceding periods. The parapets to the latter tend to have a rectilinear profile and are relatively plain. The influence of the Arts and Crafts movement continued during the 1920s with red brick and render wall combinations common, often with an expressed tile clad roof. Windows are usually double hung sashes often with multi-paned upper sash.



377-381 Glenhuntly Road
Built for Coles in 1934 – intact parapet, albeit partly concealed, original canopy with coffered soffit and central pediment matching the main roof form, whose central gable has a broken-bed pediment



no. 377-381
Detail of pressed metal to canopy soffit



421-439 Glenhuntly Road, Reid's buildings, built 1921
Consists of 9 premises, but unusually each part is not clearly defined. Symmetrical end bays with parapets, intermediate section with expressed roof (long hip), paired windows with multi-paned upper sashes, and rendered; intact shopfronts to nos 427 + 429, adjacent first floor entry



463-467 Glenhuntly Road
3 premises, originally part of a group of 5
Brick piers (overpainted) divide the wide rendered parapet
Original steel-bracket at return of canopy.



515-523 Glenhuntly Road
Row of 7, built early 1920s
Rendered parapet with alternating profile, separated into bays by plain piers



527-537 Glenhuntly Road
Row of 6, built circa 1920
Red brick and render, with striped recessed arches and pilasters, Only no. 535 overpainted, and a large window replacing the paired format in the other premises; intact shopfronts to nos 527-531



394 Glenhuntly Road

Moderne style – stepped parapet about central fins, banded windows (altered), overpainted brick (possibly cream)

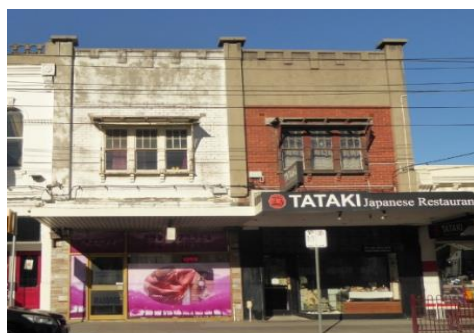


420 Glenhuntly Road

Smooth and roughcast render, expressed roof clad in imbricated tiles/shingles (possibly terracotta), non-original windows



434-436 (right) and 438-440 (left) Glenhuntly Road, all built 1920
nos 434-436 – rendered parapet, dentillated cornice, arched recess
nos 438-440 – brick parapet with piers, truncated to no. 440



470-472 Glenhuntly Road

Red brick and render (overpainted no. 472), boxed-frame window with multi-paned upper sashes, wide rendered frieze, piers

1950 onwards

Some earlier buildings were replaced after WWII, more so to the south side. Buildings dating to the post-WWII period tend to be single-storey and have a parapet of profiled sheet metal (e.g. 326, 328-330, 335-339 and 412-414 Glenhuntly Road).

More recently larger buildings, some taller or multi-storey, have replaced earlier buildings (e.g. nos 300-312, 378-384 and 406).

Selwyn Street and Elsternwick Station Reserve

Selwyn Street includes several larger buildings dating from the late 19th century onwards. Opposite its southern end is the Elsternwick Station Reserve.

The United Friendly Society (UFS) dispensary at 13 Selwyn Street, now the Jewish Holocaust Centre, dates to the late Federation period. It is a substantial Arts and Crafts style building, with a roughcast render finish to the walls that is defined by a corner tower and steep gable roof. Arched openings are employed to the ground floor façade, whereas those to the upper part have multi-paned (upper) sashes, including the oriel/bay window.



13 Selwyn Street – United Friendly Society



21 Selwyn Street – Elsternwick Exchange

The Elsternwick Exchange at 21 Selwyn Street, dating to the late 1920s, is designed in a Stripped Classical mode – symmetrical with wide plain pilasters – commonly employed for utility buildings at this time. The walls are largely red brick with some clinker brick (defining panels) as well as rendered bands and coping. A wide canopy extends over the three large openings to the east elevation. The southern ancillary section has been partly altered with a door enlarged, windows bricked in and parapet widened.

The other buildings in the street date to the late of the 20th century, circa 1968 onwards including the Kadimah (no. 7) and the ABC buildings on the east side.

Elsternwick Station Reserve is a small triangular parcel of land. It consists mainly of lawn with two well-established trees near Glenhuntly Road – an Elm (*Ulmus*) and London Plane tree (*Platanus acerifolia*) – as well as two Canary Island Date Palms (*Phoenix canariensis*) along the upper edge of the embankment of the railway cutting.



Elsternwick Station Reserve – from Glenhuntly Road

History

Elsternwick Village was surveyed in 1851 by Robert Hoddle, and again in 1856 by Henry Foot.² The northern boundary of the survey defined the alignment of Glenhuntly Road. The Elsternwick Railway Station was opened in 1859 as part of the privately-run St Kilda to Brighton line. At this time however, commercial development near the station was hindered by the surrounding estates. Until the mid-1880s, Glenhuntly Road in the vicinity of the precinct was characterised by substantial residences set within extensive grounds. Around 1880, a few modest timber shops appeared on Glenhuntly Road west of the railway line (just outside the precinct).³

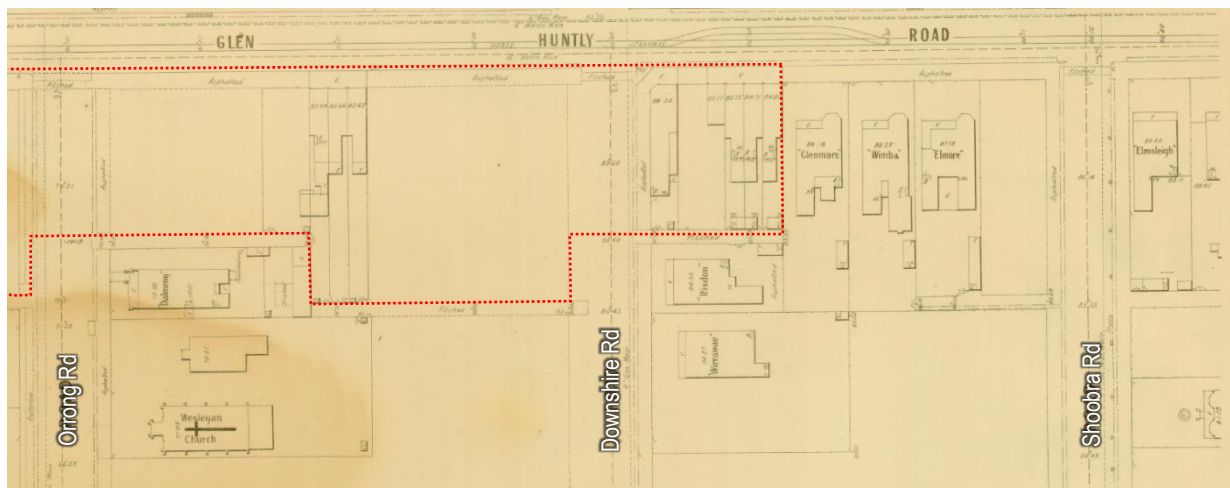
The commercial development of the precinct primarily occurred in two main phases: the late 1880s to the early 1890s, and the 1900s to the 1930s.

Late Victorian Period

The land boom of the 1880s triggered the commercial emergence of Glenhuntly Road during the latter part of the decade, as land was progressively made available through subdivision of the larger estates. In the context of animated suburban speculation, frontages to an arterial road in the vicinity of an increasingly utilised railway station (Elsternwick) made such property desirable and its sale and/or development potentially lucrative.

In 1884, the Garden Vale Estate, which consisted of 60 acres subdivided into 112 lots was offered for sale. This included eight lots with a frontage to the south side of Glenhuntly Road between Orrong Road and both sides of Shoobra Road. The allotments were primarily intended for residential development and the auction notice enthused that, 'the Estate is bound to be the future Toorak of Elsternwick, with all the advantages and none of the disadvantages'. The eight allotments fronting Glenhuntly Road (east end of the precinct) sold quickly, and within a few years several shops had been erected within the precinct, including 444-448 and 466 Glenhuntly Road, the latter built 1889, and nos 474-478 (constructed 1889). Several residences also developed outside the precinct.⁴

However, the onset of an economic depression in the early 1890s essentially halted land sales and construction activity. The lingering effect of this stagnation was still detectable in the early 1900s, with around half the land in this section of Glenhuntly Road recorded as vacant (refer to MMBW plan below).



MMBW plan no. 1826, Caulfield

Development by 1905 to the section of the Garden Vale Estate fronting the south side of Glenhuntly Road

The approximate boundaries of the precinct are outlined

(Source: SLV)

During the late 1880s, commercial sites proximate to Elsternwick Railway Station were being advertised for sale, including sites on Glenhuntly Road in 1887. Eight business and residential allotments were advertised in Gordon Street in 1889 with frontages

² Peter Murray and John C Wells, *From sand, swamp and health... a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p109

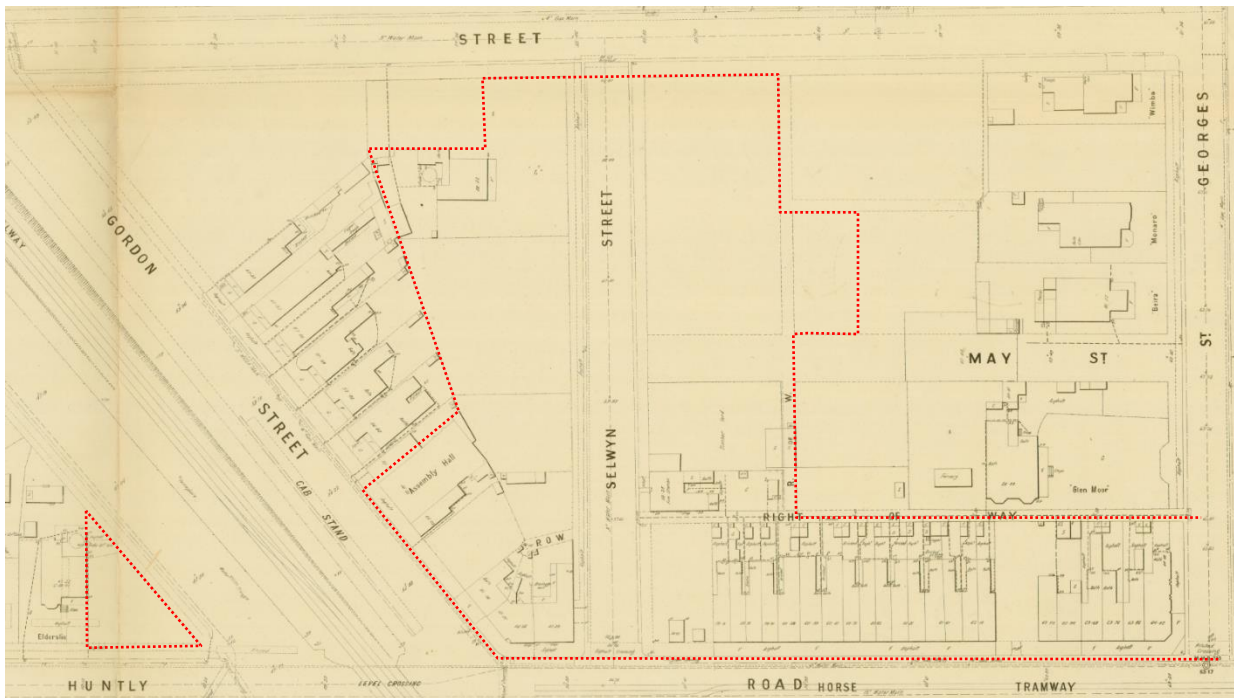
³ *Herald*, 16 October 1930, p20

⁴ City of Caulfield rate books; and MMBW plan no. 1826, Caulfield, dated 1905

from 20ft (6m) to 70ft (21m).⁵ In 1887, it was reported that:

Very rapid improvements have been made in this rising locality, and are still in progress. Buildings of a very good description, including several handsome shops are going up in all directions, while land has made considerable advances in price.⁶

About 1888, Hugh Moore subdivided the garden of his property *Glenmoore* (built in 1868), on the north side of Glenhuntly Road between Selwyn Street and St Georges Road, into 27 lots. Two-storey brick shops with residences above were erected soon after, including a group of four in 1889 (323-329 Glenhuntly Road), and a group of five known as 'Moore's Buildings' in 1891 (nos 305-313).

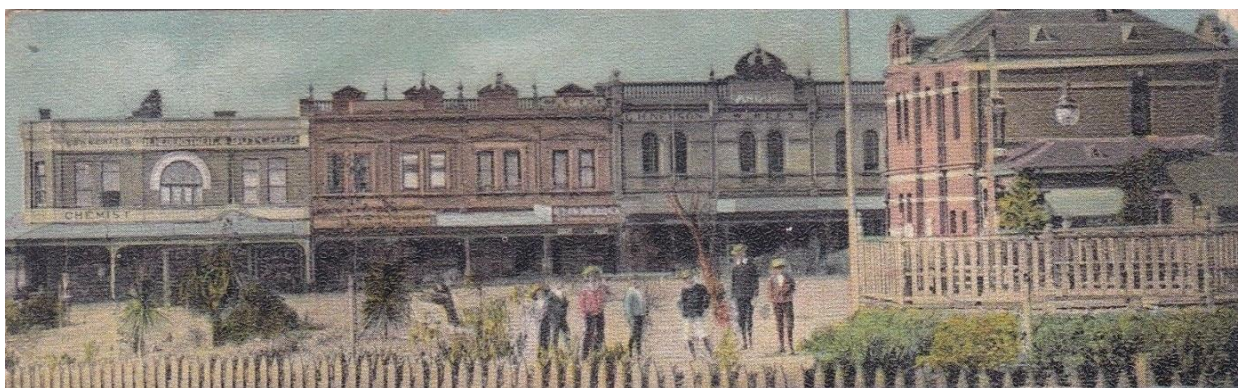


MMBW plan no. 1464, Caulfield

Showing the north side of Glenhuntly Road, Gordon Street and Selwyn Street at the west end of the precinct in 1902

Approximate boundaries of the precinct are outlined

(Source: SLV)



Postcard of Glenhuntly Road, depicted in circa 1907

View from the Elsternwick Station Reserve, taking in the north side of Glenhuntly Road (nos 277 to 295) and the rear of Post Office (at right).

(Source: John Young Collection via 'Elsternwick', *Victorian Places*, 2014, <www.victorianplaces.com.au/elsternwick>, accessed 7.06.2019)

⁵ *Oakleigh Leader and District Record*, 29 October 1887, p5; and *The Argus*, 13 November 1889, p2

⁶ *Elsternwick Leader*, 16 July 1887, p2

Several public buildings were also erected in the precinct over the late 19th century. In 1888, a public hall containing lodge rooms and club rooms was constructed at 9/9B Gordon Street by Messrs Brockie and Morrison.⁷ The designer was locally based architect Thomas Benjamin Jackson.⁸ The hall was later converted to a picture theatre in circa 1911 (although it was purportedly employed as a both a general hall and dance venue between the 1930s and '40s), and is now Classic Cinemas.⁹ Other important civic infrastructure included the Elsternwick Post Office (VHR, H0640), built in 1891 to the design of the Public Works Department under J H Marsden, and in 1896, the Elsternwick Fire Station (VHR, H2376) was constructed in Selwyn Street.¹⁰

The Caulfield Tramway Company began running horse-pulled trams along Glenhuntly Road between Elsternwick and Glen Huntly stations in 1889.¹¹ Despite contemporary expectations that such a service would continue to fuel speculative activities and growth across the locality, the dampened prospects of the early 1890s meant the line never become profitable and had closed by 1897.¹²



Elsternwick Railway Station (foreground) with 9/9B Gordon Street and 271 Glenhuntly Road identified in the background
(Source: Prahran Mechanics Institute, Elsternwick vertical file)



Elsternwick Post Office, circa 1915, with original timber verandah and balcony
(Source: SLV, H89.105/85)



East side of Gordon Street photographed in the 1950s, showing no. 9, then the Esquire Theatre (at centre), and shops at no. 1 (right)
(Source: PROV, VPRS 12800/P3 item ADV 1720)

⁷ *Argus*, 1 December 1888, p12

⁸ Born in Yorkshire and educated in London as an architect, Jackson (1840-1929) – then in his mid-40s – arrived in 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 several buildings in the Elsternwick Commercial and Public Precinct as well as the Gladstone Parade and College Precinct. 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)

⁹ Review of *Sands and McDougall's Street Directories*

¹⁰ VHR citation (H2376) – the building operated as a fire station until 1926, and thereafter was occupied by timber merchants and a car repair business. In 1990 it was purchased, along with adjoining sites in Selwyn Street, by the Australian Broadcasting Corporation

¹¹ *Prahran Telegraph*, 23 January 1889, p3; and *The Age*, 8 June 1889, p11

¹² *Brighton Southern Cross*, 9 October 1897, p3 – the Company briefly reopened the tracks in 1901, before closing again the following year *Age* (6 September 1901, p6; and Andrew Ward, *City of Glen Eira Heritage Management Plan*, 1996, vol. 2, p18)

Federation Period

Following the general stagnation of the 1890s, development within precinct resumed gradually before intensifying from the 1910s. The 1902 and 1905 MMBW plans provide a baseline from which to measure this earlier phase; with the precinct characterised by pairs or small clusters of Late Victorian-era shops/stores and public buildings interspersed by empty allotments.¹³ During 1903, three shops were erected in Glenhuntly Road,¹⁴ and advertising hoarding built to some vacant frontages, such as on the site of nos 357-371.¹⁵

By 1909, a quickening pace of commercial and construction activity in Glenhuntly Road was drawing the attention of the contemporary press, evidence it was declared that a 'small building boom' had set in at Elsternwick:

An unusual number of new private residences are being erected. In Glen Huntly Road, the main business street, two large new shops have just been built, and were immediately let. Two more shops are to be constructed further up the road, and they have been leased for long terms before a single brick has been laid.¹⁶

Barely two months later, the *Brighton Southern Cross* exclaimed:

No less than six more shops are in course of erection in Glen Huntly Road. Mr Whitburn is erecting three, Mr G Cox two, and Mr Beddoe is adding an additional shop to the two already built.¹⁷



Glenhuntly Road, looking westward from the corner of Orrong Road, circa 1909

(Source: Collection of the Centre for the Government of Queensland, via 'Elsternwick', *Victorian Places*, 2014, <<https://www.victorianplaces.com.au/elsternwick>>, accessed 7 June 2019)

In 1904, the Railway Reserve, then featuring a bandstand, was opened to the east of the railway station.¹⁸ In 1915, a miniature rifle range was constructed in the reserve adjacent to the Elsternwick Post Office.¹⁹

¹³ See MMBW Detail Plans nos 1460, 1461, 1463, 1464, 1811, 1824, 1825 and 1826, Caulfield

¹⁴ *Brighton Southern Cross*, 26 December 1903, p3

¹⁵ *Brighton Southern Cross*, 12 January 1907, p4

¹⁶ *Age*, 18 May 1909, p7

¹⁷ *Brighton Southern Cross*, 24 July 1909, p4

¹⁸ *Brighton Southern Cross*, 15 October 1904, p2 – the bandstand was underutilised and was relocated to Hopetoun Gardens in 1909 (*Brighton Southern Cross*, 15 May 1909, p4)

¹⁹ *Brighton Southern Cross*, 6 November 1915, p6



Elsternwick Railway Reserve, pre-1909
(Source: State Library of Victoria, H33673/62)



Post car of the reserve, circa 1909
(Source: John Young Collection, via 'Elsternwick', *Victorian Places*, 2014, <<https://www.victorianplaces.com.au/elsternwick>>, accessed 7 June 2019)

The commercial extension of the precinct continued across the 1910s. From about 1907, blocks in the Riddell Estate on the south side of Glenhuntly Road (between Riddell Parade and Carre Street) had been made available for purchase. Nonetheless, with the exception of the State Savings Bank at no. 372-376 (corner of Carre Street), which was constructed in 1906-07 (designed by Sydney Smith & Ogg and built in two stages),²⁰ and the E S & A Bank (now demolished) erected in circa 1910,²¹ the southern side of Glenhuntly Road in the precinct remained largely undeveloped. This situation changed in the wake of the building of nos 316-322 in 1912, thereafter the allotments were occupied in quick succession.²²

On the northern side of Glenhuntly Road, the corner building at np. 331 was built by 1913, and E J Buckeridge's Buildings (nos 357-371) were erected in 1911 and 1914.²³



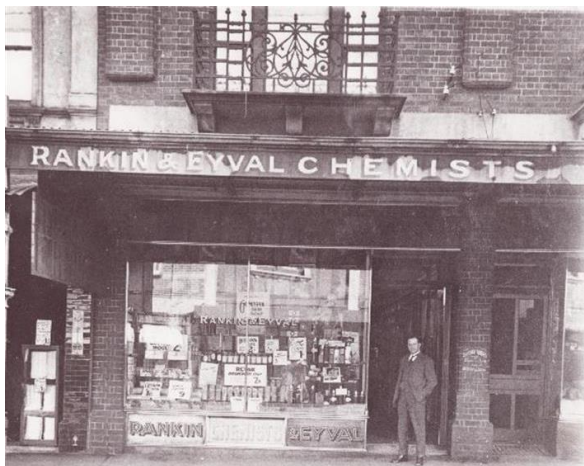
South side of Glenhuntly Road showing the commercial consolidation of the Riddell Estate by circa 1920, no. 316-322 is at right
Several buildings that have been demolished are indicated
(Source: University of Melbourne Archives, 1975.0048.00252)

²⁰ *Brighton Southern Cross*, 22 December 1906, p4; *Brighton Southern Cross*, 13 July 1907, p4; and *Prahran Telegraph*, 15 November 1913, p2 (a photograph of the bank shows only the eastern half of the building constructed). Sydney Smith & Ogg also designed other banks, for instance, Yarraville in 1909

²¹ *Brighton Southern Cross*, 6 October 1906, p4; and *Brighton Southern Cross*, 11 September 1909, p7

²² Review of *Sands and McDougall's Street Directory* editions; and City of Caulfield Rate Books

²³ The eastern four shops, nos 365-371, in 1911, and the western four shops, nos 357-363, were built in 1914 (citation for 357-371 Glenhuntly Road in *Caulfield Conservation Study*)



Photograph of Federation period red brick building at 411 Glenhuntly Road
Note composition of original shop front
(Source: Glen Eira Historical Society, Victorian Collections, 1080A)

The introduction of electric trams along Glenhuntly Road in 1913 by the Prahran and Malvern Tramway Trust was treated as a moment of celebration. As predicated, it enlarged the strip's potential customer and user pool and helped entrench its reputation as the key shopping centre within the municipality.²⁴ In a retrospective about the suburb's evolution around this time, the *Prahran Telegraph* emphasised the expansion of the Glenhuntly Road, Elsternwick retail strip:

To-day Glenhuntly-road reflects the prosperity of the district. Its shops are mostly modern. It is largely self-contained, for every article necessary to modern life can be obtained in its business establishments. Handsome premises are building in all directions for the extension of trade, and the soundness of that trade is reflected in the cashbooks and smiles of the traders. Back of all this is a large and prosperous residential community, constantly increasing. The aggregation of villa homes is proceeding rapidly, and the residents are sufficiently distant from Melbourne and Prahran to do most of their shopping locally. With the coming of the electric tramway there is a spirit of great hopefulness for the immediate future, for building rapidly follows the tram track, and each new resident is a possible customer.²⁵



Crowds gathered for the opening of the electric tramway service in Glenhuntly Road – 13 November 1913
In the background, shops on north side of Glenhuntly Road, between Selwyn Street and St Georges Road, are depicted
(Source: Pinterest, saved by Robert Noel)

²⁴ *Argus*, 13 November 1913, p7; and *Prahran Telegraph*, 22 November 1913, p5

²⁵ *Prahran Telegraph*, 15 November 1913, p2



Glenhuntly Road, likely opening day of the electric trams (November 1913) – facing east
(Source: *Romance of Australian trams photograph collection*, NLA, Bib ID 4778594)

Interwar Period

The precinct consolidated during the Interwar period, and some sites were redeveloped. As early as 1921, it was reported that Glenhuntly Road, predominantly within the precinct, accommodated 'over 250 shops in an unbroken stretch from the railway for over half a mile', with 'not a vacant building block (available) in the main shopping centre'.²⁶ Another sign of this maturation was the formation of the Elsternwick Traders' Association in the early 1920s and the role it played over the inter-war years in promoting shopping strip. Examples of shops constructed across the 1920s include the group of nine premises at 421-439 Glenhuntly Road (Reid's buildings),²⁷ and the east group at nos 515-523 and 527-537.



Early 1920s Glenhuntly Road streetscape – (left) Elsternwick Rifle Club and Post Office, and (right – top) looking east and (right – bottom) looking west. (Source: 'The Picturesque Suburb of Elsternwick... is a Favoured Residential Area, and its Population is Rapidly Increasing', *Weekly Times*, 10 December 1921, p42)

²⁶ *Weekly Times*, 10 December 1921, p13

²⁷ *Australasian*, 30 December 1922, p36

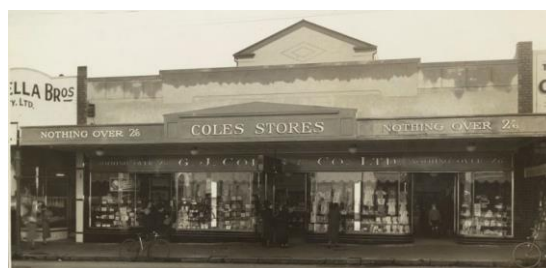
Around 1920, the United Friendly Society (UFS) – essentially a co-operative system for the supply of pharmaceuticals – established a purpose-built dispensary building at 13 Selwyn Street.²⁸ The automatic telephone exchange building at 21 Selwyn Street, designed by the Commonwealth Department of Works in 1924, was built between 1926-29.²⁹

In October 1927, a market (now demolished) was opened on the north side of Glenhuntly Road mid-way between Orrong Road and Beavis Street (previously the site of a motor garage). The market was housed in a large new building comprised of an arcade with 15 self-contained shops and five kiosks leading into an enclosed market space with provision for about 80 stalls, altogether covering an area of about 30,000 square feet.³⁰ The market was apparently successful, at least in the early years, and provided a local alternative to the Prahran Market. It operated until the 1960s (after which the site was redeveloped for Coles).³¹

In 1930, the *Herald* pointed to the 'rapid progress' made in Glenhuntly Road, Elsternwick, 'over the last ten years', and portrayed it as a 'thriving centre', declaring that 'as a suburban shopping centre' it ranked 'with the busiest and most progressive in and around Melbourne'.³² At this stage, most, if not all, of the land within the precinct had been developed, as evidenced in the 1931 aerial photograph (see below). One of the last major Interwar period projects occurred in 1934, when a new store for Coles was erected at 377-381 Glenhuntly Road, replacing earlier buildings on the site as Coles had outgrown their earlier shop at no. 417-419 on the corner of Orrong Rd (since demolished).³³



Elsternwick Telephone Exchange at 21 Selwyn Street, date of photograph unknown
(Source: National Archives of Australia, B5919, 15/266)



Photograph of the new Coles store Elsternwick at 377-381 Glenhuntly Road, dated 1934. This building is currently occupied by Officeworks. Parts of nos 373-375 and 383 are viewable to the edges. (Source: SLV, Records of Coles Myer Ltd. and its Predecessors, Exterior of Coles Store Elsternwick, gj004817)



Undated photograph from the roof of *Glenmore* (1 St Georges Road) to the rear of shops on the north side of Glenhuntly Road. The pediment and chimney of the Elsternwick Post Office is visible opposite.
(Source: Doris McKellar, *Glenmore – view from the roof*, University of Melbourne Archives, 1975.0048.00167)

²⁸ *Sandringham Southern Cross*, 26 January 1918, p2 – in 1984, the Jewish Holocaust Centre was opened at this premise

²⁹ *Argus*, 21 August 1924, p9; *Herald*, 19 December 1925, p9; *Argus*, 22 May 1929, p5; and review of various *Sands and McDougall's Street Directory* editions – the chief architect of the Department of Works at the time was John Murdoch

³⁰ *Prahran Telegraph*, 14 October 1927, p5; *Age*, 15 October 1927, p21

³¹ Review of various *Sands and McDougall's Street Directory* editions

³² For instance, see 'Elsternwick Has Busy Suburban Shopping Centre', *Herald*, 16 October 1930, p20

³³ *Colesanco Staff Journal*, September 1934, Vol. 7 Issue 35, p203



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



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

Thematic Context/Comparative Analysis

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

- Proclamation of Shires 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

There is limited comparison as most commercial precincts in the municipality primarily relate to the Interwar period.

- A group of fine Victorian period shops, west of the Elsternwick station on Glenhuntly Road, have individual heritage overlays: HO107 (nos 216-218), HO108 (nos 220-222), and HO109 (nos 224-226).
- Derby Road Precinct (HO71) – located in Caulfield, it has a similar mix of Victorian, Federation and Interwar period building stock but is a much smaller precinct.
- Carnegie Retail Precinct (proposed) in Koornang Road – near Carnegie station, includes a small and cohesive group of late Federation period shops.
- South Caulfield Shopping Centre and Environs (HO66) – situated further east on Glenhuntly Road, near the corner of Hawthorn Road. It consists mainly of Interwar period shops, though also includes a few public buildings (church and school).
- Beauville Estate and Environs, Murrumbeena (HO12) – a precinct constructed by the A V Jennings Company during the mid to late 1930s/Interwar period. It includes a few shops to Murrumbeena Road though is mainly comprised of housing stock.
- The Glen Eira Road Commercial Precinct (proposed) – between Orrong Road and Somerset Street, predominantly includes Interwar period buildings.

Previous Assessment

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

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be as outlined on the following maps.



Recommended extent of the heritage overlay – main group
(Source: Nearmap, April 2019)



Recommended extent of the heritage overlay – east group
(Source: Nearmap, April 2019)

ELSTERNWICK INTERWAR RESIDENTIAL PRECINCT

Address	Elsternwick – Glen Eira Road (278-294); Garden Street (1, 2A-6); Mulgrave Street (1-11, 2-18); Orrong Road (133-141); Prahran Grove (1, 3, 31, 5-12); and Somerset Street (1, 2-8)
Significance	Local
Construction Dates	Predominantly 1920s and 1930s
Period	Interwar
Date Inspected	Late 2019 and early 2020



Statement of Significance

What is Significant?

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

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

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

Contributory places:

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

Non-contributory places:

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

How is it Significant?

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

Why is it Significant?

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

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

Description

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



Prahran Grove streetscape – facing east



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

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



29 Prahran Grove – rendered fence with diamond panels



31 Prahran Grove – rendered fence with diamond pattern panels

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

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



12 Mulgrave Street – bracketed cornice and cast iron frieze

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

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

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

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

Californian Bungalow style

One of the larger groups in the precinct, Californian style bungalow, are present to the southern side Glen Eira Road and western side of Orrong Road as well as the eastern section of Mulgrave Street and Prahran Grove. The Californian Bungalow style was an economical version of a design derived from the west coast of America and promoted across Australia by

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

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

speculatively builders, construction/trade magazines and institutions alike ('State Bank Cal Bung'³).

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

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



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



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



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



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

³

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

Spanish Mission/Mediterranean

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



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



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

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

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



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



141 Orrong Road – detail of leadlighting

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

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

Old English and Georgian Revival

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

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



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



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

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



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



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

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

History

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

While initially situated on the periphery of suburban Melbourne, beyond the more settled environs of Prahran and St Kilda, the ready availability of considerable allotments in Elsternwick and the early private establishment of its railway station (1859) proved attractive to the genteel and affluent. Alongside dairies and market gardens, a patchwork of prestige estates, ‘private houses of a superior character standing in pleasure grounds,’¹¹ were erected from the 1860s. The government takeover of the railway line (1878), which improved services, and speculative activities of the Land Boom stimulated a more intensive phase of subdivision and development in the suburb over the 1880s. Along the major roads and across the former grounds of handsome mansions, rows of generally high-quality detached houses multiplied and dedicated shopping strips emerged. Following the general building hiatus of the 1890s Depression, a decidedly middle-class suburb consolidated, with little unused land available by the early 1930s.¹²

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

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

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

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

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

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

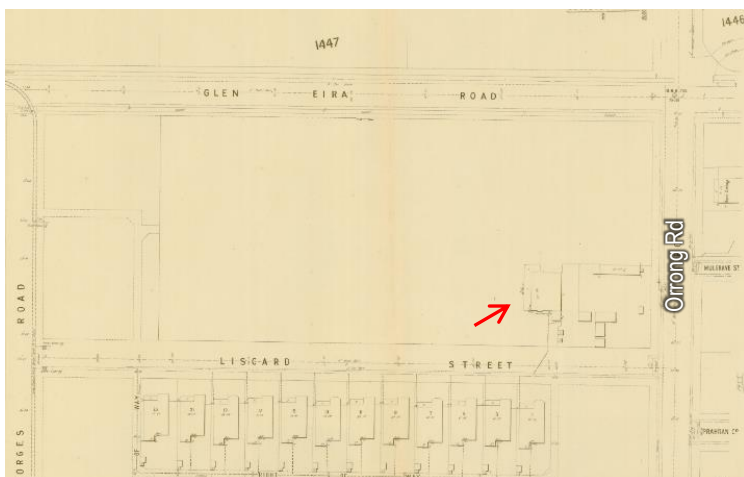
¹¹ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

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

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

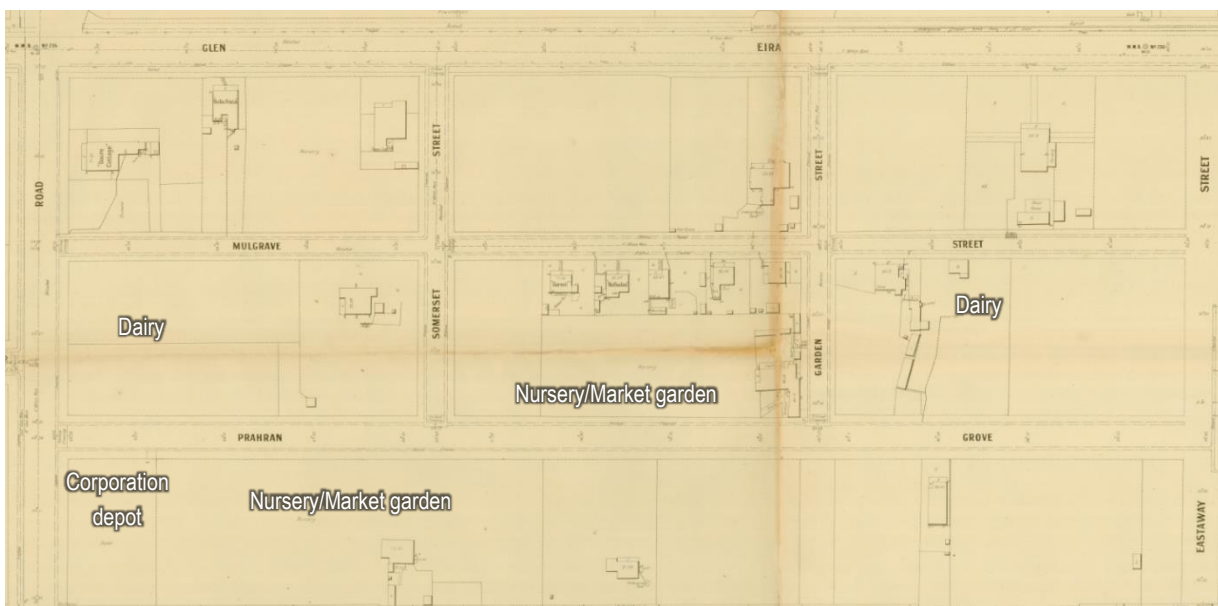
¹⁴ The 1890 edition of the *Sands & McDougall Directory* does not record any occupants within the precinct. Residences and structures shown on the 1902 MMBW plan extracts equate with occupants and uses detailed by the *Sands & McDougall Directory* from its 1892 edition.

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



MMBW detail plan no. 1456, Caulfield

Depicting the undeveloped state of the precinct's western section in 1902 with the *Ristori* dwelling indicated by the red arrow.
(Source: SLV)



MMBW detail plan no. 1456, Caulfield

Eastern section of the precinct with early usages identified, 1902
(Source: SLV)

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

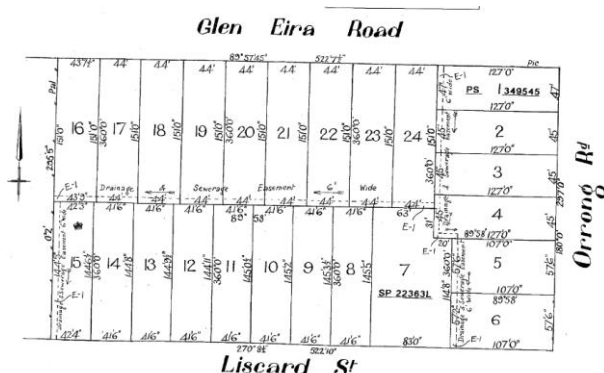
The precinct's nurseries and market gardens proved longer-lasting and remained active until the late 1920s.¹⁷ Most of these outfits, which included the majority of the land between the south side of Mulgrave Street and Prahran Grove, were operated by

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

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

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

Residential development in the precinct intensified in the wake of WWI. In 1919, the *Ristori* property was subdivided into 24 allotments ('The Pick of This Beautiful District'²²), most of which sold that year.²³ The bungalow at 133 Orrong Road, built in 1922, was the first house to the eastern half of the *Ristori* subdivision (western side of Orrong Road).²⁴ Similar dwellings were erected over 1923-24.²⁵ The Spanish Mission-influenced maisonette (no. 141) was erected at the corner of Orrong and Glen Eira roads in 1931 as a combined residence/dental surgery.²⁶ Constructed by the well-known Interwar period building firm, Dickson and Yortson, it was described as: a 'substantial building of brick, with buff sandstone finish' and 'coloured concrete, Cordova tiles ... [as well as] unusually deep eaves—there is an overhang of two feet six—add greatly to its attractiveness as well as its coolness'.²⁷ At the close of the decade, it was still being advertised as a 'Magnificent Ultra-modern Maisonette'.²⁸



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



141 Orrong Road – 'One of the most noteworthy recent additions to suburban buildings in this striking residence in Glen Eira Road.'
(Source: *The Australian Home Beautiful*, 1 January 1931, p34)

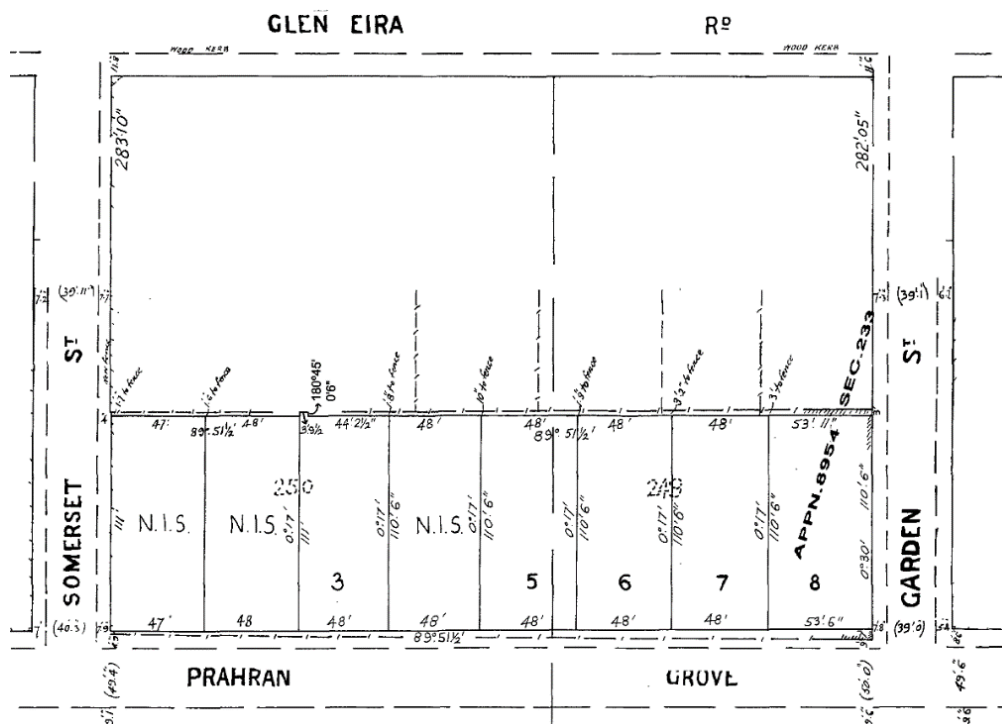
To the eastern section of the precinct, *The Priory* remained the sole building to the Glen Eira Road frontage, between Somerset and Garden streets. In 1927 however, five additional detached dwellings (nos 278-290) were built to its west.²⁹ Around 1935, *The Priory* itself was demolished and by 1938,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

The transition of Prahran Grove and Mulgrave Street from agrarian and industrial usage to a suburban streetscape accelerated from the early 1920s with subdivision and development of two large sections, as depicted below, in 1923 and 1925. Occupants were recorded by the *Sands & McDougall Directory* at both subdivisions within a year or two of their sale. The dairy occupying

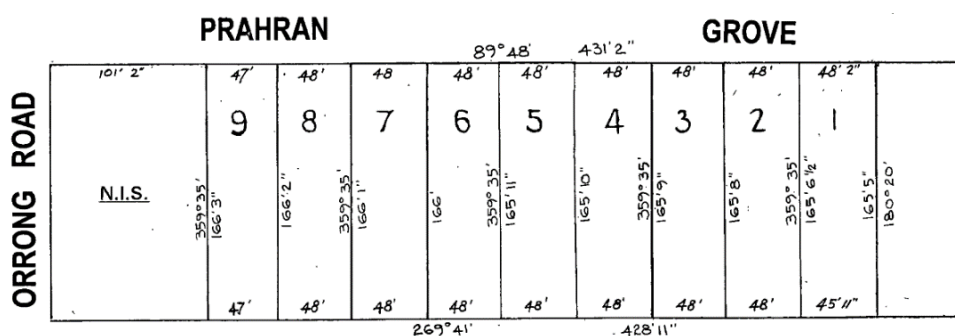
- 18 Between 1903 and 1926, occupants such as Choong Wah, Lick Gay and Lee Cheong were identified as running 'Chinese garden[s]' on either side of Prahran Grove (*Sands & McDougall Directory*, review of editions 1900-28). Chinese market gardeners had been active in the wider Caulfield area since the 1870s, with noted concentrations within the large 'block' bound by Bambra, Glen Eira, Hawthorn and Balaclava roads. (Murray and Wells, *From sand, swamp and heath; a history of Caulfield*, pp101-02)
- 19 'Chinese in Elsternwick', *Argus*, 28 June 1923, p6
- 20 'Chinese Must Go', *Herald*, 12 July 1923, p15
- 21 'Victorian News', *Australasian*, 22 June 1929, p12
- 22 'Classified Advertising', *Argus*, 31 May 1919, p2
- 23 'Real Estate Movements', *Prahran Telegraph*, 14 June 1919, p7
- 24 1922 *Sands & McDougall Directory*, 'house under construction'
- 25 *Sands & McDougall Directory*, review of editions between 1922-25
- 26 The building is shown by the 1931 aerial photograph but is not recorded in the *Sands & McDougall Directory* of that year. It does appear in the next available edition (1933) with its occupant listed as B F Brown, a dentist, who occupied the dwelling until his death in the early 1950s. ('Deaths', *Age*, 19 May 1953, p8)
- 27 W.A.S., 'Professional Quarters in a Private House', *The Australian Home Beautiful*, 1 January 1931, p34
- 28 'Advertising', *Argus*, 1 July 1939, p23; and Kevin Norbury, 'In the grand mansion style', *Age*, 26 September 1990, p33
- 29 *Sands & McDougall Directory*, review of editions between 1926-28. The largest of the late 1920s houses (now no. 282) was demolished and replaced with two sets of town houses in the late 20th century.
- 30 *Sands & McDougall Directory*, review of editions between 1933-38

the block between Orrong Road and Somerset Street was also divided into suburban allotments around 1925 and, by the following year, occupied by multiple residents.

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



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



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

³¹

Sands & McDougall Directory, review of editions between 1901-40



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



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



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

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira:

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

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

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

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

Condition

Good

Integrity

Largely intact.

Previous Assessment

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

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

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

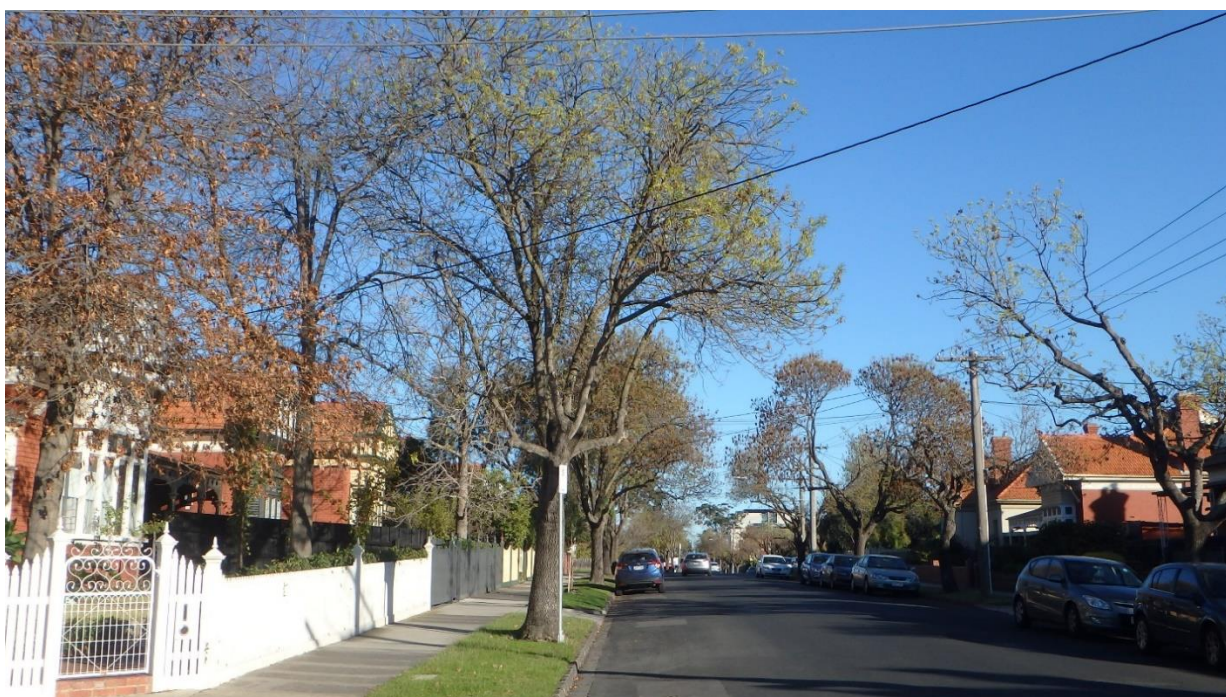
The proposed extent of the heritage overlay would be as outlined on the following map.



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

ELSTERNWICK NORTH PRECINCT

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



St Georges Road, looking south from Villiers Street

Statement of Significance

What is Significant?

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

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

timbering/battens, rendered finishes),

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

Contributory places:

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

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

Non-contributory places:

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

How is it Significant?

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

Why is it Significant?

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

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

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

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

(Criterion E)

Description

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

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

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

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

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

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

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

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

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

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

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

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



56 Regent Street

Modest asymmetrical timber-framed Italianate villa, late Victorian period



19 Sandham Street

The Italianate idiom on a grand scale, late Victorian period



63 St Georges Road





Elaborate example of the Queen Anne style, Federation period



72 St Georges Road



Old English in clinker brick, Interwar period

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






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




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

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

Details	Image
<p>King Street A through street with few addresses. Federation period/Queen Anne style – brick (no. 3) and timber (no.6). Post-WWII flats (<i>Kings Court</i>) at no. 4.</p>	
<p>Liscard Street Mainly south side, originally all Victorian period. Five were modified, including introduction of gable ends, during the Federation or Interwar period (nos 3, 7, 11, 13 and 21). Asymmetric building forms, hip roofs, originally clad in slate (surviving at no. 2), with every third house having a faceted bay. Generally rendered and/or painted, though initially more may have been face brick (as per no. 19). Original verandah detailing largely removed. Similar to housing stock in Villiers Street and south side of Liscard Street. There are three late Federation houses (nos 20-24) at the west end on the north side. (The north side, outside the precinct, was mostly developed during the Interwar period but is much altered)</p>	
<p>Long Street Originally all Victorian period, two replaced. Although there is consistency in the building form, several houses have been modified. Asymmetric building forms, hip roofs, originally clad in slate, with every third house having a faceted bay. Most are now rendered and/or painted, though initially more may have been face brick (as per no. 22). Some have/retain cast iron detailing to the offset verandah. A few cast iron palisade fences, though not original. Similar to housing stock in Villers Street.</p>	
<p>May Street A small cul-de-sac with a hidden two-storey Interwar period house at no. 1. Edna Walling, a prolific 20th century garden designer, is known to have designed a garden for this house in the mid-1920s, which contained various stone/brick paths, a rock garden and driveways, flower beds, fruit trees, hedges, garage and lawns. The garden's level of intactness is unknown due to its set back from the street and from being obscured. Refer to Edna Walling, <i>Garden Design for Mrs W.R. McKellar</i>, November 1926, SLV</p>	

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

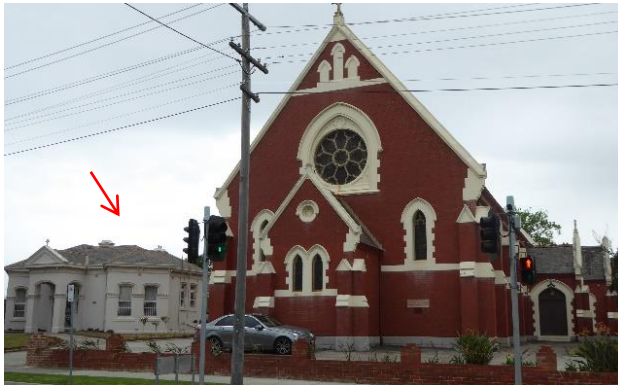
Details	Image
<p>porches (e.g. nos 85 and 90A), and a pair of late 1930s blocks of clinker brick flats with a curved balcony opposite each other (nos 83 and 96).</p>	
<p>Regent Street</p> <p>Much of the section north of Sandham Street was developed during the Victorian period with a consistent type.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

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

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

Non-Residential Buildings

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



73 Orrong Road

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

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

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



84 Orrong Road

Former Union Church (HO50/VHR HO704)

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

Gothic style with a French influence.

Red brick with stone dressings and notable conical tower.



15 St Georges Road

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

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

Restrained classicising detail indicative of the early 20th century



4 St Georges Road

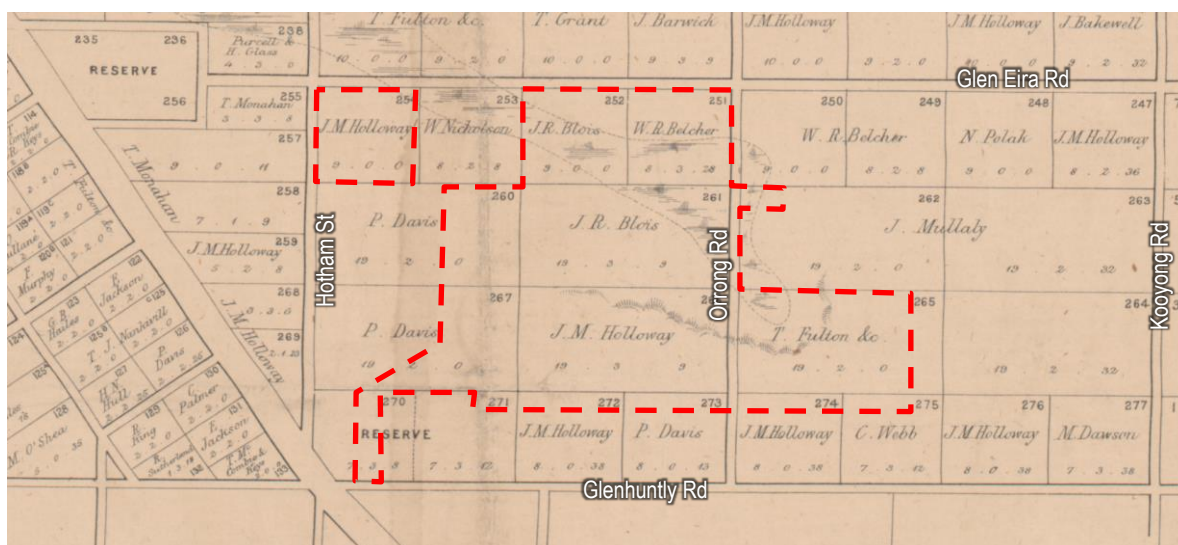
Caulfield RSL, a 19th century villa remodelled (Old English style) and enlarged in circa 1938 – architect unknown.

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

History

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

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



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

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

- ¹ Known as 'Red Bluff' over the early 19th century, the designation of 'Elsternwick' increased in popularity from the early 1850s. It likely derives from the combination of either a local creek (now Elwood Canal) and/or the name of an early cottage – *Elster* (the German word for magpie) – with the Old English word for village, *Wick*; a reference to the Village of Elsternwick survey. (Jill Barnard, 'Elsternwick', *eMelbourne: the city past & present*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://emelbourne.net.au/biogs/EM00515b.htm>>, accessed 12 August 2019; and Peter R Murray and John C Wells, *From sand, swamp and heath: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p264)
- ² *Prahran Parish*, Sheet 2, PROV, Regional Land office Parish and Township Plans Digitised Reference Set, VPRS16171, P3416-2; and Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p2, 110
- ³ Elsternwick Village was a planned township that was surveyed by Robert Hoddle in 1851 and by Henry B Foot in 1856. Its main part, which lay south-west of Brighton Road, was never included within Caulfield's' municipal boundaries. However, its northern section (east of Hotham Street and north of Glenhunting Road – part of Crown Allotment 270) was transferred to Caulfield from St Kilda in 1875. (Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p109, 187; *Government Gazette of Victoria*, 17 September 1851, p409; and *Allotments at the village of Elsternwick, Parish of Prahran*, Melbourne, Office of Lands and Survey, 1860, NLA, <<http://nla.gov.au/nla.obj-232492411>>, accessed 12 August 2019)
- ⁴ Garryowen, 'Exit an Ancient Mayor of Melbourne', *Herald*, 4 August 1879, p3
- ⁵ Murray and Wells, *From sand, swamp and heath: A History of Caulfield*, p88
- ⁶ Graham J Whitehead, 'Josiah Morris Holloway: Pioneering Land Developer', *Kingston Local History*, 27 June 2018, <<https://localhistory.kingston.vic.gov.au/articles/123>>, accessed 12 August 2019
- ⁷ 'T Fulton & Others' included Sir Frederick Thomas Sargood, the founder the *Rippon Lea Estate*, and Thomas Fulton and Lachlan MacKinnon

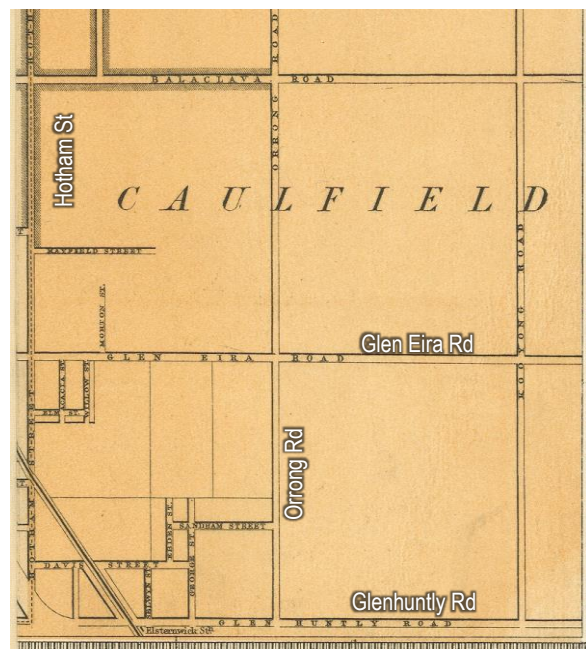
Foundations

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

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



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



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

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

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

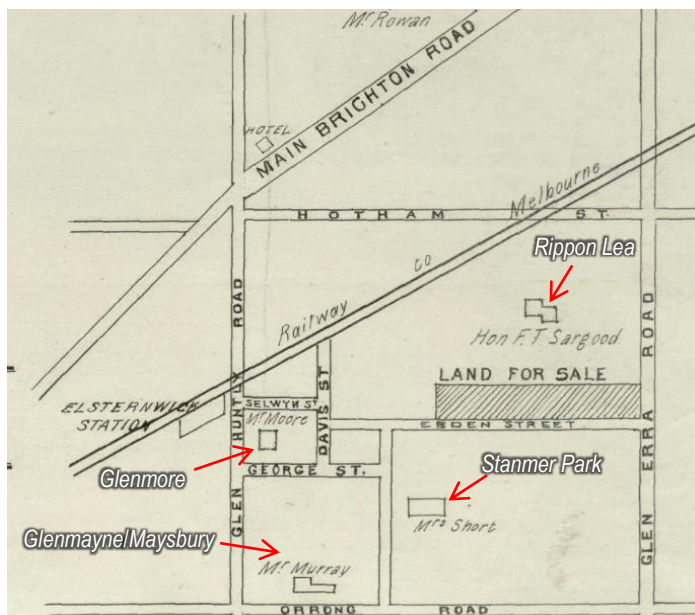
⁹ Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, passim

¹⁰ Frederick Revans Chapman, 'South Suburban Melbourne, 1854-1864', *Victorian Historical Magazine*, June 1917, vol. 5, no. 4, pp.181-2

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

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

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



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



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

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



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



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

East of Sargood's seat was the *Stanmer Park* estate (sometimes spelt 'Stanmere'). Owned by William Henry Short, this holding extended north from Sandham Street to Glen Eira Road and east to west by Orrong Road and Regent Street. The Short's first

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

residence, erected in the late 1850s, was believed to be on the north side of Allison Road (then Short Street), at or near nos 1 and 1A (land that now accommodates a pair of Federation period houses).¹⁵ Around 1888, with their finances buoyed by land sales across the precinct, the Short's built a more commodious 13-roomed residence at 19 Sandham Street (HO60), now the Elsternwick Club.¹⁶

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

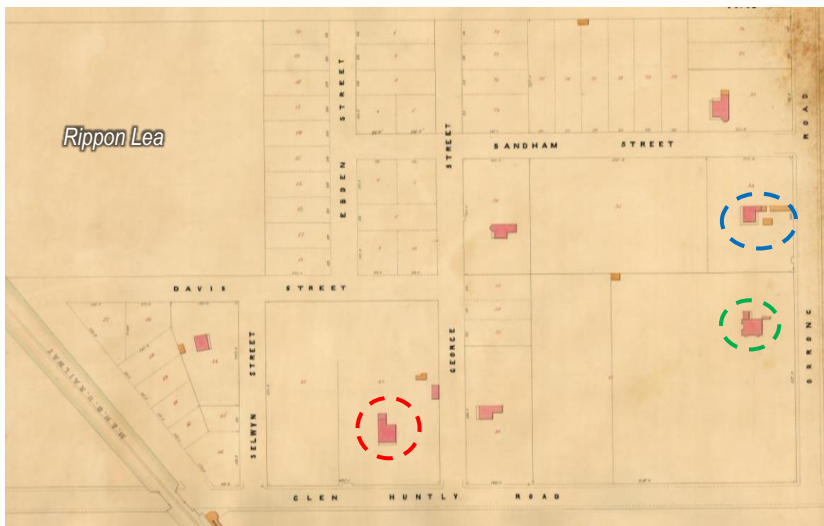


Glenmore photographed from St George's Street, 1969
(Source: John T Collins, SLV, H95.200/1252)



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

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



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

Glenmore – red circle

Glenmayne/Maysbury – green circle

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

All other buildings since demolished

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

¹⁵ Caulfield rate book, 1857

¹⁶ Caulfield rate book, 1888

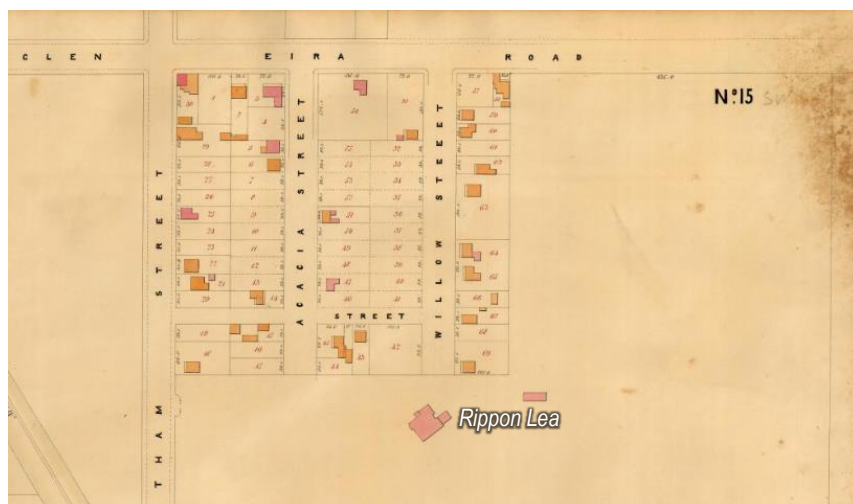
¹⁷ *Glen Eira Historical Society Newsletter*, no. 1, March 2013, p1; and Caulfield rate book, 1877

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

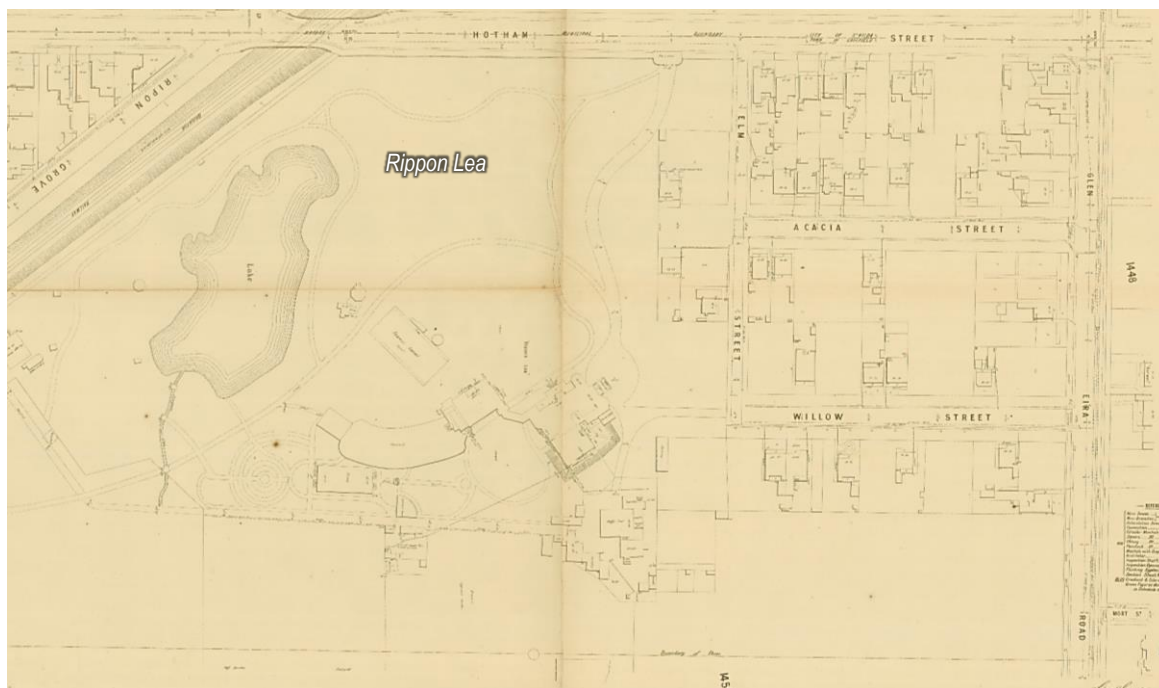
¹⁹ 'To Let, Furnished', *Argus*, 28 May 1890, p3 – identifies the purchase of *Glenmayne* by John Morris and renaming as *Maysbury*

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

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



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



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

²¹ *Elsternwick* (subdivision), Vale Collection, 186?, SLV, <<http://handle.slv.vic.gov.au/10381/282100>>; reference to Sargood's ownership – Murray and John C Wells, *From sand, swamp and heath: a history of Caulfield*, p13

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

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

The land boom and aftermath

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

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

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

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

The effect of this economic collapse was profound. Some two decades later, the recounting of the *Prahran Telegraph* of this time 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 Glenhenty-road increased, new streets were laid out, villas and cottages went up, and were sold on easy terms... for about four years during the height of the land fever things went very merry in Elsternwick.

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

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

In the meantime, Short organised for the construction of several investment dwellings in the vicinity of his original Allison Road residence, including that of four high-end brick villas on the north side of Sandham Street (of which nos 21 and 23 survive – the latter partly concealed by a pair of mid-20th century houses).³⁰ Soon after, Short relocated to his new villa at 19 Sandham Street. Over late 1888 and early 1889, he undertook a far more successful and large-scale subdivision, which included Regent Street and St Georges Road (north of Allison Road) as well as Liscard, Long and Villiers streets and the north side of Allison Road.

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

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

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

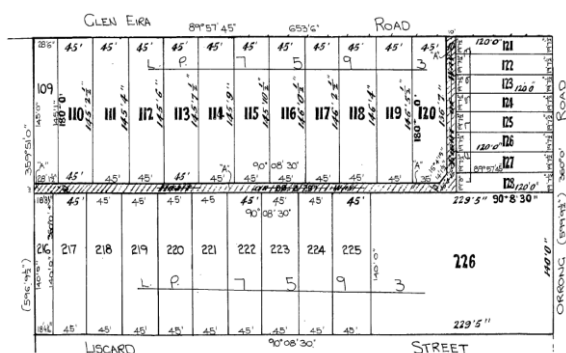
²⁷ 'Advertising', *Argus*, 12 November 1881, p14

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

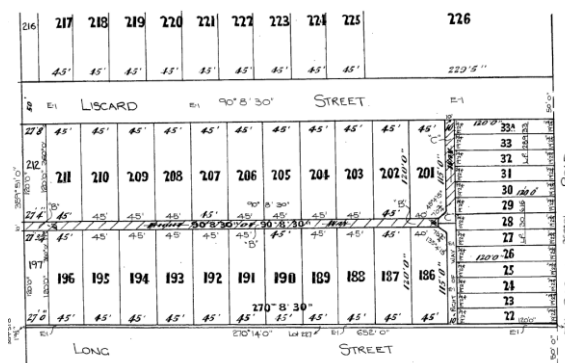
²⁹ Review of *Sands and McDougall's Directory* editions, 1900-74

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

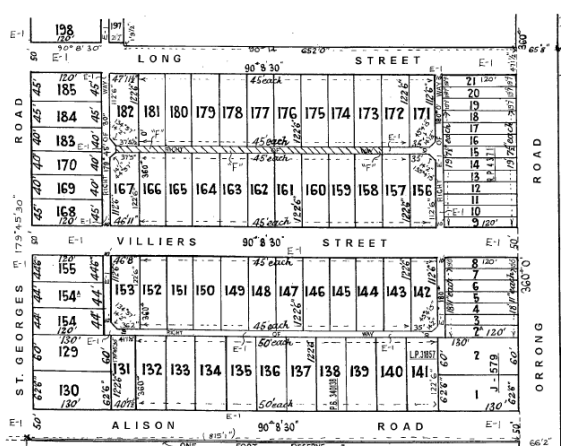
Nearly of these lots were acquired independently between two builders, Phillip Corkhill and Patrick John Murphy (imaginably both were of Irish birth or descent). Corkhill's activities centred on the south side of Liscard Street and Long/Villiers streets. By late 1888, his crew had erected some 52 relatively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



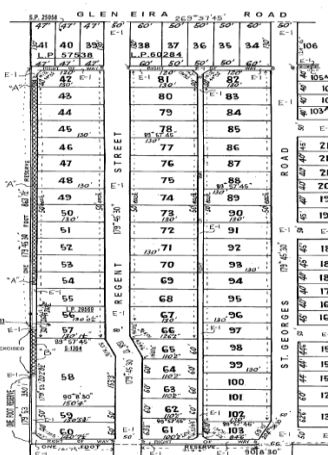
North side of Liscard Street – subdivided November 1888
 NB – only the western section of the south side of this block is included in the precinct. It developed during the Federation period following the break-up of the *Crefield/Ristori* property, the residence of which was situated at the corner of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



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



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



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

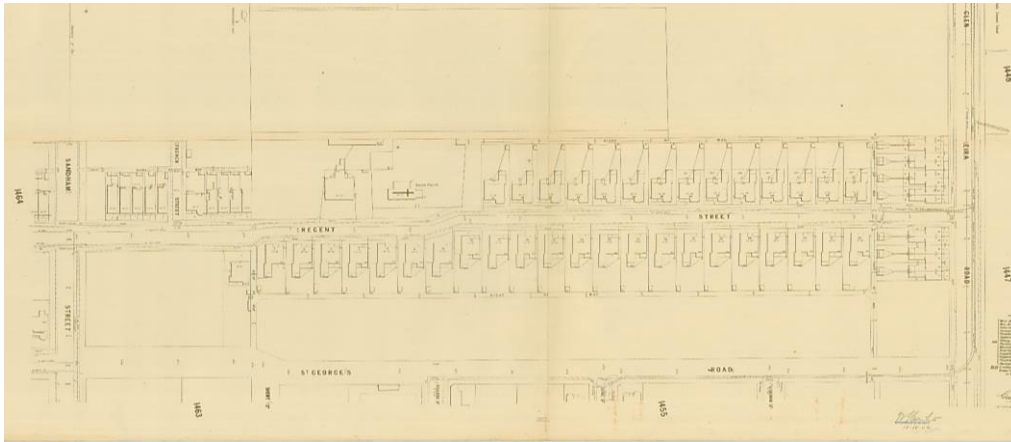
Typical of late 19th century speculative builders, Corkhill and Murphy were financially backed by a building society, namely the Premier Permanent Land, Building and Investment Association (later rechristened the Premier Permanent Building Society), which was involved in speculative activities across late 19th century Caulfield. Their approach revolved around the acquisition of freshly subdivided property and the economical erection of fashionable houses – mostly freestanding for suburban areas, albeit often tightly packed to narrow lots – that was to be sold on or tenanted. As demonstrated by the streets associated with Corkhill and Murphy, the 'calling cards' of such builders are often still detectable; each dwelling being essentially the same but overlain with a different composition or ornamented differently. Corkhill, for example, alternating between a square and faceted bay

³¹ Caulfield rate book, 1888

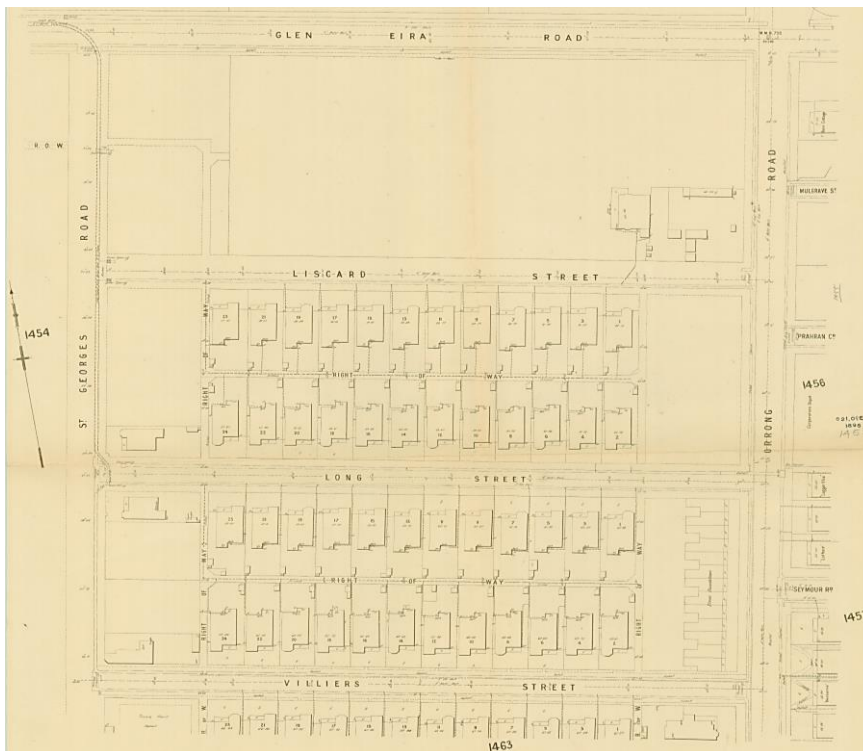
³² Terraces were not a common form of development in the municipality – being much maligned for their 'slum' conations. Later building regulations (1916) explicitly prohibited their construction in Caulfield – which instead spurred the construction of semi-detached houses. ('Caulfield's Building Regulations', *Malvern News*, 27 May 1916, p2)

³³ Refer to proposed Elsternwick Interwar Residential Precinct for further information

throughout Liscard, Long and Villiers streets (refer to MMBW plan no. 1455). The presence of other unknown 'spec' builders is detectable elsewhere in the precinct.



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



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

By 1890, only a handful of the dwellings built by Corkhill or Murphy were recorded as purchased or occupied by tenants. Although this was a common occurrence across the precinct, insolvency loomed for both builders, who also became entangled in a minutely covered court case revolving around financial peculiarities and the Premier Permanent Building Society. For over a year, the allegedly fraudulent activities and general mismanagement of this institution, particularly in relation to *Stanmer Park*, filled Victorian newspapers, and by 1892, its assets were under administration by liquidators. This debacle derailed the intentions of Corkhill and Murphy to develop their holdings along St Georges Road and Orrong roads in this period.

Much of the south-west section of the precinct was subdivided in the late 1880s, although the division of the *Glenmayne/Maysbury* property was restricted to its Glenhuntly Road frontage at that stage. The southern section of Regent Street (below Allison Road) was procured by Henry R French, a plumber/builder, after whom French Street is named. Between 1888 and 1890, he built over a score of mostly single-fronted and small weatherboard cottages, most of which he rented out.³⁴ Another victim of the collapse, French had to declare bankruptcy in early 1891.³⁵

Moore subdivided much of the *Glenmore* estate over 1888 and 1889, during which May Street was formed, although most development occurred later, in the Federation period.³⁶

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

Staniland Grove was established in circa 1888 and its western side swiftly subject to the construction of several brick villas.⁴⁰

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



28 Sandham Street – photographed in 1930. Built for John Living, circa 1885 and known as *St Leonards/Chiselhurst* by the early 1900s. Between 1909-23, it operated as the Cromarty School for Girls, before being leased to the Methodist Ladies College, Hawthorn, from about 1930. Later the house was purchased by St Joseph's (1934) and utilised as a primary school, a use which continues. (Source: 'Methodist Ladies' College', *Prahran Telegraph*, 14 February 1930, p4)

³⁴ Caulfield rate book, 1888-89

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

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

³⁷ Caulfield rate book, 1877

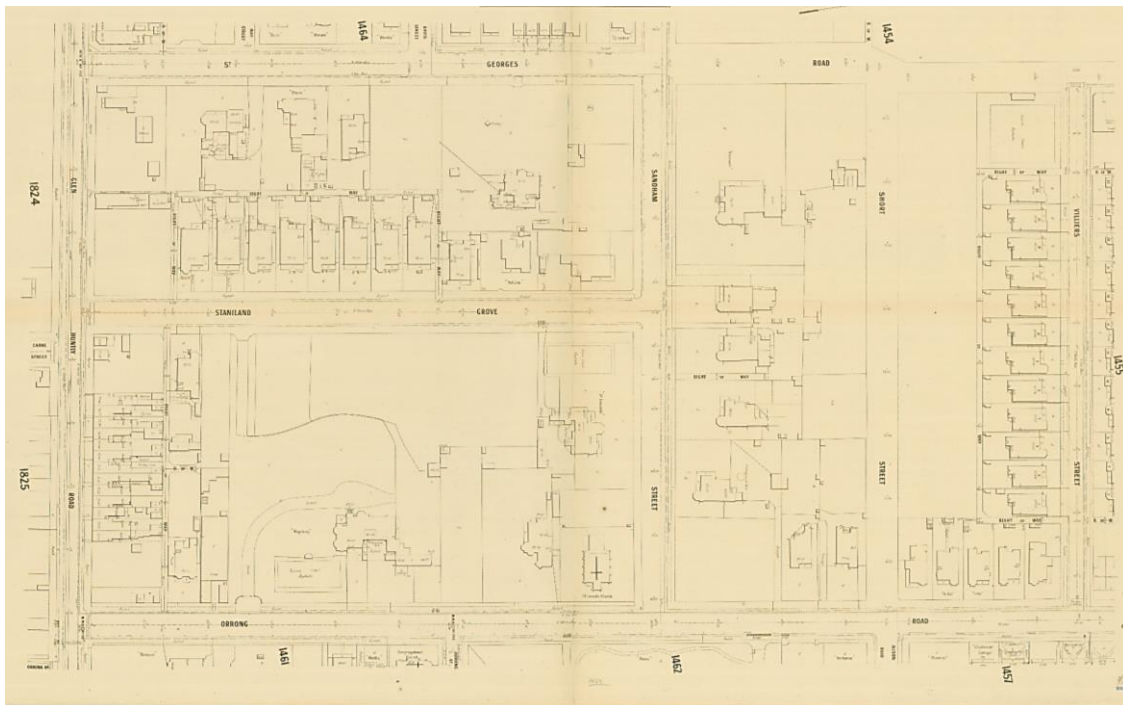
³⁸ It had been established as a private gentleman's leisure club in 1899. ('The Elsternwick Athletic Club', *Sportsman*, 22 October 1890, p2)

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

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

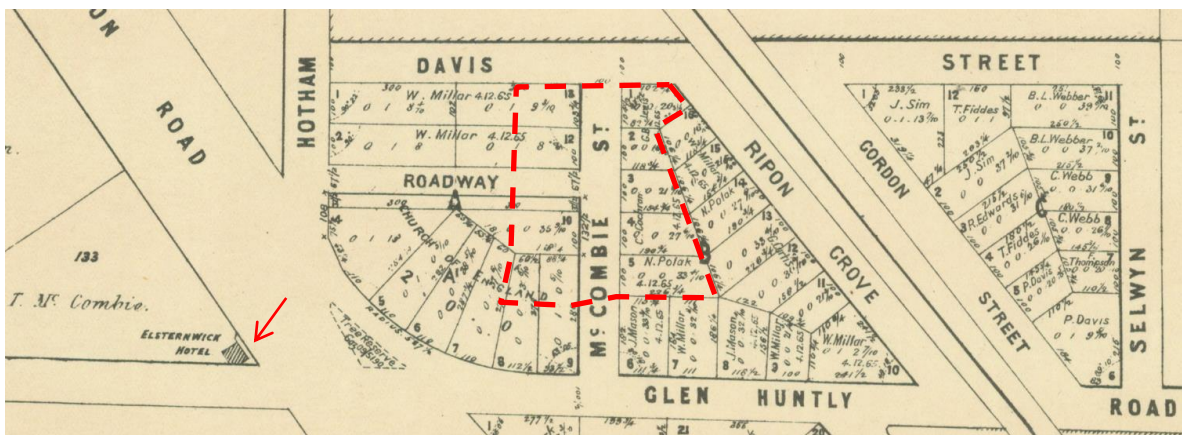
⁴¹ Sanderson's house was advertised in 1882 as: 'Having a Large Frontage to Orrong-road and Sandham-street, And adjoining the Handsome Residence of William Murray, Esq., And Opposite that of Mrs. Short... To Squatters, Merchants, Investors, Speculators, Builders and Others... well built villa... on bluestone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

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



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

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



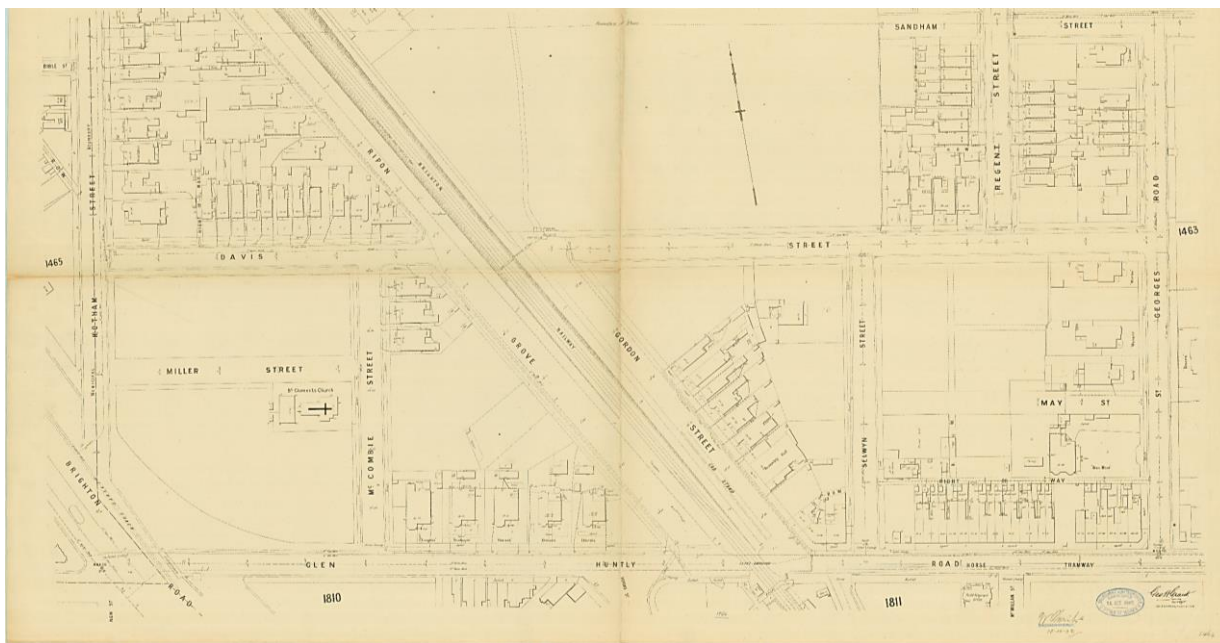
Survey of the northern section of Elsternwick Village, with precinct outlined
McCombie's grant and the Elsternwick Hotel are indicated
(Source: *Town of Elsternwick, Parish of Prahran, Country of Bourke*, Office of Lands and Survey, 1911, SLV)

⁴³ Certificate of Title, vol. 193, folio 432

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

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

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



MMBW plan no. 1464

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

North is top of frame

(Source: SLV)

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

⁴⁵ Caulfield rate book, 1888

⁴⁶ Caulfield rate book, 1909-10

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

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

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

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

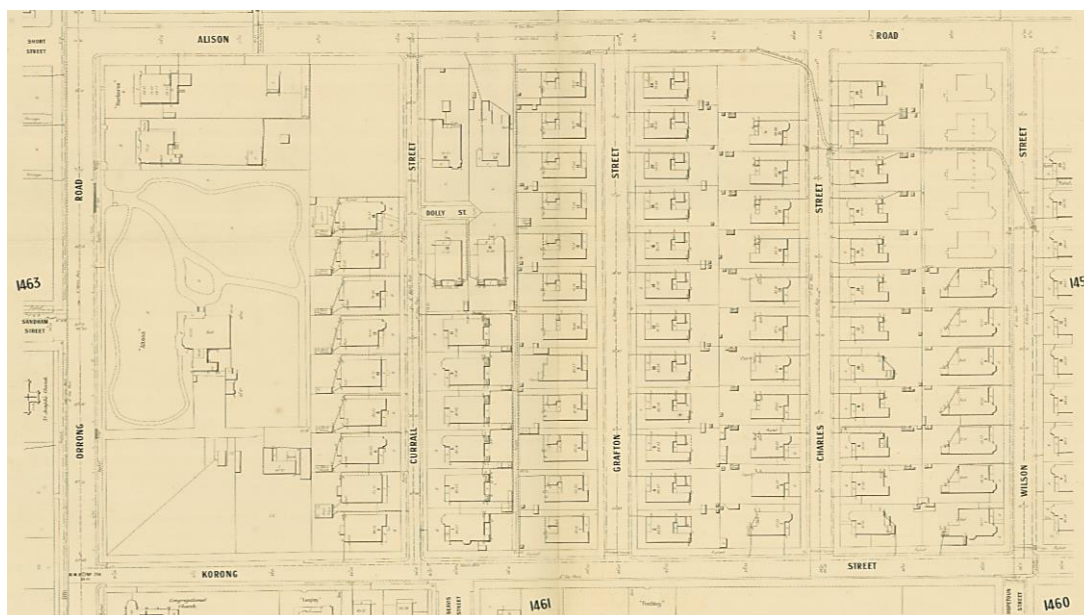
⁵¹ Caulfield rate book, 1912-13

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

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

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

Immediately east of *Altona*, another speculative development of freestanding Italianate villas arose to the parallel carriageways of Curral Road (initially Currall) and Grafton streets as well as Charles (outside the precinct) and Hopetoun (originally Wilson) streets. A spate of construction saw most of these lots built up between 1893 and 1895. A Mr Saunders owned most of the land in Curral Road and at first, rented out these mainly 8-roomed brick dwellings.⁵⁹ To the other streets, smaller weatherboard villas (5 to 6 rooms) were owned by the Premier Permanent Building Society.⁶⁰ The liquidators of this institution appear not to selected selling these assets until the 1900s when the market had improved.⁶¹



MMBW plan no. 1462

Eastern section of the precinct as developed by 1902, including Curral Road, Grafton, Charles and Hopetoun streets

Altona is identifiable mid-way between Allison Road and King (then Korong) Street

NB – the 'foundations' to the north-east side of Hopetoun Street with the form of an Italianate villa were not built and were later replaced by Queen Anne dwellings in the Federation period

(Source: SLV)

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

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

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

⁵⁶ Caulfield rate book, 1891

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

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

⁵⁹ Caulfield rate book, 1894-97;

⁶⁰ Caulfield rate book, 1894-97

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

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



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

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

Consolidation

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

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

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

⁶³ Ward, '2-6 Hopetoun street', np

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

⁶⁵ Caulfield rate book, 1895-86

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

⁶⁷ Caulfield rate book, 1881-83

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

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

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

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



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

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

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



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

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

The southern end of Gordon Street and the full extent of Elizabeth Street were developed steadily between 1907-14.⁷⁴ Although the brick only covenant was quickly withdrawn, it seems to have set the tone of the street, with a run of often accomplished and considerable red-brick villas erected. Most of the lots in Gordon Street (outside the precinct) would not be built on until the late 1940s and 1950s.

⁷¹ 'Business pioneers', *Prahran Telegraph*, 15 November 1913, p2

⁷² Weston Bate, 'Sir Thomas Bent (1838-1909)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1969, <<http://adb.anu.edu.au/biography/bent-sir-thomas-2978>>, accessed 12 August 2019

⁷³ 'Rippon Lea', *Herald*, 14 December 1904, p4

⁷⁴ Caulfield rate books, 1907-14

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

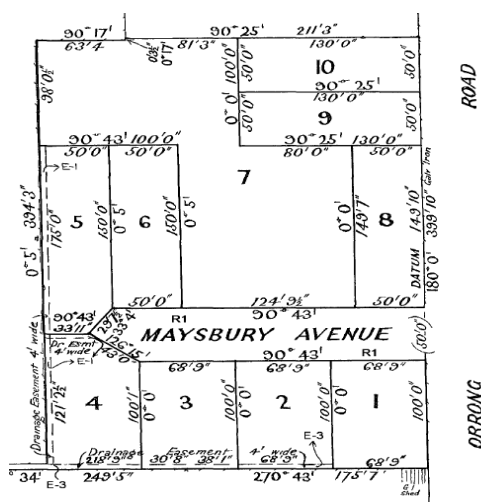


Photograph of the corner shop and dwelling at 52 St Georges Road, built circa 1903. Remained a grocer into the 1970s, before being repackaged as a milk bar. Shop now infilled and utilised as a residence only (Source: Glen Eira Historical Society, Object Registration 1688A)

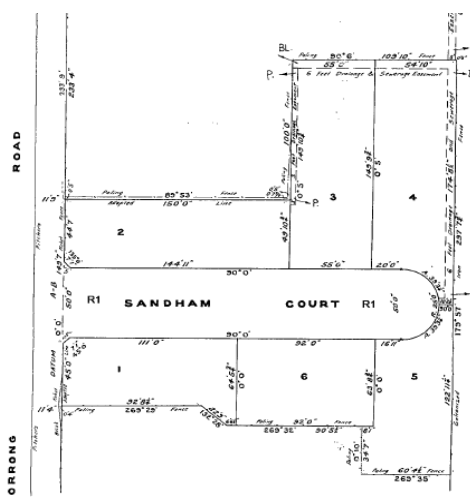


Masonic Hall at 15 St Georges Road, erected in circa 1912 (now overpainted). Provided a venue to the Elsternwick branch of the Masons into the late 20th century and was regularly used by the community. (Source: Glen Eira Historical Society, 1133C)

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



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



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

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

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



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



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



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

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

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

Comparable places include:

- Gladstone Parade (HO22) – a small precinct with contributory building stock dating from the Victorian period through to the Interwar period/mid-20th century. It is distinguished by several late Victorian, two-storey mansions in either the Italianate or Anglo-Dutch style as well as some two-storey residences dating to the Interwar period/mid-20th century. There are two adjacent single-storey villas in a transitional mode on the west side at nos 28 and 30; although no Italianate villas.
- Caulfield North Estate and Environs (HO14) – a large residential precinct with a heterogeneous group of contributory buildings (cottages, row/terrace houses, villas, flats) dating to the late 19th century, Federation and Interwar periods. While there are some Italianate style villas throughout the precinct, they tend to be on smaller allotments and do not form such consistent streetscapes. There are also a few villas displaying a transitional mode in Carnarvon Road.
- Bailey Avenue and Myrtle Street environs, East St Kilda (HO68) – a small precinct nearby on the north side of Glen Eira Road with original building stock mainly dating to the 1910s and 1920s, Federation and Interwar periods. Generally modest scale housing in either red brick or weatherboard. Unusually some of the Queen Anne style houses have symmetrical

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

Previous Assessment

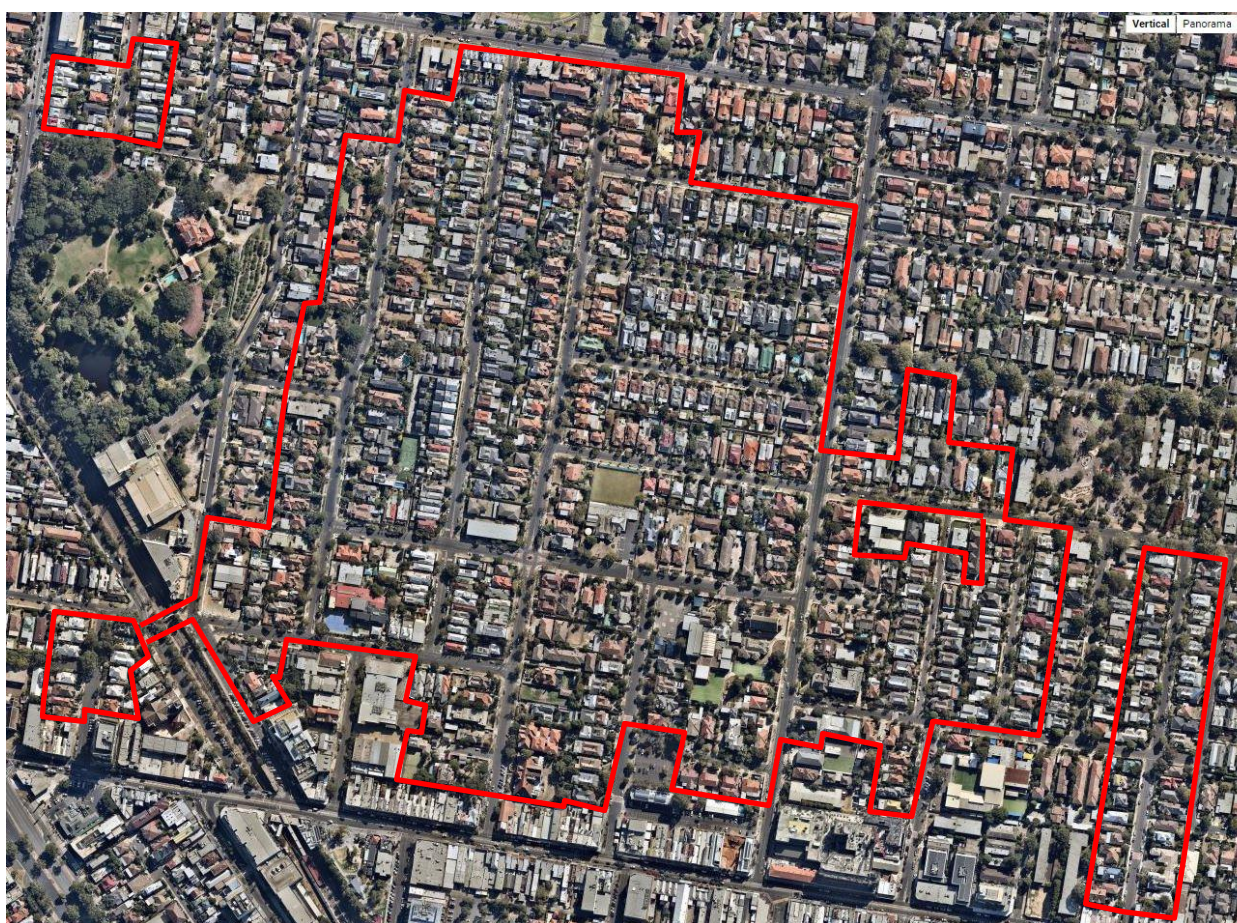
Most of the proposed is currently part of the larger Elsternwick Estate and Environs precinct (HO72), which was assessed as part of the *Glen Eira Heritage Management Plan* (Andrew Ward, 1996, vol.2, pp6-23).

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be as outlined on the following map.



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

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, Hartington 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, 5a, 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: 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, 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 (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: 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, 41, 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 a 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 specified period. Some streets were largely developed over a short period of time, especially the shorter streets. Some sections have 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 hood with same design.



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



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, *Nurney*
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 end, 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 of tuck-pointed red brick with some areas of render, either 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 (classicising) 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 Horne St, 5-7/9 McMillan St, 1-3 Rusden St; 38 Horne Street pictured – Large houses on Horne 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 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 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 are common.

Characteristic of Spanish Mission style include barley twist columns, usually employed to the front porch 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 tranverse (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 crenelated 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

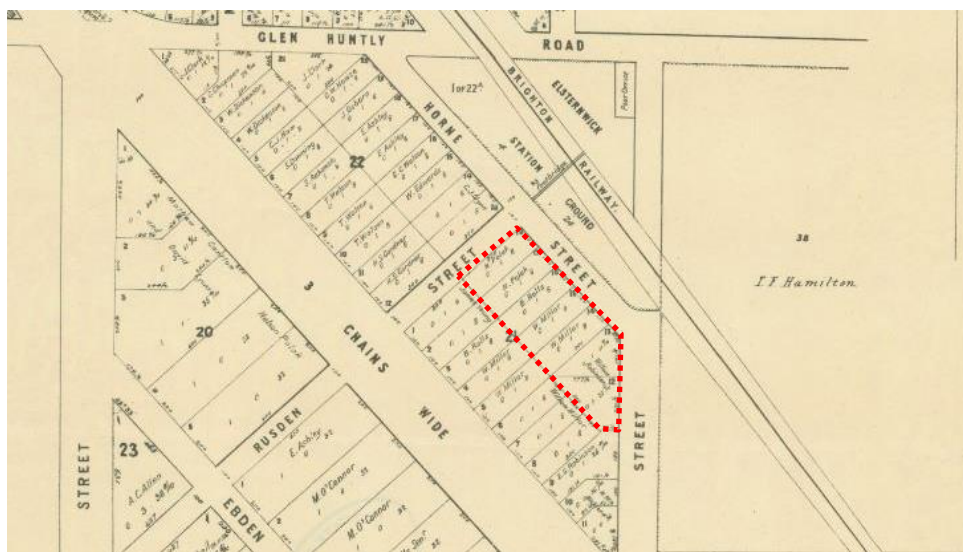
History

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 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 Glenhuntly 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 Glenhuntly 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

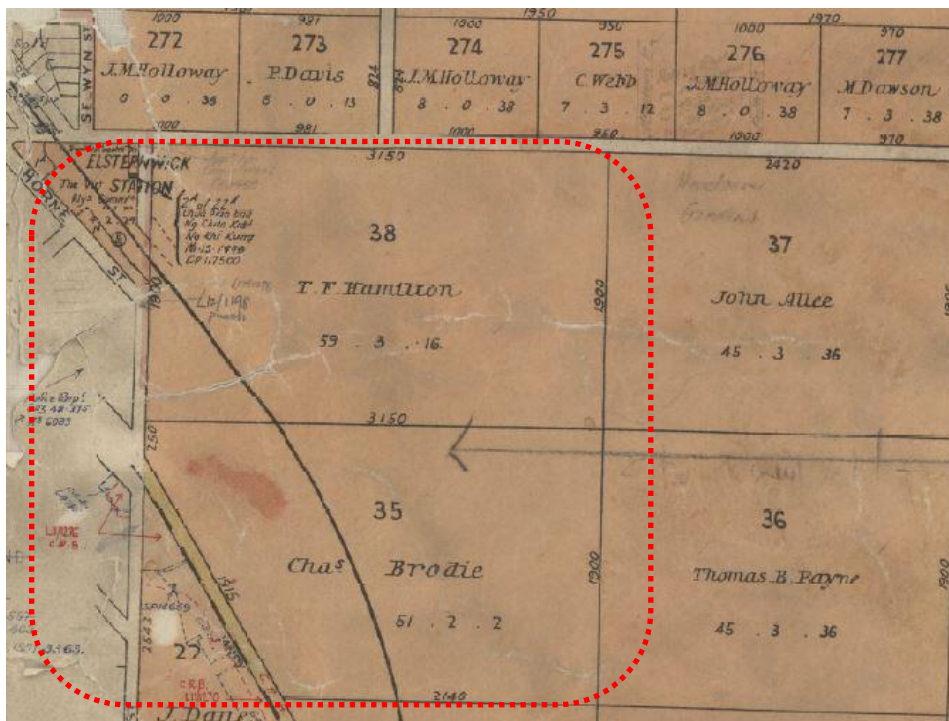
⁶ *Government Gazette of Victoria*, 17 September 1851, p409; Murray and Wells, *From sand, swamp and heath: a history of Caulfield*, p109, 187; and *Allotments at the village of Elsternwick, Parish of Prahran*, Melbourne, Office of Lands and Survey, 1860, NLA, <<http://nla.gov.au/nla.obj-232492411>>, 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 Glenhuntly 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 Glenhenty 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 Glenhenty 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 the 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 Glenhuntly Road, a few less grand examples were mainly built along, or in the vicinity, of Brighton Road. Within the precinct area, *Cavers Carre*¹⁴ was the first to be constructed in 1866 for John Carre Riddell, pastoralist and politician,¹⁵ who presumably readily acquired the land from his cousin, T F Hamilton. The house was listed from 1869.¹⁶ Born in Scotland, Riddell died at *Cavers Carre* in 1879.¹⁷ The house was two storeys with masonry columns to the verandah which extended the length of the façade.



Cavers Carre, likely late 19th century.
(Source: Penny Russell, *A Wish for Distinction: colonial gentility and femininity*, Melbourne University Press, 1994, p45)

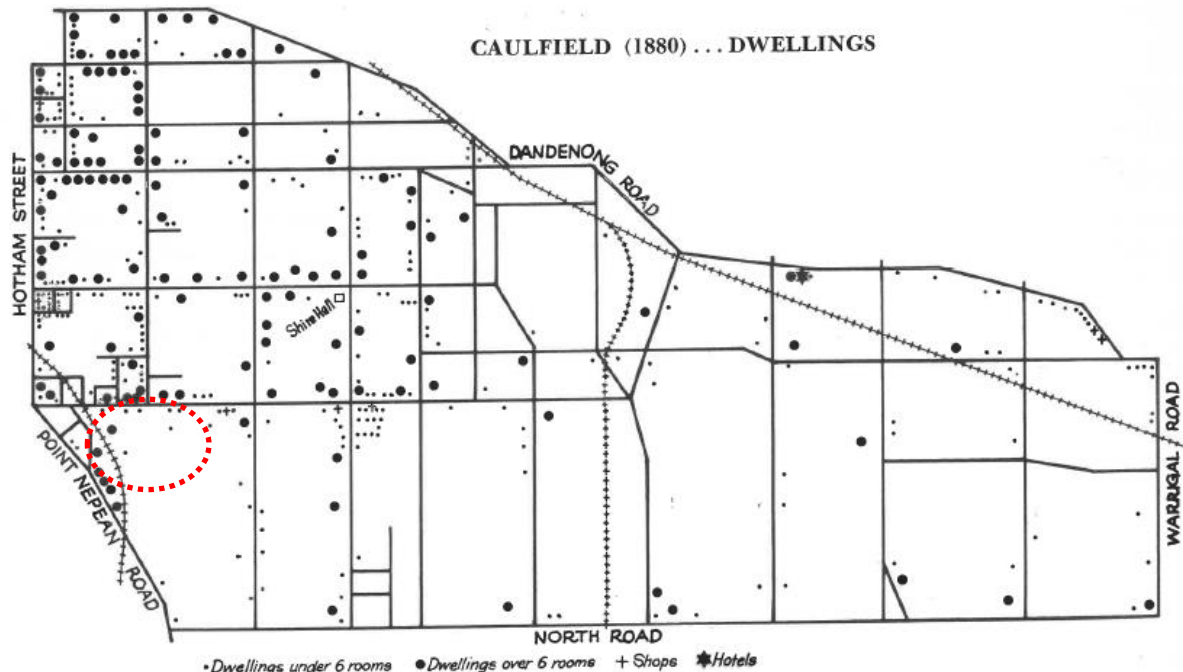
- ¹⁴ Penny Russell, *A Wish for Distinction*, Melbourne 1994, p45. Riddell named the site after the landed estate of his baronial ancestors in Roxburghshire.
- ¹⁵ Ronald McNicoll, 'Riddell, John Carre (1809–1879)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/riddell-john-carre-4476/text7307>, 1976, accessed 29 August 2019.
- ¹⁶ Sands & McDougall directories. In 1869, p528, J C Riddell was listed at Glenhuntly 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.
- ¹⁷ *Bendigo Advertiser*, 27 December 1879, p2

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 Glenhuntly 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 1884.¹⁸ 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.¹⁹

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)

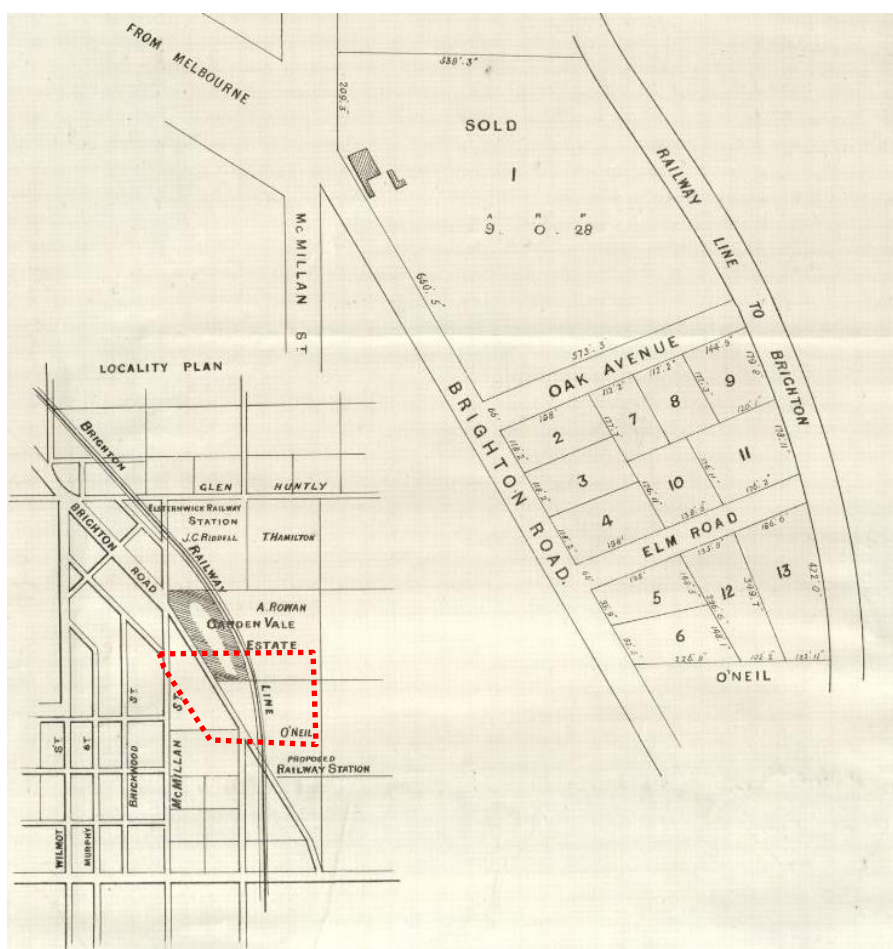
During the 1880s, Elsternwick experienced the hyper-speculation and euphoria of what contemporaries referred to as the 'land boom'. At this time, suburban Melbourne expanded vigorously, driven by an inflow of British capital and swelling population as well as the economic strength of the middle classes and a widespread desire to occupy a detached, single-family home surrounded by its garden. Touted as the 'Go-a-head Suburb of the South',²⁰ 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.

¹⁸ '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.

¹⁹ Pictures of the interior were featured in Michael Cannon (ed.), *Victoria's Representative Men at Home: Punch's illustrated interviews*, 1977, p95

²⁰ 'Auctions', *Caulfield and Elsternwick Leader*, 29 September 1888, p5

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.²¹ 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 land holdings in the area.²² 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.



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:

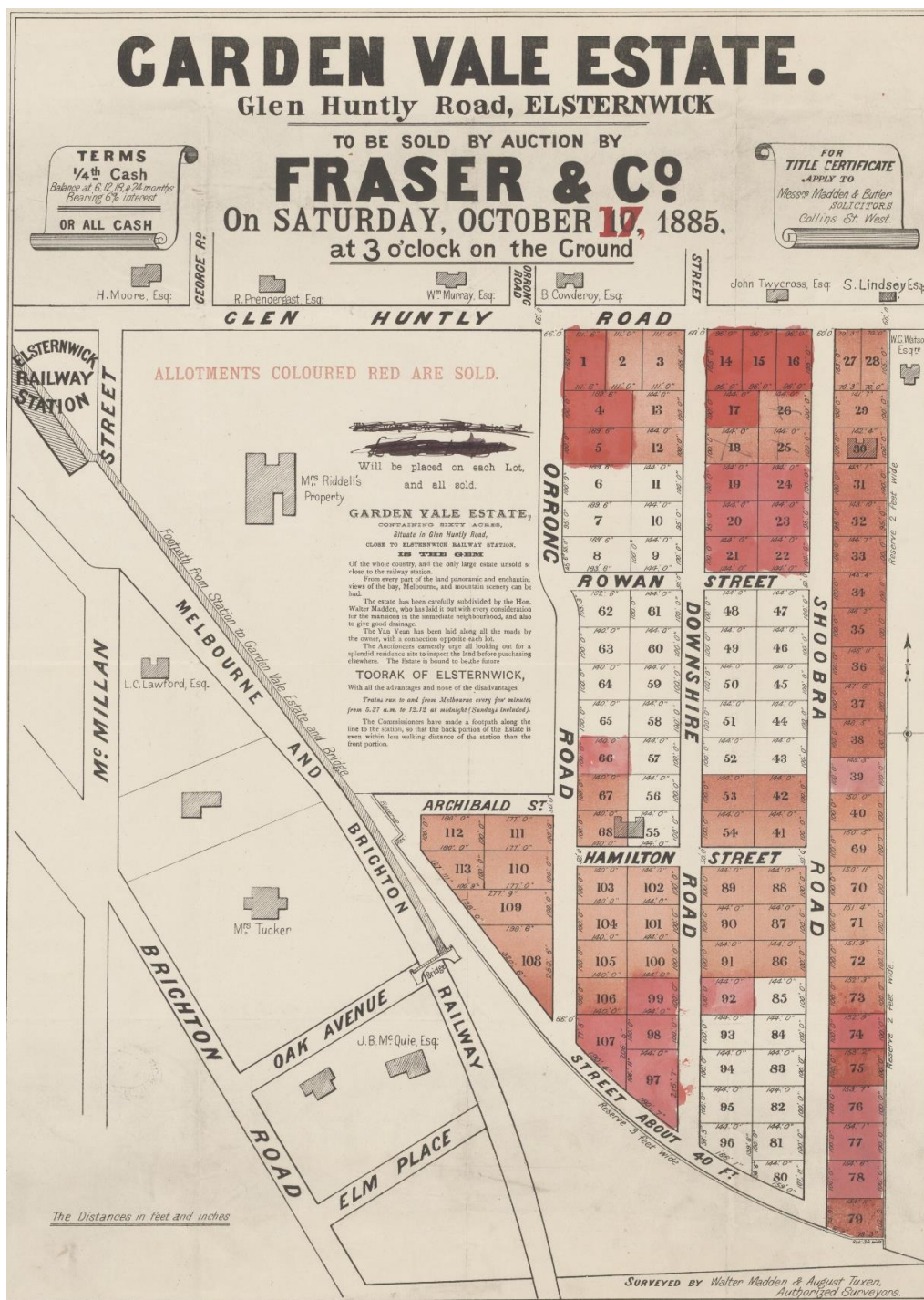
Close to Elsternwick Railway Station is the gem of the whole country, and the only large estate unsold close to the railway station. The estate has been carefully subdivided by the Hon. Walter Madden, who has laid it out with every consideration for the mansions in the immediate neighbourhood, and also 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.²³

²¹ *Argus*, 10 April 1882, p2

²² 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

²³ Fraser & Co, Garden Vale Estate auction notice for 29 November 1884 (NLA, Bib ID 3646)

The emphasis on 'good drainage' was possibly made 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.²⁴ At this auction, allotments to Glenhuntly, Orrong and Shooobra roads, and Archibald Street were sold.²⁵ 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.



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)

²⁴ 'The Flooding of Long Street', *Brighton Southern Cross*, 2 May 1903, p4
²⁵ 'Property Sales', *Weekly Times*, 6 December 1884, p13

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.



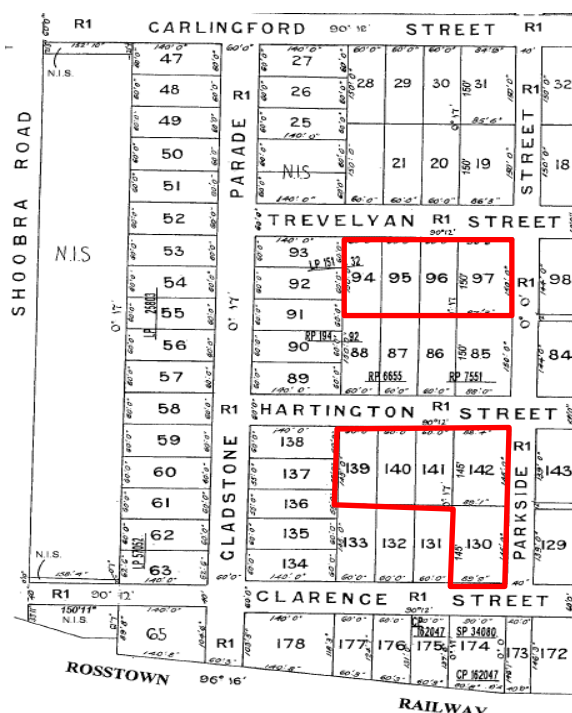
Garden Vale Estate, Fraser & Co, Auction Notice for 6 October 1888
Showing details of some existing development
(Source: SLV, Dyer Collection)

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. CONSTANT RAILWAY COMMUNICATION.²⁶



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



Subdivision of Gladstone Parade, October 1886
Parts included within in precinct highlighted
(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.²⁷ 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.²⁸

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.²⁹ 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 1889,³⁰ 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, eleven houses had been

²⁶ Kooyong Park Estate Elsternwick, section 2, Elsternwick, 1885(?), SLV, <<http://handle.slv.vic.gov.au/10381/12990>>, accessed 1 July 2019

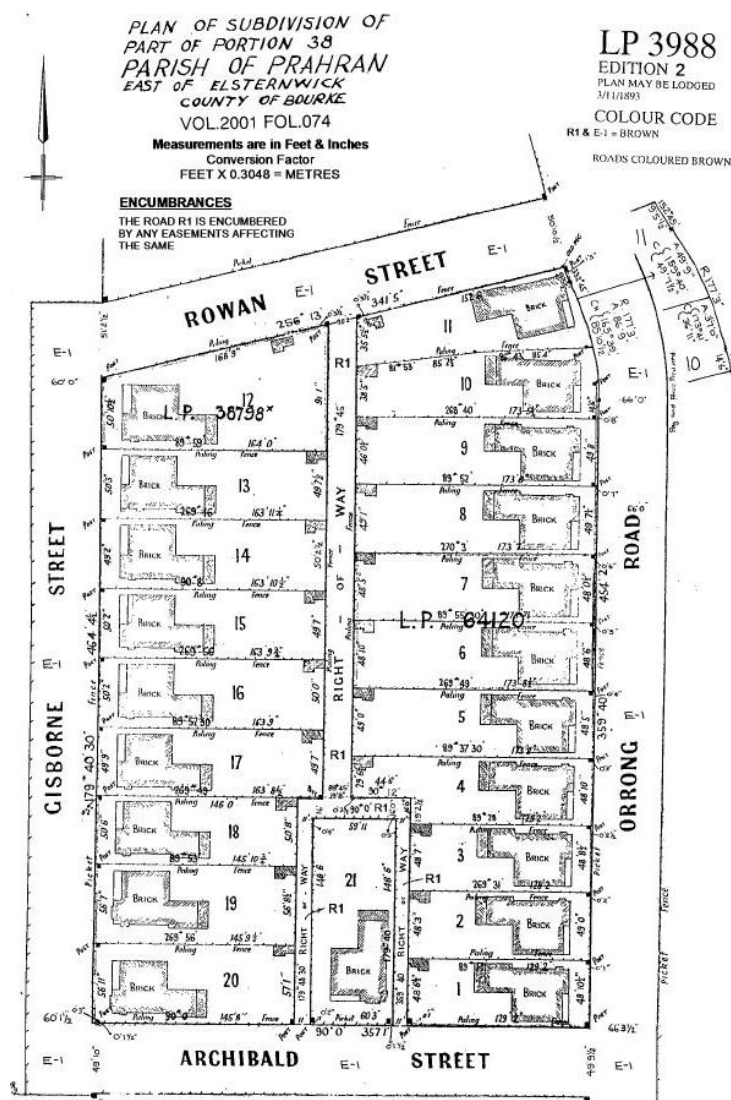
²⁷ 'Caulfield Shire Council', *Caulfield and Elsternwick Leader*, 24 November 1888, p7

²⁸ 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

²⁹ Two allotments have been consolidated on Orrong Road, and minor subdivision has occurred to the two allotments abutting Rowan Street.

³⁰ 'Births', *Australasian Sketcher with Pen and Pencil*, 24 January 1889, p14

completed, but four were vacant, In 1896 and 1900, ten were occupied, and by 1905, they were all occupied.³¹ Presumably, the land was held by the owner/s until November 1893 when the subdivision plan for this development was lodged and included the footprints of the 21 constituent buildings.



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:

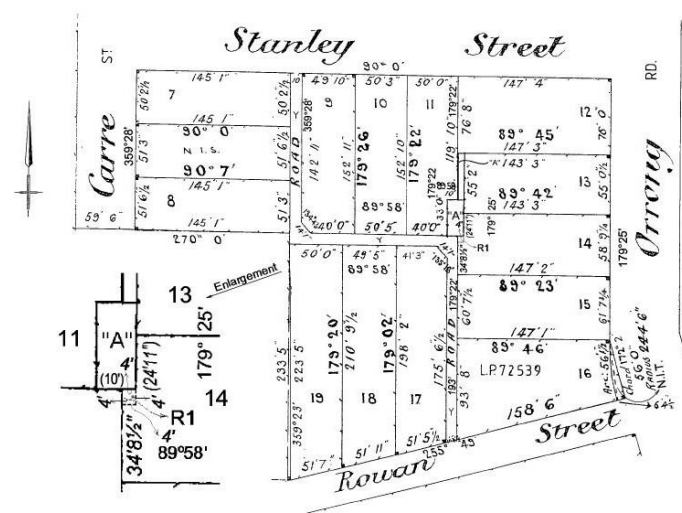
The suburbs extended rapidly, speculators entered into the matter, estates were brought up, subdivided, and sold freely... Elsternwick situated just six miles from the metropolis, was looked upon with eyes of favour. It was near enough to the city for business men who required houses a little bit "out 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;

³¹ Sands & McDougall directory, 1892, pp227+229; 1896, pp211+213; 1900, pp254+257; 1905, pp263. There were no listings for Gisborne Street in 1890.

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.³²

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 1889,³³ 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 1902,³⁴ and the allotments remain unaltered. Initially, there was a paddock on the east corner of Carre and Rowan streets,³⁵ which was developed during the late Federation period with the existing five houses (nos 13-21).³⁶



1902 subdivision
(Source: Landata, LP4299,)

Names of three adjacent streets in the precinct 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.³⁷ Some of the other streets relate to local landowners such as Hamilton and Rowan. 'Orrong' however, is an Indigenous word meaning 'camp'.³⁸

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

³³ A few references to houses, e.g. 'Births', *Australasian Sketcher with Pen and Pencil*, 31 October 1889, p174

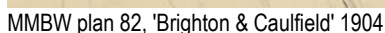
³⁴ LP4299, 02.05.1902. The north side of Stanley Street between Carre Street and Orrong Road was also part of this subdivision, however, only the Victorian period house at 5 Carre Street survives, albeit in a much-altered state, as the other houses were demolished to create a car park.

³⁵ *Sands & McDougall directory*, 1892, pp226 + 229-231

³⁶ *Sands & McDougall directory*, 1915, p273; I was occupied and two were being built; by 1918, p311, the five houses had been constructed

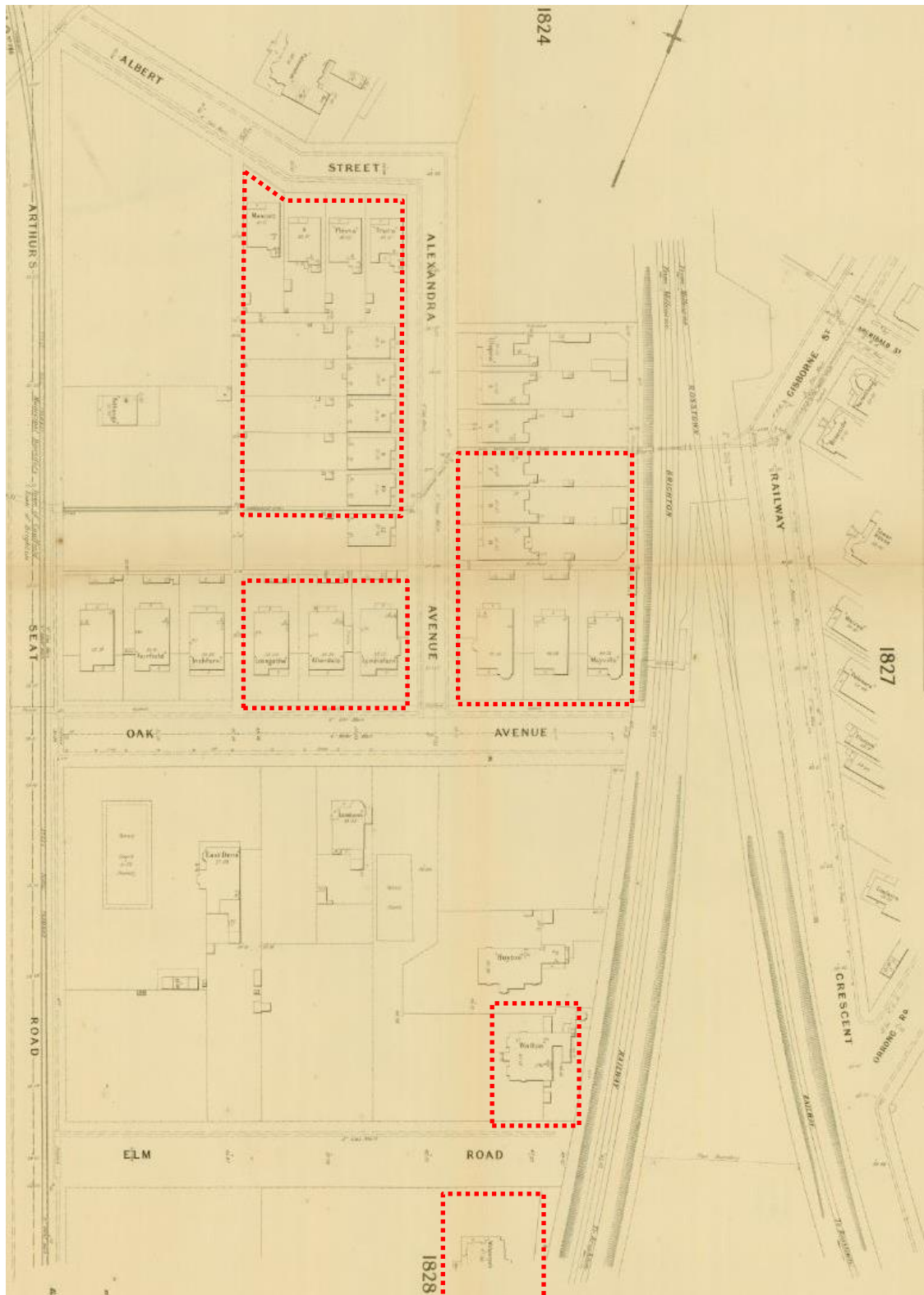
³⁷ *Leader*, 19 February 1887, p27

³⁸ Murray and Wells, *From sand, swamp and heath*, pp273



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 survive 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)

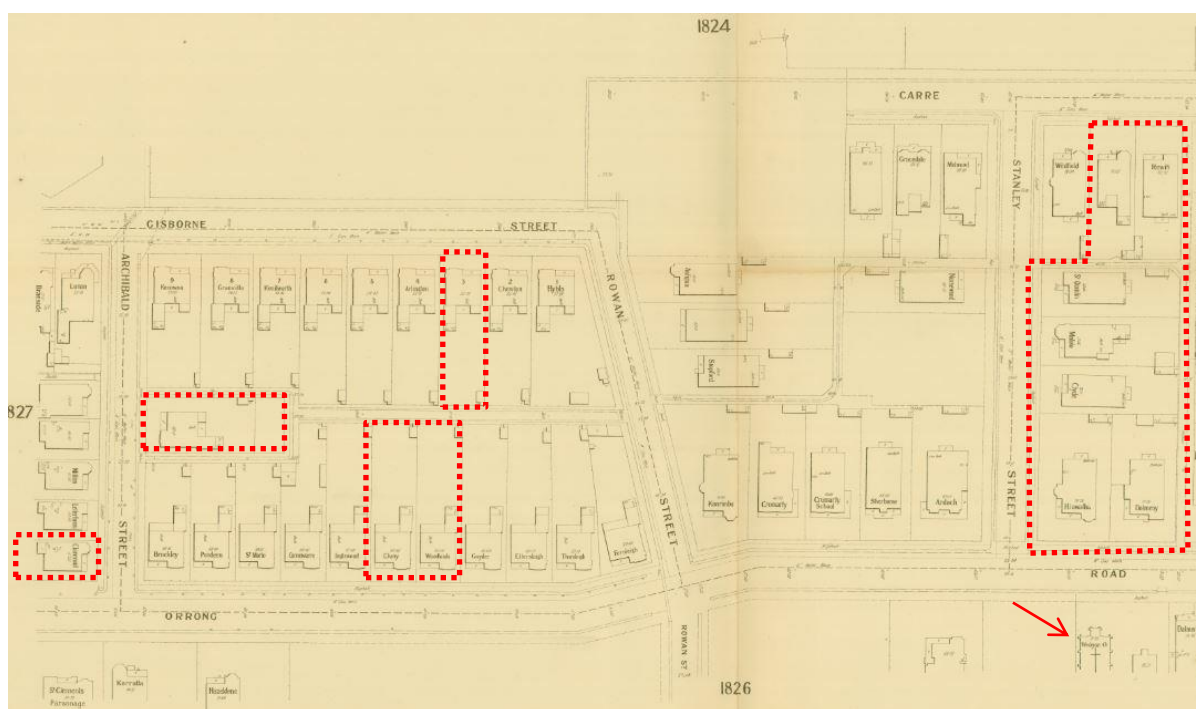
MMBW no. 1824 (dated 1905) shows the lack of development at the north-west corner of the precinct (east of the railway) due to the large holdings associated with *Cavers Carre* (west side of Carre Street).

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 also been erected, 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'.³⁹

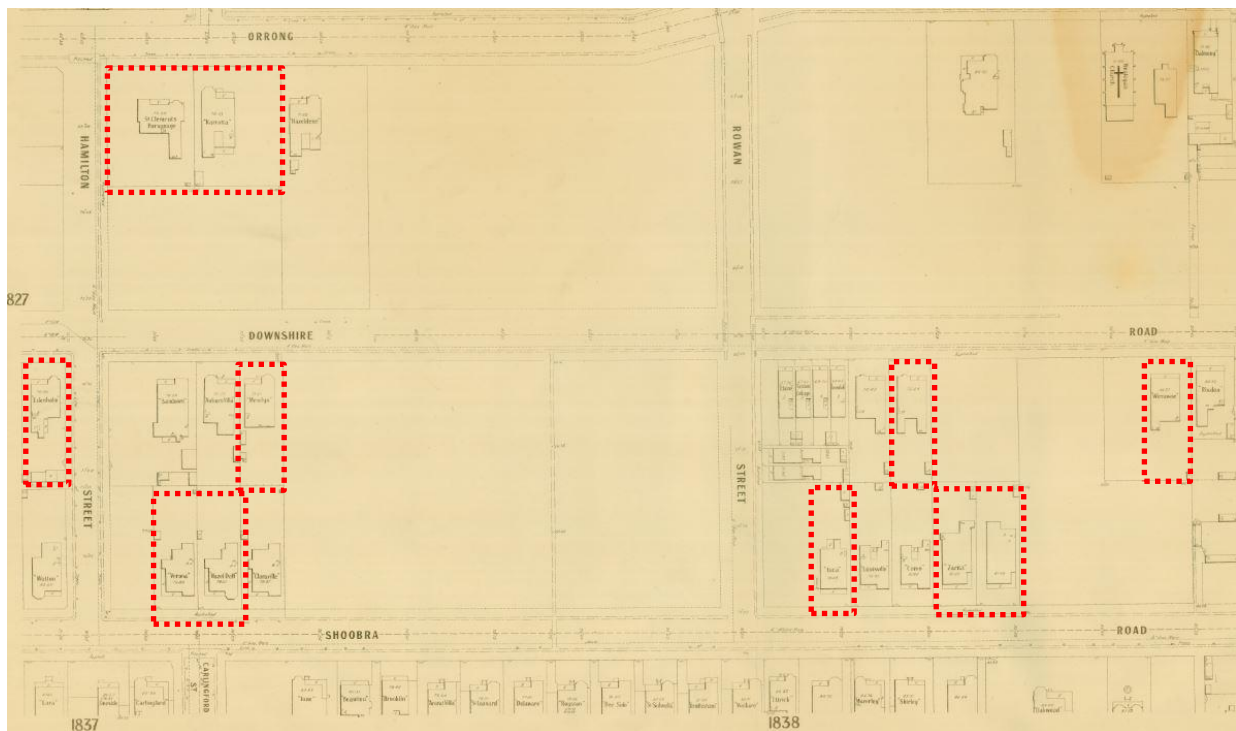


MMBW plan 1825, Caulfield

As developed by 1905 – replaced buildings highlighted
(Source: SLV)

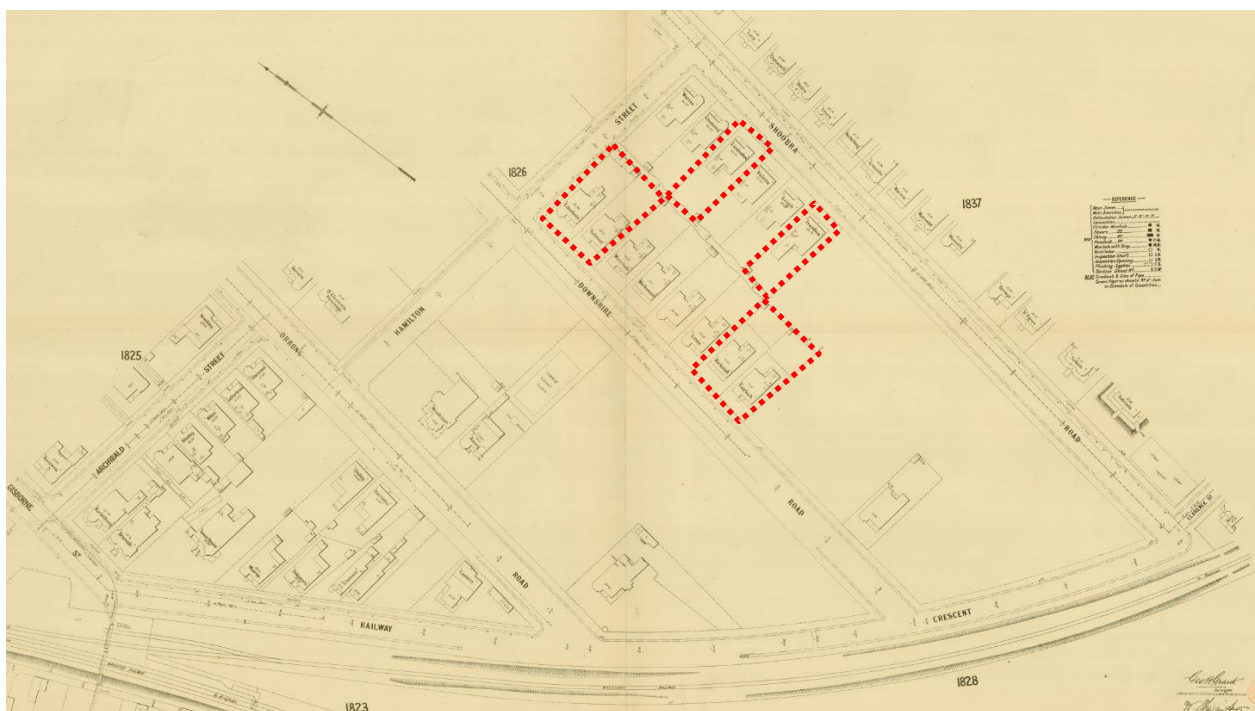
MMBW no. 1826 shows that limited development had occurred to the north end of Downshire Road and the abutting parts of Orrong Road (east side) and Shooobra Road (west side). A fair portion of the original building stock, which was albeit limited, has been demolished. Some of the replaced buildings, however 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.

³⁹ '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)

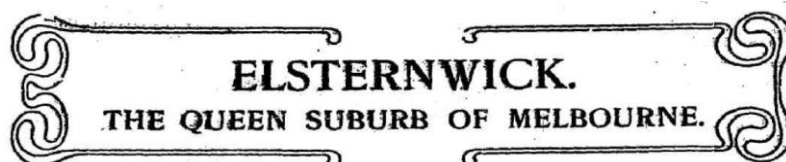
MMBW 1837 (dated 1905) shows the middle to the lower section of Shooobra Road, between Carlingford and Clarence streets, had been nearly completely developed on the east side and about half on the west side. A considerable number of the original houses have been replaced in this section mostly with later 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 Shooobra Road, between Glenhuntly Road and Carlingford Street. Similarly, the east side of Shooobra Road had been largely developed. It has undergone considerable changes, 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.⁴⁰ 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 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'.⁴¹

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.⁴² 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.⁴³



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'.⁴⁴

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 and contractors - became insolvent in 1916.⁴⁵ Joseph and Percy had been residing in adjoining houses during 1915, respectively

⁴⁰ Geoffrey Blainey, *A History of Victoria*, 2nd ed., Melbourne, Cambridge Press, 2013, p158

⁴¹ *The Australian Handbook*, London 1905, p443

⁴² 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)

⁴³ 'Business pioneers', *Prahran Telegraph*, 15 November 1913, p2

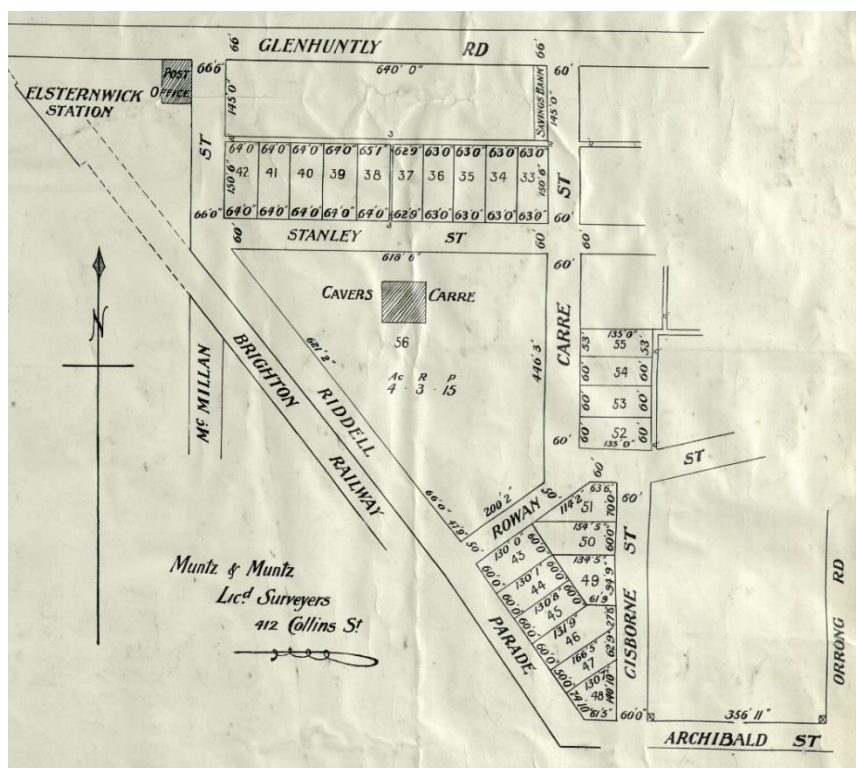
⁴⁴ 'Elsternwick 20 Years of Progress', *Herald*, 7 May 1930, p13

⁴⁵ 'Insolvencies', *Age*, 8 December 1916, p8

at 29+31 Downshire Road.⁴⁶ In 1916, Percy was living at no. 31 but no. 29 was vacant, and two years later, neither Rowsell was listed in Downshire Road.⁴⁷ 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.⁴⁸ In 1910, he was residing in at the southern end of Downshire Road but not in 1913.⁴⁹

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 following plan of part of the *Cavers Carre* (Riddell) estate formed part of a larger subdivision as only residential lots (nos 33-55) are identified.⁵⁰ The surveyors Muntz & Muntz noted on the plan were operating at 412 Collins Street by 1905.⁵¹ The existing historic building stock in this section of the precinct dates to the Federation and Interwar periods and was listed in the *Sands & McDougall* directories from the early 1910s. A tender notice in late 1906 'for formation, channelling and metalling streets in Caver's Carre Estate, Elsternwick' may relate to works undertaken for this phase of subdivision.⁵² The original buildings at the west end of this section of Stanley Street (north side) have been demolished/replaced so that only three allotments (nos 33-35) are included within the precinct.



Riddell Estate, 1908⁵³
(Source: SLV, Haughton Collection)

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,⁵⁴ when the lower section of Victoria Street was identified as

⁴⁶ *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.

⁴⁷ *Sands & McDougall's Directory*, 1916, p285; 1918, p312

⁴⁸ A Ward, Glen Eira HMP, citation for 88 Shoobra Road

⁴⁹ *Sands & McDougall's Directory*, 1910, p271; 1913, p250. Brook was not listed as a builder at this time in directory.

⁵⁰ LP 4976, lots 1 to 31 were narrow shop allotments on Glenhuntly Road between Riddell Parade and Carre Street.

⁵¹ *Sands & McDougall's Directory*, 1900, p15, not at no. 412; 1905, p17, listed at no. 412.

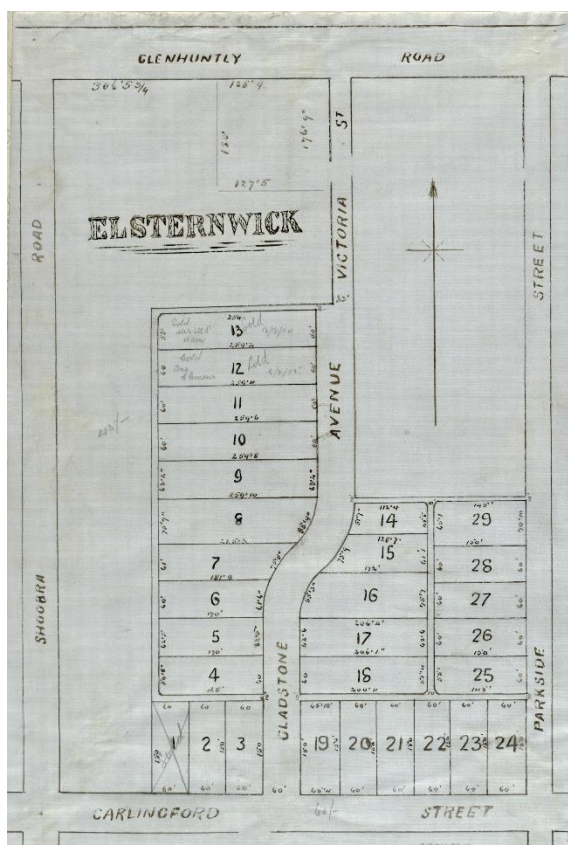
⁵² 'Report of the Works Committee', *Age*, 3 December 1906, p5

⁵³ The SLV catalogue entry suggests an 1880s date

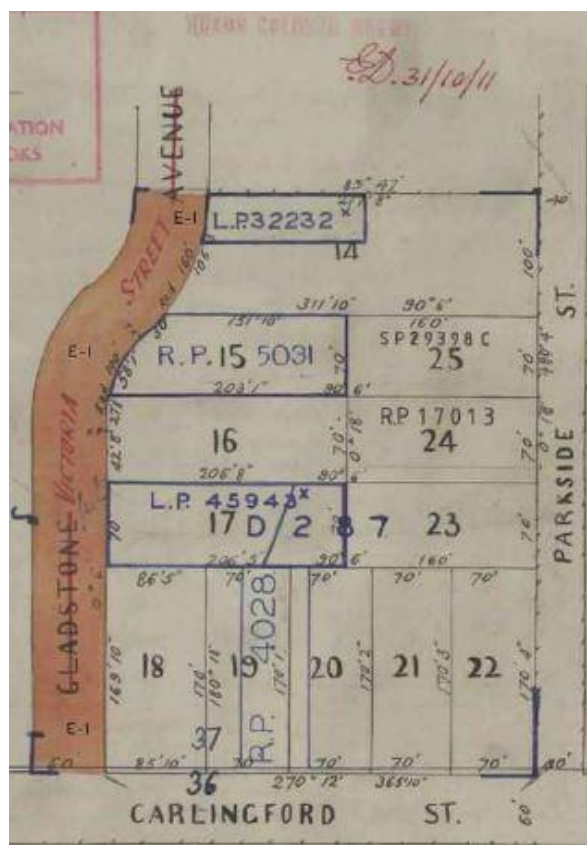
⁵⁴ Elsternwick [cartographic material], SLV, Vale collection. The plan is dated as possibly 1880s.

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.⁵⁵ 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.⁵⁶ 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 (three occupied and one under construction). The number more than doubled again over the next two years so that by 1920, eight were completed and another two were being built.⁵⁷



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.⁵⁸ The plan for the estate had previously been submitted to Caulfield Council.⁵⁹

No additional construction was 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

⁵⁵ LP5612, 31 October 1911

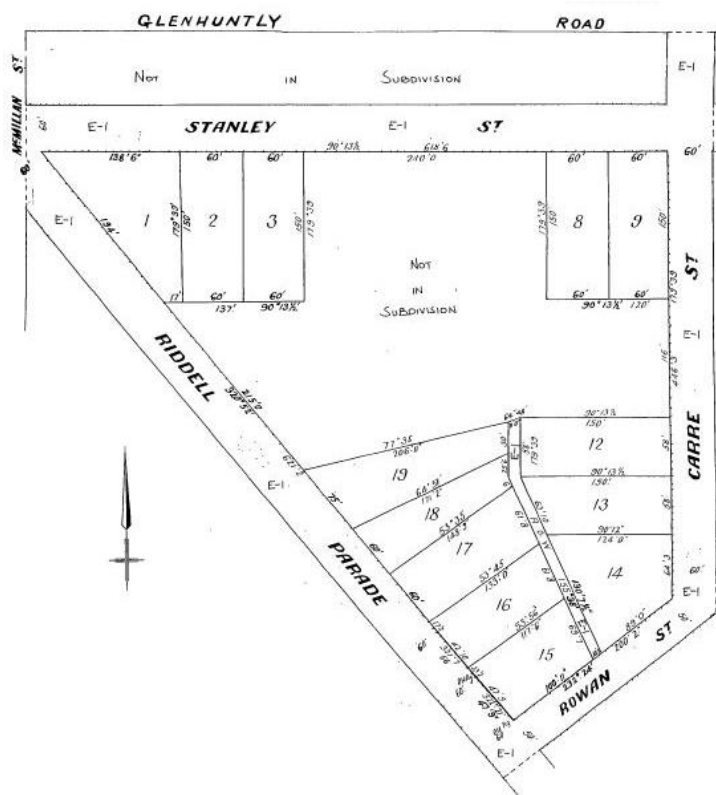
⁵⁶ MMBW plan 1838, Caulfield, 1905. At this stage, there was a large holding/paddock opposite where the Hopetoun Gardens were established.

⁵⁷ Sands & McDougall directory, 1915, p231; 1918, p320, 1920, p314;

⁵⁸ LP6503, 27.10.1914

⁵⁹ *Malvern News*, 15 August, 1914, p2

five houses in Stanley Street. Development in Riddell Parade commenced later, and by 1925 there were four residences.⁶⁰ In late 1921, '8 choice building allotments, and family residence' were to be auctioned.⁶¹



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).⁶² *Sherbrooke* had been the home of the socialite family of James Bell, MLC, who died in early 1908.⁶³ Construction of the extant houses was underway in March 1919, as indicated by an advertisement for a bricklayer.⁶⁴ 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.⁶⁵

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.⁶⁶ 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 post-1974.

⁶⁰ Sands & McDougall directory, 1918, pp 311, 321-322; 1920, p317, 1925, p370

⁶¹ *Argus*, 25 October 1921, p2

⁶² LP7476, 04.02.1919

⁶³ 'Mr James Bell', *Argus*, 26 February 1908, p7

⁶⁴ 'Situations Vacant', *Age*, 24 March 1919, p4

⁶⁵ 'Houses and Land for Sale', *Argus*, 5 July 1919, p15

⁶⁶ Sands & McDougall directory, 1920, pp 311+316



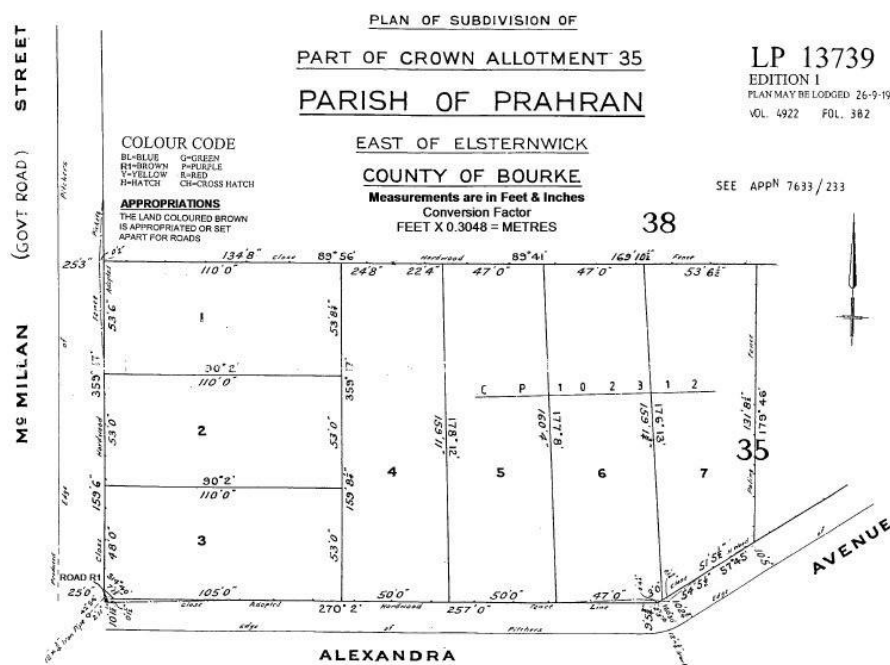
Sherbrooke, rear, from ABC (ABV-2) roof on 16.09.1974
Previously at 14 McMillan Street
(Source: Glen Eira Historical Society)



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,⁶⁷ was subdivided into seven allotments in 1933, three of which consolidated to create 3 Alexandra Avenue.⁶⁸ 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), £2100.⁶⁹



LP13739, dated 1933
(Source: Landata)

⁶⁷ Refer to MMBW detail plan no. 1823, above
⁶⁸ LP13,739, 26.09.1933
⁶⁹ '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 1955.⁷⁰



'Extension of the Outer Suburbs: Elsternwick' – 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 (*Cavers Carre*, *Sherbrooke*, and *Palmerston*). A sense of the consistency in allotment size is also evident.



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

⁷⁰

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: Nearthmap April 2019)

GLADSTONE PARADE AND COLLEGE PRECINCT (H022)

Address	Gladstone Parade (4-36), Hartington Street (2A), Nagle Avenue (2), and Trevelyan Street (7), Elsternwick
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 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 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 or leadlighting,
- Front doors (often timbered, multipaneled with transom window or fanlight, and sidelights),
- Front fences, including low brick 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, 5, 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, 14
- Hartington Street: 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 exclusive nature of development in the precinct lend 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 pitches 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.

The residential character of Gladstone Parade is defined by relatively large-scale (the majority are two storeys) 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, including three infill houses (14 and 17 Gladstone Parade and 2A Harrington Street), while nos 7/7A and 9, although both late 19th century houses in origin, have been extensively modified and are no longer legible as such.

Late 19th Century

5 Gladstone Parade

Kooyong was built by 1888 as an 11-roomed, two-storey mansion set within extensive grounds for Richard Allen. Over the 20th century, it has accommodated multiple uses and been extensively altered. It is now incorporated into the Elsternwick campus of Wesley College. The façade, which originally fronted Gladstone Parade, has been removed along with its verandah and a 1930s wing added in front. Much of the original secondary elevation to Trevelyan Street survives, albeit flanked by later additions. This section is brown brick with cream brick detailing (banding, lintels, and panel below a sill) and includes a projecting bay and entry porch (timbered over brick plinth). The wide first-floor window above the porch is not original.

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

All three buildings are mansion-like developments with a picturesque and striking character. They are of red brick construction

¹ Born in Yorkshire and educated in London as an architect, Jackson (1840-1929) – then in his mid-40s – arrived in Melbourne around 1886, after previously having practised 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)

(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 strapwork 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.

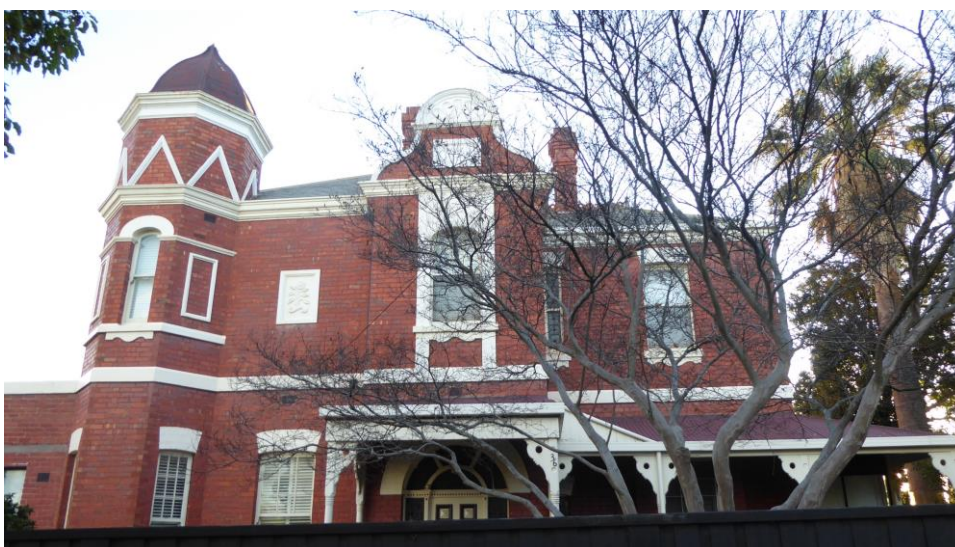
To the rear of no. 25 there is a timber two-storey stable, evident in the 1905 MMBW map, and likely original.



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

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

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)

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. Cream brick accents and quoining provide articulation. 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 muticoloured 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 a deck of tessellated tiles). Walls are finished in a grey render with tooled lines through 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 verandahed side 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 Crespiigny.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 brickwork (overpainted), 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 and producing an idiosyncratic presentation.

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

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

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

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 are 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 chequerboard 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

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

(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

²⁹ City of Caulfield rate book, 1919-23

1926.³⁰ A house was recorded that same year and occupied by Reed in 1927.³¹

Both are 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 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

Both are 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 'speed lines', 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.



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

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

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, with a 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.



Gladstone Court Flats – steel-framed window with textured glass and bowed glazing bars

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 was 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 tile clad, hipped roofs with timber-lined soffits 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 and to the porthole windows. They also share broad chimneys and steel-framed windows (combination fixed and casement), including to corners. Both feature concrete elements – a small curved entrance canopy to no. 10 and a larger verandah with steel poles and balcony with decorative steel balustrade to no. 20. The rear garage at no. 20 (tilt door) is original, as is its low tapestry brick front fence and metal gate, whose detailing relates to that of the balcony balustrade. Similar elements had existed until recently at no. 10 but have been replaced with a larger garage to the front and taller timber fence.³⁹



No. 10 – dual porthole windows and double corner windows to the projecting wing



No. 20 – note curvilinear porch awning. Window frames and awnings had been painted white.⁴⁰

³⁵ *Sands & McDougall's Directory*, review of editions 1938-1942

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 The original garage, and low brick fence to no. 20 is visible on Google Street view, April 2013. City of Glen Eira, *Planning Permit Application*, GE/PP-26982/2014;

⁴⁰ Google Street View, April 2013

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

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 but operated 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 purchased 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 is a relatively early addition (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

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

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://presentationssociety.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)

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)



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)



Chapel/synagogue (foreground) and College (background), 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)

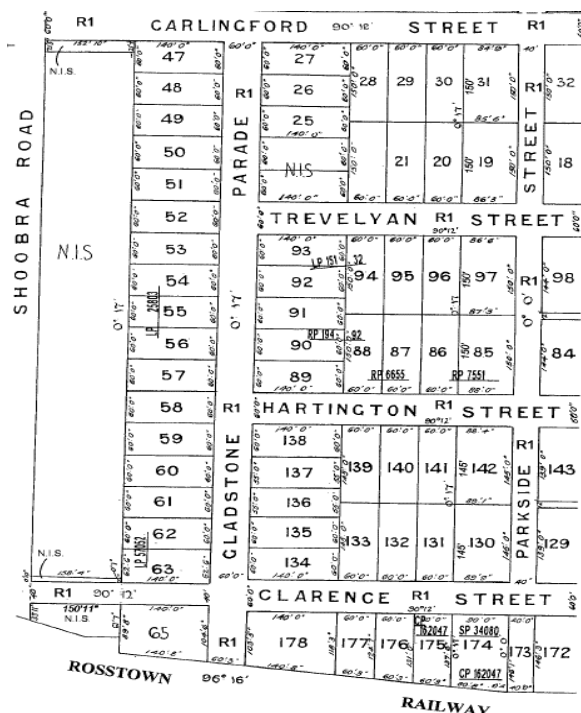
⁴⁹ Payne was the first conveyancer admitted by the Supreme Court to practice in the colony of New South Wales, which included Victoria until 1850. ('Early Melbourne', *Truth*, 25 May 1912, p12; Prahran Parish Plan (VPRS 16171, P1, Plans Ne-R)

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)

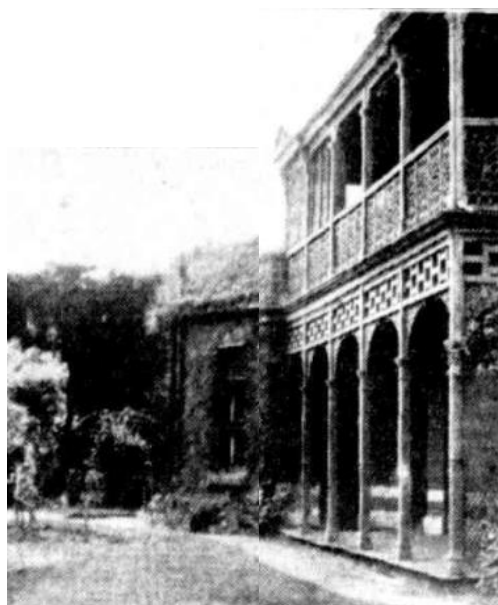


Photograph of English elms in Gladstone Parade, prior to removal
(Source: *Argus*, 22 November 1946, p20)

Around the time of the subdivision Richard Allen – a leading Melbourne merchant – had constructed *Kooyong*, a substantial brick villa, on lot 23 (now part of 5 Gladstone Parade).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)

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>>).

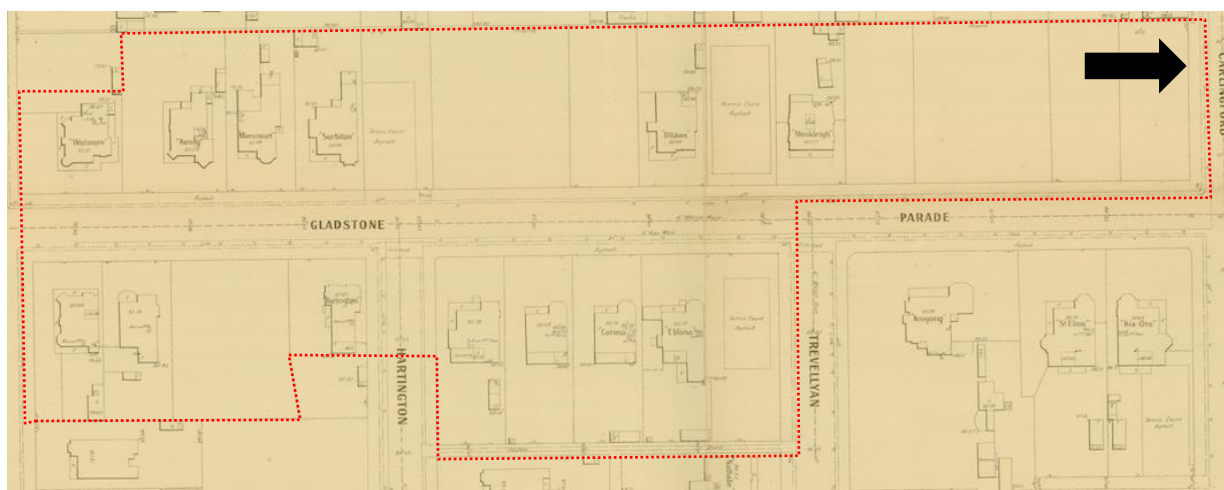
⁵⁵ 'Elsternwick Home Becomes School', *Herald*, 29 July 1931, p13

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 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 outset of the sport in Australia, the preserve of the well-to-do). Not to mention the occupation and social status of many of the original residents.

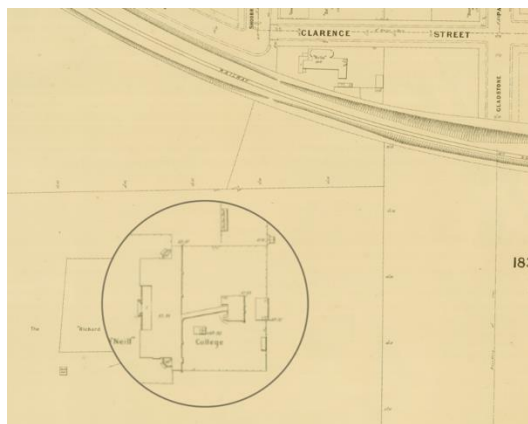
The scale and quality of these design were of a consistently higher grade than elsewhere on the Kooyong Park Estate or nearby subdivisions. Combined with the documented activities of Patrick Millan (responsible for the construction of nos 9, 11, and 13) and architect Thomas Benjamin Jackson (nos 32, 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 underset 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 have 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. While 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. The contemporary infill to the rear of contributory place at 10 Clarence Street has 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)

GLEN ORRONG COMMERCIAL PRECINCT

Address	240 to 276 (evens only) Glen Eira Road, Elsternwick
Significance	Local
Construction Dates	Early 1920s to mid-1930s
Period	Interwar
Date Inspected	Late 2018 and early 2019



Statement of Significance

What is Significant?

The following original elements contribute to the significance of the Glen Eira Road Commercial Precinct:

- Intact buildings, both single- and two-storey, dating to the Interwar period,
- Visible/expressed roofs clad in variegated terracotta tiles,
- Intact rendered parapets – crenulations (Old English Revival style) or speed lines and fins (Moderne style),
- Wall finishes – render, brick, and half-timbering,
- Distinguishing detailing including mock patina effect and historic signage,
- Fenestration – both timber and steel-framed windows,
- Intact shopfronts with recessed entries, stallboards and tiling, and
- Cantilevered canopies, including original, pressed metal soffits.

Contributory places:

- Glen Eira Road (south side): 240, 240A, 242-244, 246, 248, 250, 252, 254, 254A, 256, 258, 270, 274, 274A, 276

Non-contributory places:

- Glen Eira Road (south side): 260, 262, 264, 266, 268

As most upper level walls in the precinct are rendered, it is appropriate to have paint controls so that a complementary colour scheme is applied to the buildings.

Alterations and additions are not significant.

How is it Significant?

The Glen Orrong Commercial Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Glen Orrong Commercial Precinct is of historical significance as a small suburban shopping strip with the original buildings dating to the Interwar period. Situated on an arterial road and not in the immediate vicinity of rail or tram services, its retail development occurred during the early 1920s and mid- to late 1930s in response to the consolidation of nearby residential areas and a general rise in car ownership. The striking character of the key retail buildings is demonstrative of a high calibre of commercial construction between the wars in the municipality and is either known or presumed to have been designed by architects. The garage at no. 258 is also important in illustrating the increasing need to provide for the automobile trade in the suburban context. (Criterion A)

The Glen Orrong Commercial Precinct is of aesthetic significance as a group of intact shops and a distinctive service station that demonstrate an array of commercial building designs during the Interwar period. These buildings, many of which are substantial, include well-resolved examples of the Old English (nos 240-246, 254-258) and Moderne (nos 270-276) idioms, and are generally distinguished by the intactness of their upper storey facades. Surviving original or partly modified shopfronts are also important. Although a mediavalised revival influence was not uncommon in commercial projects across Interwar period Melbourne, its employment around 1921 – with the construction of the precinct's first retail building (nos 240-246) – is noteworthy for its early date. However, the later use of the Old English style at *Tudor Station*, a purpose-built garage (no. 258), is unique in the municipality and likely rare at a State level. The single-storey shops (nos 248-252) are typical of the early 1920s and contribute to the Interwar period character of the precinct. (Criterion E)

Description

The Glen Orrong Commercial Precinct is a compact suburban shopping strip that extends between Orrong Road to Somerset Street. The precinct consists of five buildings, all with multiple premises, four of which were erected during the Interwar period. They are mainly two-storey buildings with ground floor commercial/retail area and upper-level residences. The buildings form a near-continuous street wall, that is broken only by the setback of no. 258.

The precinct is bookended by two substantial buildings – an Old English Revival style example to the west (nos 240-246) and a Moderne style to the east (nos 270-276). Adjacent to the former is a group of single-storey shops (nos 248-252) and another Old English Revival style building (nos 254-258). Generally, the upper levels are highly intact, while most of the shopfronts have been modified by the reconfiguration of original windows and entries or the insertion of floor-to-ceiling glazing with aluminium frames.

The only non-contributory building is nos 260-268, constructed circa 2009, with an undulating roof, extensive areas of glazing and sections of wall with a rendered finish.

Footpaths are generally of asphalt or concrete with some basalt pavers. Kerbs are of concrete and may date from the Interwar period. A wide crossover is apparent in front of 258 Glen Eira Road and is associated with its former use as a garage. This fabric appears to be contemporary. There are also few Ficus street trees (*Ficus benjamina*) and two Jacarandas (*Jacaranda mimosifoliata*) in the courtyard of no. 258, the latter having been planted around late 2015.¹

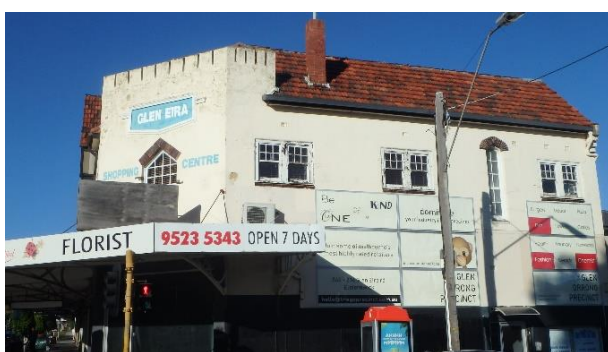
¹ Google street view, October 2015

240-246 Glen Eira Road (circa 1921)

The L-shaped, two-storey building is a relatively early example of the Old English style at the intersection with Orrong Road. It has a steeply pitched transverse gable roof and is distinguished by a crenulated parapet to the chamfered corner and a gable end to the Glen Eira Road (north) elevation. The front slope of the roof is clad in variegated terracotta tiles with metal sheeting to the rear face. It has a red brick chimney, narrow eaves and a corbelled gable to the south-west end.

Beneath the corner parapet is a panel with 'Glen Eira' painted against a mid-blue background (with 'Shopping Centre' below in reverse). Characteristic of the Old English style, the gable end features imitation half-timbering with diagonal and curved bracing. Some of the timber-framed fenestration reflects medieval types with a lancet window (ogee arch) to the Orrong Road elevation and a pointed arch window at the corner. Both have tapestry brick voussoirs. Most of the windows are double-hung with multi-paned upper sashes, as well as a fully multi-paned group to the gable end. The windows have tapestry brick sills and random tapestry brick quoins (some overpainted). The larger groups of three windows to Glen Eira Road also feature tapestry brick piers and lintels with timber fascias.

The canopy is original, though the soffit lining has been changed, and is supported below by painted metal brackets with a curvilinear motif and rods above. The shopfronts are not original. Some sections of later ceramic mosaic tiling exist to some of the shopfront pilasters. The building occupies most of the block, and rear elevations are of face or painted brick.



Orrong Road frontage with lancet window



Played corner with crenulated parapet and gable end



Glen Eira Road frontage with gable end



Original metal brackets to awning

248-252 Glen Eira Road (1922)

A group of three, single-storey shops with a skillion roof clad in corrugated metal sheeting, some of which may be original/early (short length). The roofline is concealed behind a rendered parapet with a dentillated cornice, whose profile varies to each premise – partly curved (no. 248), straight (no.250) and fully curved (no. 252) – between piers. The middle premise (no. 250) is narrower than the flanking shops. The restrained classicising detailing is typical of the 1920s.

The cantilevered street canopy retains a section of decorative, pressed metal soffit. Mosaic ceramic tiles, possibly original (mostly overpainted) have survived to the parts of the shopfronts at nos 250 and 252.



252 (left), 250 (middle) and 248 (right) Glen Eira Road

250 Glen Eira Road – pressed metal soffit

254-258 Glen Eira Road (1935)

The two-storey building consists of a former garage (no. 258) and conjoined shops (nos 254, 254A, 256). Though erected as one building, linked by a low and slender crenulated 'tower', it is comprised of two distinct sections relating to their original purposes.

The design echoes several aspects of the precinct's earlier example of the Old English idiom (nos 240-246), including its gable roof configuration and elements (although eaves corbelling is more prevalent), rendered upper wall, gable ends with similar half-timbering, crenulated parapet section, lancet windows with tapestry brick voussoirs (though steel-framed) and multi-paned upper sashes. In contrast, both sections are symmetrical.



258 (left) and 254-256 (right) Glen Eira Road

However, this building is differentiated as a later example of the style by the extensive use of variegated and manganese brickwork (stretcher bond) to the ground floor, which also includes a central broad Tudor arch opening (which had a timber door).² The recessed section (no. 258) is articulated by half-timbering effect across the first level with small sections of 'underlying' brickwork purposefully revealed or not rendered (either to intentionally acknowledging the imitative nature of the construction or to produce a time-worn aesthetic).

² Google Street View, 2009, shows a central timber door and different glazing bars to the flanking windows to the ground level.



258 Glen Eira Road



254-256 Glen Eira Road



Sign, eastern side of tower



Lancet window and label moulding (indicated), east side of tower

The sidewall of the tower element has a framed panel to the ground level inscribed with 'Glovers Service Station' in a Gothic typeface. There is a label moulding above which relates to an infilled window.

The shopfronts have been altered.

270-276 Glen Eira Road (1938)

The two-storey late Interwar period building to the corner of Glen Eira Road and Somerset Street in the Moderne style has an elongated footprint. It has a corner 'tower' element incorporating a ridged fin, whose prominence is diminished by a telco tower (a later addition). The parapet suggests a cuboid form but conceals a hip roof with M-profile clad in terracotta tiles.

Typical of the Moderne style, the façade has a distinct horizontal emphasis with two bands of render, the upper featuring narrow recesses ('speed lines'), contrasting with the middle band of variegated brickwork (stretcher bond) alternating with steel-framed windows (tripartite with central fixed panes and side casements with horizontal glazing bars). This sleekness was considered to evoke a 'streamlined' or machine-like aesthetic. There are two rear wings in red brick with a central light court/well and single-storey, skillion roof (corrugated metal sheeting) sections; the middle section of which appears to be a later addition.

There are some original timber-framed sash windows.

The cantilevered canopy is original and retains original chevron ('Jazz') pressed metal soffit, although the fascia has been altered.

Two shopfronts – nos 270 and 274 – remain largely intact. Both display typical Interwar period detailing, including a recessed entry with granolithic step and pressed metal soffit, shopfront framing (manufactured by 'Gill'), and black tiled stallboards (overpainted to no. 270). The upper band of highlights probably survive beneath the extant sheeting. The timber-framed glazed doors are original, including the sidelight at no. 270. The door to no. 274 has an original letterbox to its bottom rail.

The shopfront to no. 276 – with the arched openings – may be partly or largely original, even though they do not conform to the original sketch drawing (refer below) or others in the building. The tiling is consistent with the shopfronts at nos 270 and 274.



270-276 Glen Eira Road



Original pressed metal soffit to awning with chevrons



270 Glen Eira Road – intact shopfront



274 Glen Eira Road – intact shopfront

History

The Glen Orrong Commercial Precinct formed part of the 9 acres (approximately 4 hectares) Crown Allotment 250 in the Parish of Prahran, acquired by W R Becher around 1857.³ Located immediately south of Glen Eira Road, one of the early thoroughfares in the district commonly referred to as 'Elsternwick' from the late 1850s,⁴ the precinct was characterised as encompassing 'Large Gums and Wattle' and 'Heath' at one of its first surveys.⁵

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',⁶ 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

³ Belcher held various roles within Melbourne's magistrate courts and worked as a Land Officer during the 1860s ('Land Sale at Palmerston', *Gippsland Guardian*, 18 January 1867, p3; and *Part of the Parish of Prahran*, Victoria, Department of Crown Lands and Survey, 1857, SLV, Map 1).

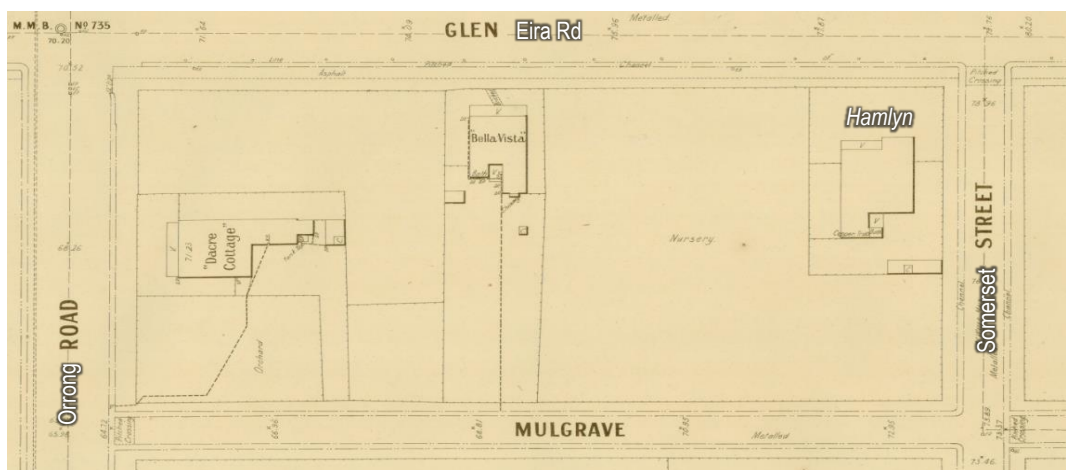
⁴ The designation of 'Elsternwick' likely derives from the combination of either a local creek (now Elwood Canal) and/or the name of an early cottage – *Elster* (the German word for magpie) – with the Old English word for village, *Wick*; a reference to the survey of a township in 1856 near the corner of Glen Huntly Road and the Nepean Highway. (Jill Barnard, 'Elsternwick', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <www.emelbourne.net.au/biogs/EM00515b.htm>, accessed 2 June 2019)

⁵ *Plan of portions marked in the Parish of Prahran*, Melbourne, Surveyor General Office, 1853, SLV

⁶ Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

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.⁷

No use or buildings were recorded at the precinct until the mid-1890s, when three dwellings – two fronting Glen Eira Road (*Bella Vista*, erected around 1895 and *Hamlyn*, circa 1901) and another (outside the precinct), to Orrong Road (*Darce Cottage*, 1910) – appeared.⁸ This late 19th-century residential character, which included an orchard and nursery, is depicted in the 1902 MMBW plan, reproduced below. By 1910, another house had also been constructed between *Bella Vista* and *Hamlyn*.⁹



MMBW detail plan no. 1456, Caulfield (1902)
Precinct's earlier residential phase is detailed
(Source: SLV)

At this stage, the shopping focus of the district was along Glenhuntly Road, its status enhanced by its proximity to Elsternwick Railway Station and during the early 20th century, Glen Eira Road between Ripponlea Railway Station (1912) and Hotham Street.¹⁰ This reflected the sufficient distance at which Elsternwick lay from established commercial strips in Prahran and the City of Melbourne, a situation that cultivated local retail activity. From the early 1920s however, the rise in car ownership and usage of buses 'changed the whole aspect of the district' and was recorded in the press at the time as encouraging 'the establishment and expansion of new shopping areas'.¹¹ The commercial evolution of the precinct between the wars is indicative of this trend.

Over 1921 and 1922, on land owned by Sarah Annie Cuthbertson (identified as a ladies draper), a strip of shops was erected, wrapping around the junction of Glen Eira and Orrong roads to the western boundary of *Bella Vista*'s allotment.¹² To the corner, the two-storey section, built first, was completed in the Old English style, one of the popular revival idioms of the Interwar period, which was frequently associated with a refined taste and British nostalgia.¹³ The scale and detail of this building is suggestive of an architect, although no individual or practice has been identified. Typical of the era and a reboot of older style verandahs, the

⁷ 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

⁸ *Sands & McDougall's Directory*, review of editions 1890-96. The house name *Hamlyn* first appeared in the 1903 *Sand & McDougall's Directory*

⁹ *Sand & McDougall's Directory*, review of editions 1903-1910

¹⁰ 'Real Property', *Herald*, 31 October 1912, p3

¹¹ 'The New Suburb: Caulfield's Great Expansion', *Age*, 29 July 1936, p15

¹² The two-storey corner building was erected circa 1921 with the one storey shops following in 1922 (*Sand & McDougall Directory*, review of editions 1919-21; and *Caulfield Rate Book*, 1921-22).

¹³ For insight, notable architect Robert B Hamilton when discussing the choice of the Old English style to adapt a commercial building in the Toorak Village Group (535-541 Toorak Road) stressed: '[the] beauty... of old English architecture' and a discarding of the 'accepted ideas of modern shop design... [all] dull vertical lines and square angles'. ('Pleasing Shop Design', *Argus*, 27 October 1932, p5)

shopfronts were situated beneath a footpath spanning cantilevered canopy, a tempting offer of shelter and shade to passersby and shoppers (from the late 19th century, mainly female).¹⁴ It is likely that owners lived above their shops.

The single-storey row, which quickly followed, was more restrained in character and reflective of the simplified classicism that was favoured in commercial context during the early 1920s. The listed occupiers changed regularly, while the business types remained consistent reflecting a typical mix of a suburban shopping centre and included: grocer, butcher, fruiterer, chemist, confectionary, bootmaker, draper, stationary, estate agent and hairdresser.¹⁵ This first phase of commercial development is detailed in the 1931 aerial photograph that follows.



1931 aerial photograph

240-246 and 248-252 Glen Eira Road are extant (red arrow). The eastern section of the precinct remains residential
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)

By the mid-1930s, Sarah also acquired the *Bella Vista* property.¹⁶ In 1935, this residence was demolished and, as announced by the *Herald*, an 'Unusual Combination: Service Station, Shops, Dwellings' (nos 254-258) was erected to a design by now little-recognised architect, Archibald Ikin.¹⁷ The purpose-built garage, operated by Eric S Cuthbertson (presumably a relative), fittingly named for its medieval expression, *Tudor Station*, demonstrated the move towards 'drive right in' style garages. A change necessitated by advancements in petrol supply and attendant automotive and mechanical services during the Interwar period.¹⁸ It is noted that the application of the Old English style at a garage is an unusual example within Melbourne and may be rare on a national level, with Spanish Mission and Moderne/Functionalist idioms more typical for this typology in the 1920s and 1930s. It is

¹⁴ Beverley Kingston, *Basket, Bag and Trolley: A history of shopping in Australia*, Melbourne, Oxford University Press, 1994, p40

¹⁵ *Sands & McDougall's Directory*, review of editions 1921-30. There was also a 'dairy provider', likely some type of produce centre, for much of the 1930s and 1940s at no. 242, which later moved to no. 244 (1935).

¹⁶ Caulfield Rate Book, 1927-28 and 1933-39

¹⁷ Active over the Interwar period and at the time a resident of Caulfield, Ikin appears to have started his architectural career with the Victorian Railways Department and was responsible for an array of residential development across Melbourne, including several flats in St Kilda, notably *Venezia Court* ('Artisan's Home', *Herald*, 4 May 1923, p1; and 'Venetian Design for St. Kilda Flats', *Herald*, 31 October 1934, p23). His plan for *Tudor Station* was closely detailed by the *Argus*: 'The garage to the service station will be set back from the roadway, the court thus formed accommodating suitable arrangements for petrol pumps and other supply equipment. A hydraulic hoist is being provided in the garage, together with the latest of equipment for power greasing ... The residential portion on the first floor will be entered from the staircase tower forming one side of this service court. There will be five rooms and a sleep-out to this portion, with the main living-rooms opening with double doors, one into the other for entertaining' (18 April 1935, p12).

¹⁸ Motorised vehicles appeared intermittently in Australia over the late 19th century, with the first modern car (the Model T Ford) imported in 1908. From the 1920s improved roads and lower costs spurred a surge in car ownership, necessitating a more specialised system of fuel distribution. Dedicated motor garages arose to provide measuring pumps/bowsers situated to the kerbside. Most Interwar period garages were independent and consequently, ranged in style. 'Drive right in' service stations become more common as internal pump islands replaced kerb-side bowers over the Post-WWII period. From the 1950s, as the large oil companies increasingly established their own stations, 'in-house' designs became standard (Daniel Catrice and Michele Summerton, *The motor garage and service station in Victoria: a survey*, Melbourne, Heritage Victoria, 1997).

possible that this character was adopted at *Tudor Station* in order to promote its architectural merit – as garages were sometimes the recipient of local disapproval between the wars – as well as to correspond with the existing character of the shopping strip.



Architectural rendering of 258 (left) and 254-256 Glen Eira Road – ‘in the English manner of some centuries ago’
Note location of original signs to the side of the castellated tower
(Source: ‘Unusual Combination’, *Argus*, 18 April 1935, p12)



1954 photograph of *Tudor Station*, centre frame, and associated shops right of frame
(Source: Laurie Richards Studio, ‘Garage at E/WICK’, January 1954, Museums Victoria Collections, item MM50717)

The garage was leased by the Cuthbertsons from the early 1950s and acquired by Robert Glover, who renamed it *Glovers Service Station* in circa 1961.¹⁹ Subsequently, it was sold in 1970 and operated as *E. K. Motors*.²⁰ The site continued as a garage until the late 1990s and is now utilised as a café.



1997 photograph of E K Motors and shops. Note pumps have been repositioned
(Source: Andrew Ward, *City of Glen Eira Heritage Management Plan*, 1997)

As late as 1997 petrol pumps/bowzers flanked the garage entry of no. 258, having originally been located to the kerbside. They had been removed by late 2009.²¹

In 1938, the residence at the corner of Glen Eira Road and Somerset Street (*Hamlyn*) was replaced by a two-storey Moderne building (nos 270-276) that comprised of four shops and residences, designed by Stuart William Hall.²² This mixed-development was highlighted by the *Herald* at the time as emblematic of ‘the restored peak in building activity in Greater Melbourne’ (following the sluggish pace of development across the early to mid-1930s).²³ The selection of the Moderne idiom, with its stress on

¹⁹ Sand & McDougall’s *Directories*, 1960-61

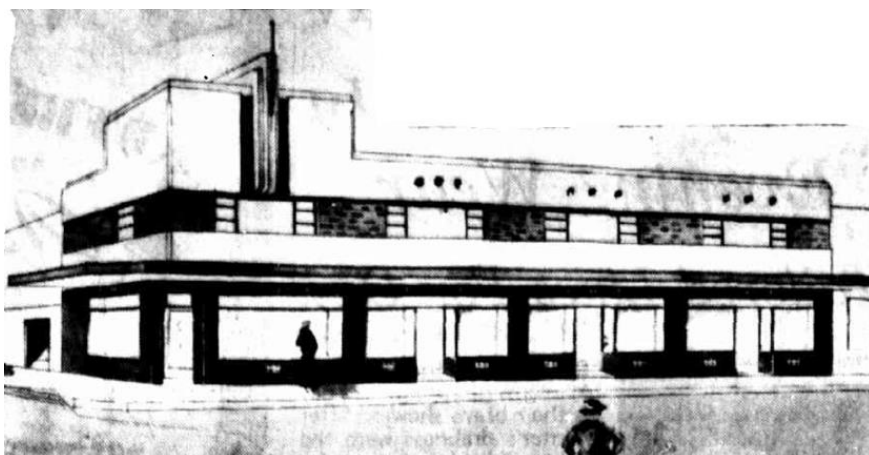
²⁰ Sand & McDougall’s *Directories*, 1970-74

²¹ A Ward, *Glen Eira Heritage Management Plan*, and Google Street View, 2009

²² Also now little recognised, Hall was identified as the architect responsible for an eclectic flat/maisonette (*Glendene*) in Balwyn the following year, (‘Six Maisonettes Planned for Camberwell’, *Herald*, 26 July 1939, p22).

²³ A description of the development continued: ‘Behind each shop is the entrance hall, spacious lounge, modern kitchen, laundry and external toilet of one dwelling, space on the first floor being divided to provide a main bedroom, bathroom, second bedroom, and a spacious sun room. Below the cantilever verandah the whole of the shop fronts have been constructed in latest styling, the piers and stalls being in a black base with silver relief. All internal walls are textured and coloured in varying tones, and each building has individual hot-water servicing...’ (‘Shops As Investment Buildings’, *Herald*, 31 August 1938, p18).

modernity and efficiency, as well as new shop layouts, can be linked to what had become the hallmark of a shopping experience by the late Interwar period: self-service, hygiene, branded goods and cash payments (instead of the previously entrenched credit system).²⁴



Architectural rendering of 270-276 Glen Eira Road
(Source: 'Shops As Investment Buildings', *Herald*, 31 August 1938, p18)



1945 aerial photograph with nos 20-276 built (red arrow) – at this stage one residence survives in the precinct
Both *Tudor Station* and its associated shops as well as the corner Moderne development are evident
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 15, Frame 57786)

In circa 1965, the precinct's last remaining residence was replaced with a two-storey row of flat-roofed shops constructed in cream brick.²⁵ This development was supplanted in circa 2008 by the existing contemporary building at 260-268 Glen Eira Road.

Contemporary signage at the shopping strip now refers to it as the 'Glen Orrong Precinct'.

Thematic Context/Comparative Analysis

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

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

Known comparable places in the City of Glen Eira

²⁴ Kingston, *Basket, Bag and Trolley: A history of shopping in Australia*, p58

²⁵ Sand & McDougall's *Directories*, 1960-65; and Google Street View, the earlier building stood as of November 2007.

While one of the several existing or recommended retail precincts in the municipality (largely) dating to the Interwar period, the Glen Orrong Commercial Precinct is distinguished by the extensive use of the Old English style. A few other commercial examples of this idiom exist within the municipality but are less common than those that exhibit Arts and Crafts, classicising and Moderne influences; the last two of which are also represented by the precinct. The use of the Old English style at the garage is rare at the State level.

The Glen Orrong Commercial Precinct is comparable to:

- South Caulfield Shopping Centre and Environs, South Caulfield (HO66) – early shopping strip established in the 1860s at the corner of Glenhuntly and Hawthorn roads, although its extant buildings relate mainly to the Interwar period when it underwent intensive development. It includes a cluster of two-storey shops that are well-resolved examples of the Old English style (714-722 Glenhuntly Road).
- Elsternwick Commercial & Public Precinct (part of HO72, recommended for a separate HO) – municipality's preeminent shopping strip. It encompasses a blend of periods and styles, with Interwar period shops forming an interspersed infill layer. Of the shops erected during the 1920s and 1930s, they generally display an Arts and Crafts aesthetic. Old English and Moderne styles are not prevalent.
- Ormond Precinct environs (HO75) – small group of retail buildings dating to the Federation and Interwar periods in the vicinity of McKinnon Railway Station and part of a much larger residential precinct. A group of two-storey shops, erected in the 1920s, exhibit a simplified classicalism similar to the single-storey examples in the Glen Orrong Commercial Precinct.
- Bentleigh Retail Precinct (recommended for a HO) – mainly Interwar commercial buildings with some Post-WWII period examples on Centre Road in the vicinity of Bentleigh Railway Station. Several examples constructed during the 1930s have a streamlined character, indicative of the Moderne style.
- Carnegie Retail Precinct (recommend for a HO) – a commercial strip in Koornang Road near the railway station with building stock from the late Federation to the early Post-WWII periods, though mainly dating to the Interwar period. A few buildings reflect the Moderne idiom.

Condition

Good

Integrity

Largely intact

Previous Assessment

Andrew Ward, *City of Caulfield Conservation Study*, Survey sheet 13 (1990):

- Nos 254-258 – local significance (C grade),
- Nos 240-246 – local interest (D grade),
- Nos 248-252 and nos 270-276 – not significant.

258 Glen Eira Road is also classified by the National Trust (VIC) at the State Level – File no. B6759.²⁶

The citation for 258 Glen Eira Road in the *Glen Eira Heritage Management Plan* (Andrew Ward) also identifies no. 254 as significant (presumably including nos 254A and 256). Under the *Schedule to the Heritage Overlay* however, only no. 258 was included.

²⁶

National Trust Database – Statement of Significance: 'E K Motors is of state architectural and historical significance. Built in 1935, E K Motors is the only known example of a garage built in the Tudor Revival style. In design, it is similar to the garages built in the so-called "Domestic" style popularised in the USA during the inter-war period. The "Domestic" style was not widely used for garages in Australia, E K Motors being the best example of the style in Victoria. The choice of architectural style has important historical associations. The Tudor Revival style, with its association with refined tastes, reflected the need to promote the service station as a civic asset in the 1930s, a period characterised by criticisms of the number of garages and their architectural merit...'

Heritage Overlay Schedule Controls

External Paint Controls	Yes
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 an expansion of the existing HO24 (258 Glen Eira Road) to include the land associated with the following:

- Glen Eira Road: nos 240, 240A, 242, 246, 248, 250, 252, 255, 255A, 256, 258, 260, 262, 264, 268, 270, 274, 274A and 276 (south side only)



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