

CITY OF GLEN EIRA



ADDENDUM TO THE GLEN EIRA HERITAGE MANAGEMENT PLAN (REVISED) 2014

HO14 107-119 Normanby Road and 760-764 Inkerman Road,
Caulfield North (Extension of the Caulfield North Estate and
Environs)

HO 151 4 Urandaline Grove Caulfield South

HO 152 1-15 Kambrook Road and 53-89 Normanby Road, Caulfield
North

HO 153 20 Kambrook Road, Caulfield North

October 2014

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Introduction:

This addendum forms part of the City of Glen Eira Heritage Management Plan 1996 (revised 2014). The document includes citations for four (4) heritage areas that formed Amendment C113 to the Glen Eira Planning Scheme.

Amendment C87 Neighbourhood Character 2012

Council prepared and exhibited Amendment C87 to implement the findings of the Neighbourhood Character Review and introduce the Neighbourhood Character Overlay and Design and Development Overlay to over 1500 properties throughout the municipality.

The Urandaline Grove and Normanby Road Significant Character Areas were removed from the planning scheme as part of Amendment C87. During the amendment process, there were a number of submissions from owners within the Normanby Road area objecting to the 'downgrading' of their area and questioning whether heritage controls should be applied to some or all of the precinct. This issue was considered by the Panel for Amendment C87.

The Panel Hearing for C87 was held in June 2012. The Panel formed the view that the Normanby Road and Urandaline Grove precincts were not cohesive enough to warrant neighbourhood character controls. However, the Panel recommended that Council investigate the area for potential heritage significance.

At the 4th September 2012 Council meeting, Council adopted amendment C87 (Neighbourhood Character Overlay), and it resolved that a further report be put to Council to investigate potential heritage significance of Normanby Road/Park Crescent and Urandaline Grove in accordance with the Panel's recommendations.

Heritage Review of Normanby Road and Urandaline Grove

A review of the Normanby Road and Urandaline Grove areas was carried out by architectural historian, Andrew Ward, who identified two individual properties and two larger areas as being of potential heritage significance.

Further investigation and research resulted in the citations that are included in this document. Amendment C113 was commenced in 2013 to include the subject properties in the Heritage Overlay.

Glen Eira Heritage Management Plan 1996

The original City of Glen Eira Heritage Management Plan 1996 (HMP) is divided into four volumes as follows:

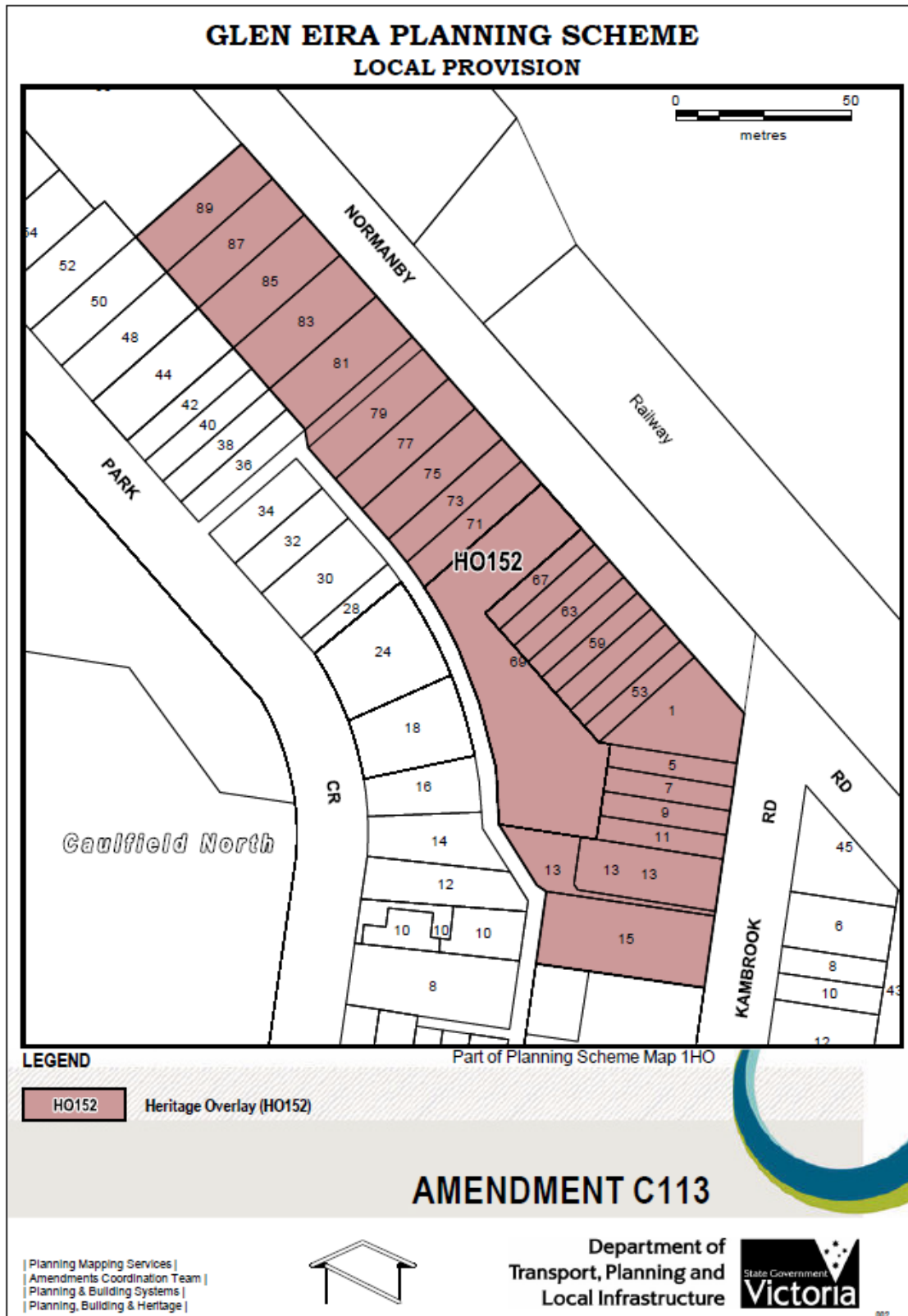
- Volume 1: Introduction
- Volume 2: Historic Areas
- Volume 3: Individual Buildings and Places
- Volume 4: The City of Glen Eira Heritage Management Plan (Conservation Policy and Conservation Strategy).

Essentially this addendum report proposes changes that affect Volumes 2 and 3 of the HMP. Details relating to the extension of Caulfield North and Environs (HO14), together with the new Normanby Road and Environs Heritage Precinct (HO152) are

'Historic Areas' (Volume 2) in terms of Andrew Ward's original HMP. The two individual properties proposed for planning scheme protection (HO151 and HO153), are known as 'Individual Buildings and Places' in the HMP (Volume 3).

HISTORIC AREAS

Overlay Map: 1-15 Kambrook Road and 53-89 Normanby Road, Caulfield North



HERITAGE CITATION REPORT

Name	Normanby Road/Kambook Road HOA	
Address	1-15 Kambook Road CAULFIELD NORTH 53-89 Normanby Road CAULFIELD NORTH	Significance Level Local
Place Type	Residential Precinct	
Citation Date	2013	



Normanby Kambook Precinct.JPG

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Contextual History

The site on which these dwellings were erected formed part of Paddy's Swamp Reserve in the 1850s, an area variously described in a *Plan of Allotments at Caulfield in the Parish of Prahran 1856* as a "Public Park and Watering Place" and "Caulfield Town Common", the southern portion of this land being reserved for the Caulfield "Racecourse". The railway between South Yarra and Caulfield had been opened in 1879 and duplicated in 1881 whilst the Caulfield Racecourse and commercial centre in Derby Road were attracting developers during the Land Boom years. Furthermore, the corner shops established by George Wybar in Balaclava Road at Kambook Road made the site on which these attached dwellings were to be erected an attractive investment proposition.

Place History

In 1888 the vacant land situated at the Normanby Road/Kambook Road corner with a 367 foot frontage was owned by George Wybar, a builder, who owned several tracts of vacant land for development in the locality. George and his family were from Lanark in Scotland having arrived in Port Chalmers, Dunedin from Glasgow per the immigrant ship *Oamaru*, on 17th. February, 1875. Other members of the family included his wife, Agnes, and his children George, Mary, Agnes,

Normanby Road/Kambook Road HOA Hermes No 195316	Place Citation Report
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HERITAGE CITATION REPORT

Ann and Thomas (Otago Witness 20.2.1875). His wife gave birth to twins on 24th. March, 1876 and in 1879, his son, George jnr., married Emma Barnes whilst they were still in Dunedin, by which time George snr. was managing a hotel (Otago Daily Times 10.4.1876 and 4.7.1879). The Wybars had presumably moved to Melbourne by the late 1880s by which time George snr., contractor, and George jnr., painter, owned land in Kambrook Road and Annie, Mary Margaret and Agnes Wybar owned land in Balaclava Road, Kambrook Road and/or Inkerman Road. George Wybar retained the vacant land on which these houses were to be built in 1890 and, at the height of the Land Boom in 1891 completed construction of all of the houses, those in Normanby Road being owned by the Federal Building Society and those in Kambrook Road being owned by the "late Wybar". The Federal Building Society was owned by James Munro, another Scot, who had been appointed Premier in that year. The financial collapse of late 1891 coincided with the failure of the Federal Building Society and Munro's declared bankruptcy in 1893, followed by his murder by a disaffected investor. Munro has been described as the most notorious of the land boomers and it would appear that George Wybar, who had apparently died c.1891, had seen at least part of his development resumed by the Federal Building Society[1].

References:

City of Caulfield rate books 1887-1891.

Sands and McDougall directories: 1886-1890.

[1] There is a death notice in *Trove Digitised Newspapers* (The Argus 17.1.1898) stating that George Wybar died on a visit to Edinburgh on 17.1.1896.

Description

Physical Description

This area is situated on the west side of Kambrook Road between Balaclava Road and Normanby Road and on Normanby Road between the Kambrook Road corner and number 89 Normanby Road. The north side of Normanby Road is occupied by the Dandenong line railway embankment the side of which has been planted haphazardly over the years and now provides a mature tree screen from the railway. There is a railway underpass with brick abutments and bluestone copings that penetrates this embankment and links Normanby Road with Dandenong Road. It is situated opposite a bluestone pitched lane which runs through to Park Crescent and gives access to the rear of the Normanby Road/Kambrook Road properties forming this precinct. The public environment along the two thoroughfares of this Precinct is characteristic of the Municipality, the roads being fully paved, the verges being quite narrow and planted with mature trees, line markings, concrete traffic islands and associated signs together with the overhead wires and timber poles being the dominant elements. Many of the contributory houses are screened from the public domain by high fences.

The precinct is made up predominantly of late nineteenth century detached villas and attached pairs with some presumed Inter War houses proceeding towards the eastern limits of HO14. There are two late Victorian detached brick villas at nos. 13 and 15 Kambrook Road. They have low front fences and are highly representative of the late Victorian period having symmetrical hip roofed facades and chimneys and polychrome brickwork (no.15 over painted). No. 13 has a cast iron verandah and no. 15 retains its projecting central porch although the verandah has been removed.

The attached pairs erected by George Wybar dominate the Kambrook Road/Normanby Road corner despite the fact that the actual corner allotment is occupied by a presumed Inter War bungalow. The attached pairs are often obscured from view by high fences but the majority retains the essential elements of their original design which include bichromatic brickwork, cast iron verandahs terminated by extended party walls and highly decorated stuccoed parapets with centrally situated pediments and house names, for the most part retained beneath the pediments, recalling places in Scotland

HERITAGE CITATION REPORT

familiar to George Wybar.

Nos. 75, 77 and 79 ("Normanby") Normanby Road are virtually identical stuccoed single fronted symmetrical villas with hipped roofs, symmetrical chimneys and unifying ornamentation consisting of quoins, hood moulds and string courses at impost level. The cast iron posted verandahs have been re-built. Nos. 87 and 89 are also virtually identical villas of timber construction with projecting faceted wings distinguished by their round arched windows and ashlar boards. There are two Arts and Crafts houses at nos. 83 and 85 ("Kellalac") Normanby Road exhibiting some characteristics of the mode including moon shaped openings to the former porch, a flat roofed window bay, asymmetrical arrangement of the facade elements, bracketed raked eaves, terra cotta tiled roofs and in the case of no. 85 cement sheet linings with strapwork.

Statement of Significance

Statement of Significance

What is significant?

The Victorian period houses at the following addresses are significant:

5-11 Kambrook Road; 53-67 Normanby Road; 13 and 15 Kambrook Road; and 75, 77, 79, 87, 89 Normanby Road.

The Arts and Crafts and Bungalow style houses at 71-73, 83 and 85 Normanby Road and 1 Kambrook Road are contributory.

These places with the following exceptions contribute to the significance of the Area by being representative of historical styles that pre-date the Post War period and as a consequence add to the cohesion of the Precinct. The exceptions are the house at 69 and 81 Normanby Road.

How is it significant?

The places with frontages to Kambrook Road and Normanby Road, Caulfield North, as described herein, are of historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Precinct is historically significant for its capacity to demonstrate standards of design and building construction in this part of the Municipality during the late Land Boom years and especially just prior to the bank collapse of 1891. The housing stock is representative of the standards of amenity expected by the middle classes of Melbourne society at the time, including artists, (horse) trainers, jockeys, managers, travellers, journalists and the like, also having a functional link with the activities of the Caulfield Racecourse which forms an important element in the history of the Municipality. The row of attached pairs at 5-11 Kambrook Road and 53-67 Kambrook Road is especially significant in this respect in that the narrow allotments are indicative of the owner/developer's determination to maximise profits at the height of the Land Boom in 1891. The names of the dwelling are significant as a group in that they recall the developer's homeland of Scotland and yet appear unaccountably strange to the casual observer of today.

The Precinct is aesthetically significant on account of its development pattern made up primarily of groups of identical or very similar attached and detached villas, thus nos. 5-11 Kambrook Road and 53-67 Normanby Road from one group, nos. 75, 77, and 79 Normanby Road a second group and nos. 87 and 89 Normanby Road a third. Together with other houses of the Land Boom years, they demonstrate most of the commonly employed aesthetic devices characteristic of the

HERITAGE CITATION REPORT

Italianate Style including patterned brickwork, patterned slate roofs, cast iron lace verandahs, ornamental stucco work and ashlar boards. This pattern of development is complemented by examples of later architectural styles representative of the Post Federation and Arts and Crafts modes adding diversity to an otherwise highly cohesive streetscape. Post War defacement to some of the significant places has compromised the values of the Precinct in a limited manner.

Recommendations 2013

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Residences
Address 5-11 Kambrook Road CAULFIELD NORTH 53-67 **Significance Level** Local
Normanby Road CAULFIELD NORTH
Place Type Town House
Citation Date 2013



5-7 Kambrook Road.JPG

Recommended Heritage Protection VHR No HI Yes PS Yes

History and Historical Context

Contextual History

The site on which these dwellings were erected formed part of Paddy's Swamp Reserve in the 1850s, an area variously described in a *Plan of Allotments at Caulfield in the Parish of Prahran 1856* as a "Public Park and Watering Place" and "Caulfield Town Common", the southern portion of this land being reserved for the Caulfield "Racecourse". The railway between South Yarra and Caulfield had been opened in 1879 and duplicated in 1881 whilst the Caulfield Racecourse and commercial centre in Derby Road were attracting developers during the Land Boom years. Furthermore, the corner shops established by George Wybar in Balaclava Road at Kambrook Road made the site on which these attached dwellings were to be erected an attractive investment proposition.

Place History

In 1888 the vacant land situated at the Normanby Road/Kambrook Road corner with a 367 foot frontage was owned by George Wybar, a builder, who owned several tracts of vacant land for development in the locality. George and his family were from Lanark in Scotland having arrived in Port Chalmers, Dunedin from Glasgow per the immigrant ship *Oamaru*, on 17th. February, 1875. Other members of the family included his wife, Agnes, and his children George, Mary, Agnes,

Residences 26-Aug-2014 11:09 AM
Hermes No 195317 Place Citation Report Page 1

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Ann and Thomas (Otago Witness 20.2.1875). His wife gave birth to twins on 24th. March, 1876 and in 1879, his son, George jnr., married Emma Barnes whilst they were still in Dunedin, by which time George snr. was managing a hotel (Otago Daily Times 10.4.1876 and 4.7.1879). The Wybars had presumably moved to Melbourne by the late 1880s by which time George snr., contractor, and George jnr., painter, owned land in Kambrook Road and Annie, Mary Margaret and Agnes Wybar owned land in Balaclava Road, Kambrook Road and/or Inkerman Road. George Wybar retained the vacant land on which these houses were to be built in 1890 and, at the height of the Land Boom in 1891 completed construction of all of the houses, those in Normanby Road being owned by the Federal Building Society and those in Kambrook Road being owned by the "late Wybar". The Federal Building Society was owned by James Munro, another Scot, who had been appointed Premier in that year. The financial collapse of late 1891 coincided with the failure of the Federal Building Society and Munro's declared bankruptcy in 1893, followed by his murder by a disaffected investor. Munro has been described as the most notorious of the land boomers and it would appear that George Wybar, who had apparently died c.1891, had seen at least part of his development resumed by the Federal Building Society[1].

References

City of Caulfield rate books 1887-1891.

Sands and McDougall directories: 1886-1890.

[1] There is a death notice in *Trove Digitised Newspapers* (The Argus 17.1.1898) stating that George Wybar died on a visit to Edinburgh on 17.1.1896. Agnes is noted as a spinster in the 1888 rate book.

Description

Physical Description

Description

No.5: "Comely Bank"; No.7: "Echo Bank"; No.9: "Calder Bank"; No.11: "Meadow Bank"; No.53: "Abbey Hill" No.55: "Calton Hill"; No.57: "Glen Almond"; No.59: Name obliterated ("Glen Lomond"); No.61: Name obliterated ("Glen Esk"); No.63: "Grand Ogle" ("Glen Ogle") [1]; No.65: Name obliterated ("Rosemount"); No.67: "Grace Mount".

This row of six attached pairs consists of four virtually identical designs as follows: Nos. 5-7 and 9-11 Kambrook Road and nos. 57-59 and 61-63 Normanby Road are attached tuck pointed bichromatic brick Italianate single storeyed pairs with projecting party walls terminating verandahs with ornamental cast iron posts and valances and encaustic tiles floors. The dominant richly decorated parapets have blind balustraded sections either side of raised semi-circular pediments surmounting cartouches with the names of each dwelling in raised cement letters. The tympana display shell ends with flanking lions and/or unicorns and volutes and there are urns surmounting the party walls whilst decorative glazed ceramic tiles and vermiculated panels add further enrichment.

Nos. 53-55 and nos. 65-67 Normanby Road are similar to the above except that the pediments are taller than the others and are triangular surmounting blind arched panels with flanking volutes instead of heraldic figures.

The names given to each of the houses, to the extent that they survive, have connections with Scotland and especially Edinburgh, Comely Bank, Echo Bank and Abbey Hill being suburbs of Edinburgh, Meadow Bank being an Edinburgh thoroughfare, Calton Hill a Unesco World heritage site in Edinburgh and Glen Almond a place near Perth. The symbolism of the lions and unicorns is curious, given the owner's presumed connections with Scotland, but they add interest to this unusual row of attached dwellings.

HERITAGE CITATION REPORT

[1] The word "Grand" has been hand painted on the pediment as is presumably of a more recent date.

Condition

Sound

Integrity

The dwellings have sustained changes over time including the defacement of some parapet/pediment treatments, the replacement of some tiled verandah floors with concrete slabs, the removal of urns, the replacement of one verandah and some overpainting.

Statement of Significance

What is significant?

The attached pairs of Italianate dwellings at nos. 5-11 Kambrook Road and 53-67 Normanby Road, Caulfield North are significant.

How are they significant?

The dwellings at nos. 5-11 Kambrook Road and 53-67 Normanby Road, Caulfield North are of historical and aesthetic significance to the City of Glen Eira.

Why are they significant?

The dwellings at nos. 5-11 Kambrook Road and nos. 53-67 Normanby Road were built by the late nineteenth century builder George Wybar in 1891. They form two discrete groups nos. 5-11 Kambrook Road and nos. 57-59 and 61-63 Normanby Road being different from nos. 53-55 and nos. 65-67 Normanby Road principally on account of their pedimented treatments.

All of the dwellings are historically significant for their capacity to demonstrate standards of construction and design achieved in speculative housing towards the end of the Victorian Land Boom in this neighbourhood. Their association with the important local building contractor, George Wybar, makes a significant contribution to our understanding of the pattern of development in this locality whilst the role of the Federal Building Society as mortgagor links the development directly with its owner, James Munro, premier of Victoria, together with the known abuses of the Land Boom years. The extant names of the dwellings are a sentimental link with Wybar's homeland, Lanark being situated approximately midway between Glasgow and Edinburgh.

The dwellings are aesthetically significant as a unique group of attached pairs in the Municipality unified by their common design elements yet distinguished from other comparable investment projects of the period by their excessively decorated pedimented treatments complemented by ornamental brickwork and cast iron decoration characteristic of the time.

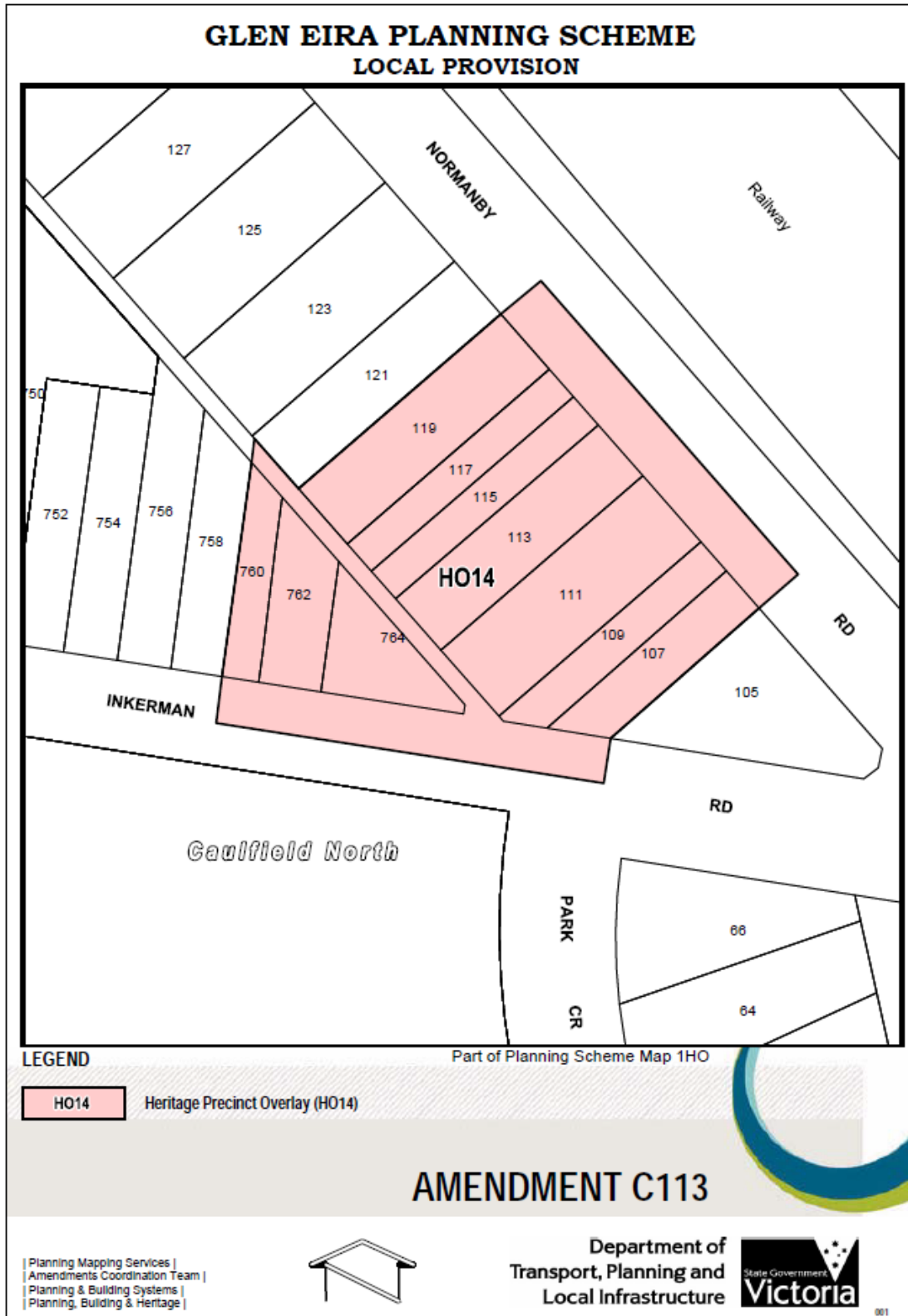
HERITAGE CITATION REPORT

Recommendations 2013

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

Overlay Map: 107-119 Normanby Road and 760-764 Inkerman Road, Caulfield North (extension of the existing Caulfield North and Environs Heritage Area)



HERITAGE CITATION REPORT

Name	Extension of Caulfield North Estate and Environs (HO14)		
Address	107-119 Normanby Road CAULFIELD NORTH 760-764 Inkerman Road CAULFIELD NORTH	Significance Level	Local
Place Type	Residential Precinct		
Citation Date	2013		



Normanby Road looking west.JPG

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Contextual History

Refer to Caulfield North Historic Area in Ward, A.: *City of Glen Eira Heritage Management Plan 1996*, v.2, pp. 51-55 for a description of the development of this area which is situated immediately west of the proposed Extension described herein. The Land Boom years of the 1880s saw the intensive development of the area designated HO14 in the Schedule to the Heritage Overlay although by 1905[1], there were only three houses east of Mayfield Grove and no development within the Extension running east along Normanby and Inkerman Roads to their point of intersection.

Place History

In May, 1905 the MMBW completed its litho no.62 depicting the pattern of development in this part of Normanby and Inkerman Roads. To the east, the house at no.123 named "Noremac" was occupied by a Mrs. Margaret Cameron but the land situated along Normanby Road within the proposed HO14 Extension was unoccupied. It remained so in 1910[2] but

Extension of Caulfield North Estate and Environs (HO14)	26-Aug-2014	11:13 AM
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HERITAGE CITATION REPORT

in the following year Henry G. Miles was in residence. A second house was occupied in 1912 by James Love and in 1913 a "Hoarding" had been erected on the corner allotment at Inkerman Road, now no.105. By 1914 a third house had been built and by 1918 a fourth. In 1919 two dwellings were under construction, presumably at nos. 107-109 and in 1920 the present development pattern had been established. It has not changed in a substantial way since that time. By 1940, the occupancies were as follows:

105 W.R. Brooks - Sawmills (not in proposed Extension) 107 Herbert B. Chivers 109 Malcolm McPherson 111 M.J. Will
113 Mrs. C.A. Neil 115 Miss. F. Campbell 117 Clive L. Marshall 119 George H. Poynder

The Sands and McDougall Directory for 1921 records the site of the houses at numbers 760-762 as "two houses being built", indicating that this was the year of their construction. Herbert Beath and Harold Telford were in residence in 1922-23. There was a succession of occupants in the 1920s with the site of number 64 remaining vacant until 1937 when Edward L. Bennett was recorded as being in occupation. By 1947, Bennett was still in residence and numbers 760-762 were occupied by George Alsop and Mrs Mary Ahern respectively. Bennett and Ahern were still there in 1951, but number 760 was occupied by David Jones. By 1973, Bennett had been replaced by D. M. Russell, Jones by Mrs V. Chick, and Mrs Mary Ahern was still at number 762.

References

MMBW drainage plan

Sands and McDougall directories

[1] MMBW Drainage plan litho no. 62, May, 1905.

[2] See Sands and McDougall directories for the sources of this Place History.

Description

Physical Description

Physical Description

The short section of the Normanby Road frontage is occupied by a symmetrical red brick attached pair in the Post Federation Style at nos. 107-109, followed by an Arts and Crafts Bungalow with weatherboard dado and rough cast facing above at no. 111. The roof sweeps down in a continuous line to form the corner verandah terminated by a projecting wing. No.113 is in the California Bungalow Style with a modified porch and no.117 appears to have been an attached pair and has recently stuccoed walls and later windows. No.119 marking the end of the Extension has a side boundary presently forming the limit of HO14 and is similar to no.111 though with a later carport in the garden setback. It is comparable with adjoining no.121 which is within HO14 and has a slightly more elaborate posted verandah treatment with a summounting gablet. The lane at the rear is partpitched and the railway line opposite is raised on a high embankment, now planted with mature plane trees. The corner allotment at Inkerman Street is excluded from the proposed Extension and is now occupied by a car wash establishment.

The section along Inkerman Road proceeding from the west consists of numbers 760-762, a Federation period attached pair in red brick work with shingled boards to the gable ends, terracotta tiled pyramidal roof and central verandah, with entry to number 762 and a side porch to number 760. Number 764, which terminates the row, is a Spanish Mission style villa with a slightly projecting porch defined by a segmental archway and flanking spiral pilasters, other elements

HERITAGE CITATION REPORT

including stylised drip moulds, and Palladian windows either side of the entrance.

Physical Condition

Sound

Integrity

The Californian Bungalows on Normanby Road have sustained alterations but the other houses in the Extension have a high level of integrity. The houses facing Inkerman Road appear to be substantially intact except for the recent windows to numbers 760-762.

Statement of Significance

What is significant?

The houses at nos. 107-109, 111 and 119 Normanby Road, and 760-762 and 764 Inkerman Road, are significant. The Bungalow style houses at numbers 113 and 115-117 are contributory in that they are representative of an historical style pre-dating the Post War period and as a consequence add to the visual cohesion of the precinct.

Why are they significant?

They are of aesthetic significance at a local level.

Why are they significant?

These houses are significant to the extent that they form a logical extension to HO14 and are stylistically compatible with the contributory places within this HO and contiguous with it. They are representative houses of their time and there are no intrusive developments.

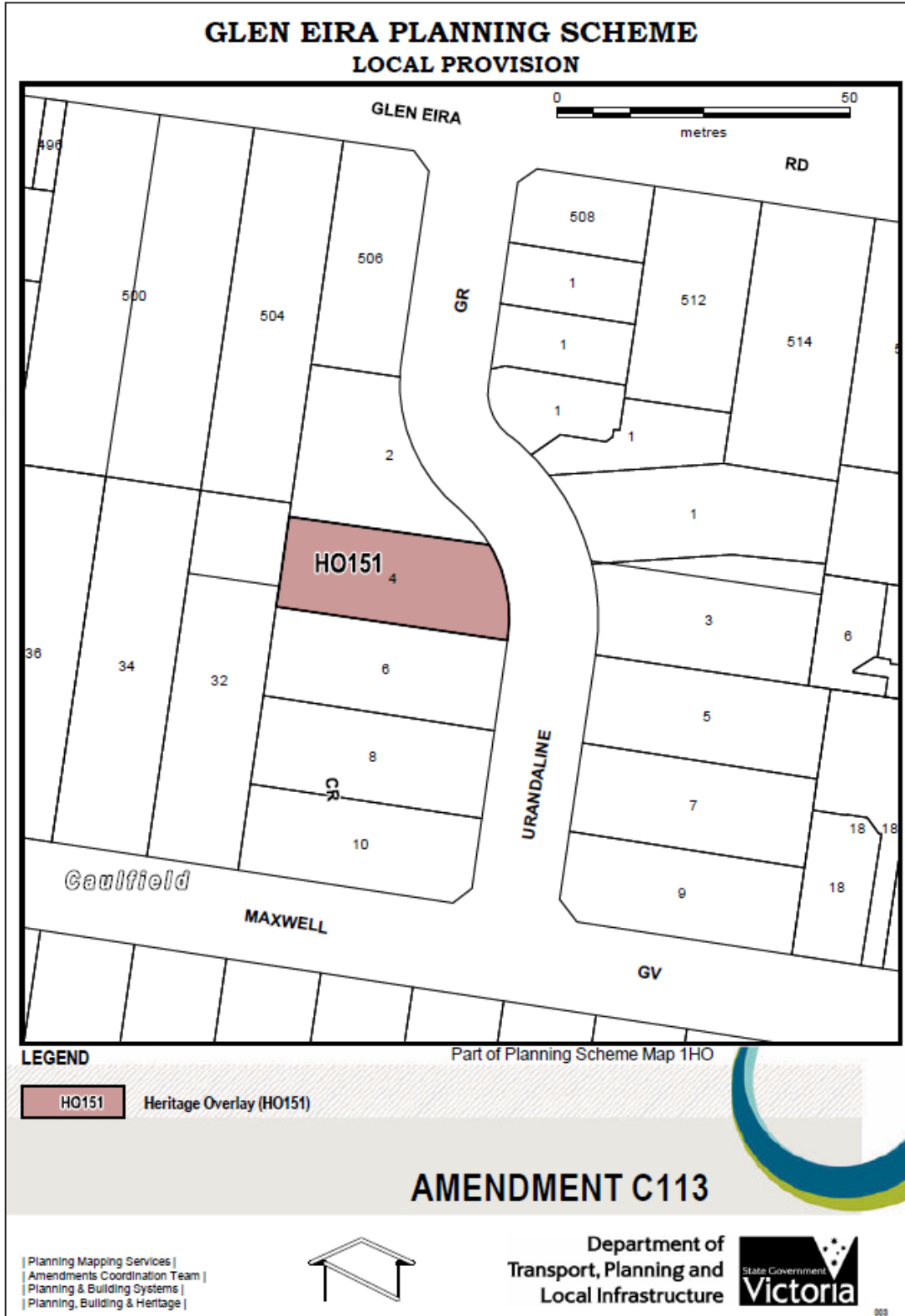
Recommendations 2013

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

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INDIVIDUAL BUILDINGS AND PLACES

Zoning Map: 4 Urandaline Grove, Caulfield



HERITAGE CITATION REPORT

Name	Residence	
Address	4 Urandaline Grove CAULFIELD SOUTH	Significance Level Local
Place Type	Residence	
Citation Date	2013	



4 Urandaline Grove.jpg

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Contextual History

In 1889 the Caulfield Tramway Company opened its horse tramway line along Glen Eira Road connecting Caulfield racecourse with Glenhuntly Road west of Hawthorn Road. The service was withdrawn in 1897, resumed in 1901 and closed again in the following year. During the first decade of the twentieth century the north facing frontage to Glen Eira Road between Bambra and Kambrook Roads was occupied by just two houses at the Kambrook Road/Glen Eira Road corner and by "Urandaline", consisting of a substantial house and stables on a large allotment[1]. It was occupied by Charles D. Lloyd in 1895 and he was still there in 1920[2]. The locality remained sparsely populated during these years but by 1934[3] it was almost completely subdivided and developed for residential purposes. By 1927 the growth of Caulfield according to Messrs. Arthur Tuckett and Son, auctioneer and estate agents of Queen Street, Melbourne was "well known to be phenomenal, and the opportunity to secure good building blocks (was) rapidly becoming more difficult"[4].

Place History

On 5th. February, 1927, Arthur Tuckett and Son subdivided and sold off the whole of the land occupied by "Urandaline", including the house itself, subdividing the holding into 12 "magnificent home sites" accessed by means of Urandaline

Residence Hermes No 195486	Place Citation Report	26-Aug-2014	11:11 AM Page 1
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HERITAGE CITATION REPORT

Grove plus the "splendid brick villa" itself. At the time a Mrs. Biggins was in residence at "Urandaline". By the end of the year brick houses had been built at nos. 2, 4 and 6 Urandaline Grove, no.4 being a five roomed brick dwelling situated on lot 13 of the subdivision. It was owned and occupied by Albert F.H. Davis, a solicitor, the balance of the allotments going to professional people including an accountant, a secretary and a manager[5]. He was still there in 1940 but by 1941 the house was listed as "vacant" in the Sands and McDougall directory. The house after which Urandaline Grove had been named was still in existence in 1990 as the Sampford Nursing Home but it was demolished soon afterwards.

References

- [1] MMBW litho no. 79 dated May, 1908.
- [2] Sands and McDougall directories.
- [3] MMBW litho no. 79 dated 7.11.34.
- [4] Auction notice for the Urandaline Estate, Caulfield Historical Society Archives.
- [5] See City of Caulfield rate book entries 1926-27 - 1930.

Description

Physical Description

Physical description

A Spanish Mission villa distinguished by an unusual arrangement of elements consisting of a central campanile and projecting gable ended wing in front of a cross gable roofed section forming the main part of the house. The campanile has a round arched porch at ground level with flanking spiral pilasters in the Spanish mode and an ornamental buttress. There appears to be a blind balconette in the upper section with bracketed floor and wrought iron enrichment and there is a pyramidal roof with a central terra cotta finial, the whole of the roof more generally being finished with Cordoban tiles. Round arched windows used elsewhere have lancet motifs formed by glazing bars in the sashes and a common central spiral pilaster. There is a blind arch to the side wall of the projecting wing and tall chimneys with ornamental caps.

Physical Condition

Sound

Integrity

High. The picket fence is unsympathetic.

Statement of Significance

What is significant?

The house at no. 4 Urandaline Grove.

How is it significant?

Residence
Hermes No 195486

Place Citation Report

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HERITAGE CITATION REPORT

It is aesthetically significant at a local level.

Why is it significant?

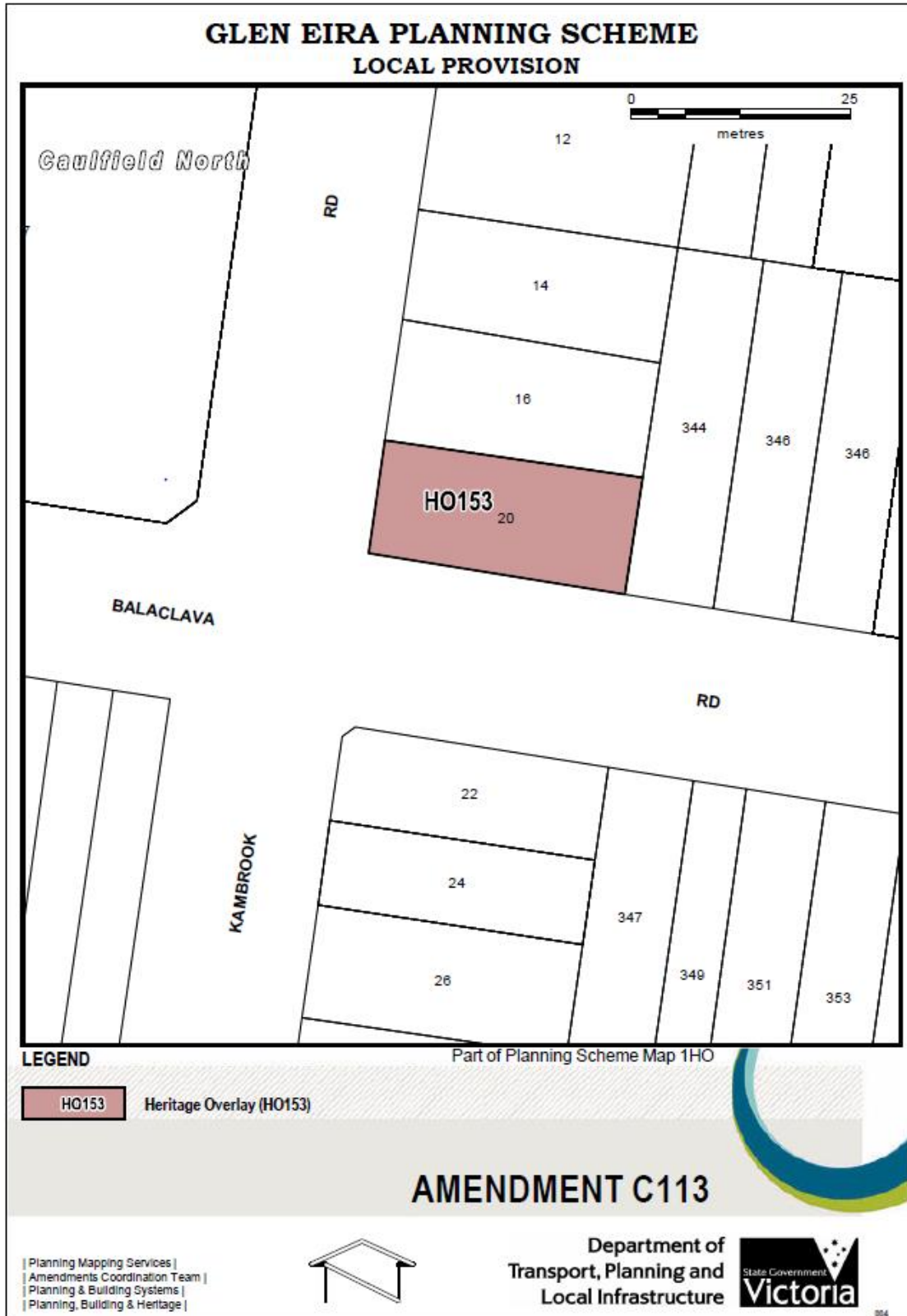
The house at no. 4 Urandaline Grove was built in 1927 for the solicitor Mr. Albert F.H. Davis. It stands apart from the other houses of the period in Urandaline Grove and elsewhere in the Municipality on account of the distinctive treatment given to the popular Spanish Mission Style which succeeded that of the Californian Bungalow and was soon to be eclipsed by the Depression of the late 1920s. As an example of the Style, the massing of the elements exploiting the central campanile as a motif is unusual in Glen Eira whilst the manner in which the house employs the devices of the Style including coupled windows with round arches, spiral pilasters and a buttress demonstrates a degree of sophistication not commonly encountered in the Municipality.

Recommendations 2013

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

Zoning Map: 20 Kambrook Road, Caulfield North



HERITAGE CITATION REPORT

Name Residence
Address 20 Kambrook Road CAULFIELD NORTH **Significance Level** Local
Place Type Residence
Citation Date 2013



000007.JPG

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Residence **Hermes No** 195318 **Place Citation Report** **26-Aug-2014** **11:08 AM**
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HERITAGE CITATION REPORT

Contextual History

The site on which this dwelling was erected formed part of Paddy's Swamp Reserve in the 1850s, an area variously described in a *Plan of Allotments at Caulfield in the Parish of Prahran 1856* as a "Public Park and Watering Place" and "Caulfield Town Common", the southern portion of this land being reserved for the Caulfield "Racecourse". The opening of the railway in 1879 opened up the corridor through which it passed to development during the subsequent Land Boom and by the turn of the century most of the available land at the north end of Kambrook Road had been built upon with four shops attached to houses on the north side of Balaclava Road between Park Crescent and Normanby Road and "Wybar's Buildings" of 1887 at the south-east corner of Balaclava Road and Kambrook Road incorporating shops, a bakery and a presumed coffee palace. The land developer George Wybar undertook these and other developments in the locality establishing the Late Victorian character for which it is noted today.

Place History

Peter Nicholson owned land on the east side of Kambrook Road south of Normanby Road in 1886 and by 1887 he had been joined by George Wybar. Agnes Wybar[1], spinster, owned the allotment on which she was to build the present brick house at no.20 Kambrook Road in 1888[2]. In 1889 a brick house and shop was recorded on this corner site in the ownership of George Wybar. It was occupied by Charles Rumpf, a grocer[3]. Mrs. Jenette Rumpf was there in 1891[4] and in 1893 Joseph Lockwood, a grocer, owned the property[5]. Two years later, ownership was in the name of the Australian Deposit and Mortgage Bank with Walter Agate, a grocer, as tenant[6]. In 1905 John Kay, another grocer, was the tenant with ownership remaining with the Bank. He was still there in 1910. In 1941 RF. Whitcombe, grocer, was in residence. It is understood the shop was demolished in the early 1960s, by which time the need for a "corner shop" accessed by pedestrians had passed.

References

Sands and McDougall directories

City of Caulfield rate books

Glen Eira Heritage Management Plan 1996: citation for "Wybar's buildings" 345 Balaclava Road and 26 Kambrook Road, Caulfield North.

References

[1] City of Caulfield rate book, 1887.

[2] Ibid, 1888.

[3] Ibid, 1889-1890.

[4] Sands and McDougall directory, 1891.

[5] City of Caulfield rate book, 1893.

[6] Ibid, 1895.

Description

Residence
Hermes No 195318

Place Citation Report

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HERITAGE CITATION REPORT

Physical Description

Description

An overpainted stuccoed with ashlar markings double fronted Italianate villa having a cast iron posted verandah to the facade and return elevation facing Balaclava Road. There is a hipped slate roof, bracketed cornice and faceted projecting bay to Kambrook Road. The windows have hood moulds with distinctive keystones depicting horseshoes and lions heads surmounting the door ways.

The bluestone base course to a former corner shop in the front setback of the dwelling is in situ.

Physical Condition

Sound

Integrity

Residence high, shop demolished

Statement of Significance

What is significant?

The Italianate villa at no 20 Kambrook Road is significant.

How is it significant?

It is historically and aesthetically significant at a local level.

Why is it significant

It is historically significant for its association with George Wybar whose activities as a land developer in this locality during the years immediately prior to the Great Depression established its present built character, extending to the complex formerly known as "Wybar's Buildings", to the combined shops and residences at nos. 330-338 Balaclava Road, to the attached pairs at nos. 5-11 Kambrook Road and 53-67 Normanby Road and elsewhere. It is aesthetically significant as a representative Italianate villa of its period having a high level of integrity but of special note for its stuccoed ornamentation incorporating racing motifs consisting of horse's heads and horseshoes which link the building with the activities of the Caulfield Racecourse nearby. These motifs applied to a dwelling are unique in the Municipality and should be seen together with:

- . the stables that remain and formerly existed within the area and
- . the occupants of dwellings nearby who were connected with the racing industry and included trainers, jockeys and possibly managers[1].

Furthermore, they reflect George Wybar's curious habit of giving identity to his developments; by name, as at 330-338 Balaclava Road where the names "Dunedin House" and "Tarnaki House" may recall his time in New Zealand, where the names given to the attached pairs previously mentioned recall his associations with his homeland, Scotland and where, in

HERITAGE CITATION REPORT

this instance, the racing motifs presumably make a connection with the nearby racecourse.

[1] See City of Caulfield rate book entries.

Recommendations 2013

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes The bluestone base course to a former corner shop in the front setback of the dwelling is in situ.
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

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