

KAMBROOK ROAD PRECINCT

Address	Eskdale Road: 119 Hudson Street: 2, 2A, 2B, 2C, 2D, 2E Kambrook Road: 33-85 and 95-115 (west side only) – Caulfield North
Significance	Local
Construction Dates	circa 1907-1940
Period	Federation and Interwar
Date Inspected	mid-2019



101 and 99 Kambrook Road

Statement of Significance

What is Significant?

The following original or early elements contribute to the significance of the Kambrook Road Precinct:

- Generally intact single-storey houses and garages deriving from the Federation and Interwar periods,
- Early 20th century subdivision pattern,
- Intact roof forms (gabled, cross-gabled, transverse gabled, hipped, jerkinhead) and terracotta tile cladding,
- Face/clinker brick or rendered chimneys, as well as terracotta pots,
- Roof detailing such as cresting, finials, exposed rafters, beams, etc,
- Various 'rustic' finishes to gable ends (shingling, weatherboard, battens, roughcast, lattice, half-timbering, vents),
- Intact walls of red brick (face or common), including tuckpointing,

- Face or clinker brick detailing – soldier/header courses, plinths, banding, ‘quoining’ motifs, corbelling, etc,
- Verandah/porch detailing – timber posts, friezes/valances, brackets, fretwork or battered columns, masonry pedestals and balustrades, and decks of tessellated tiles,
- Bay windows – faceted and bow,
- Timber-framed windows – double-hung sashes, casements, toplights and small feature windows,
- All leadlighting and decorative glass,
- Timber-framed glazed front or French doors, highlight or transom windows and sidelights,
- Front fences,
- Front garden settings, and
- Basalt pitchers to kerbing and channelling.

Contributory places:

- Eskdale Road: 119
- Hudson Street: 2, 2A, 2B, 2C, 2D, 2E
- Kambrook Road: 33, 35, 37, 39, 43, 45, 63, 65, 67, 69, 71, 73, 77, 79, 83, 85, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115

Non-contributory places:

- Kambrook Road: 41, 75

How is it Significant?

The Kambrook Road Precinct is of historical and representative significance to the City of Glen Eira.

Why is it Significant?

The Kambrook Road Precinct is of historical significance as a concentrated illustration of Caulfield North’s growth and consolidation as a well-off suburban locality over the late Federation and Interwar periods. The intensive bursts of construction activity undertaken in the precinct between the mid-to-late 1910s and mid-1920s reflect broader development trends in the municipality, including the progressive break-up of large late Victorian period holdings and the suburban transformation of a semi-rural landscape. The type and character of dwellings in the precinct – solid brick houses or bungalows conveying an array of popular design styles in garden settings – is emblematic of the prevailing suburban ideal that was widely pursued over the early 20th century. (Criterion A)

The Kambrook Road Precinct is of representative significance for its array of good and largely intact examples of early 20th-century housing stock, chiefly 1920s bungalows and late 1930s houses. The general quality of the houses reflects their position along a key link road in the area and their proximity to the high-profile Caulfield Racecourse. The precinct’s variety of idioms provides a streetscape of considerable diversity, although a general Arts and Crafts aesthetic prevails. It also encompasses an unusual clustering of Federation Bungalow-style houses and Craftsman-type bungalows for the municipality, which demonstrate distinctive transitional characteristics. Their range of detailing demonstrates the non-fixed nature of ‘styles’ and the fluidity of design modes in the early 20th century. Original fences and garages contribute to the streetscape, while basalt kerbing and channelling, original crossovers, and driveways are complementary. (Criterion D)

Description

The Kambrook Road Precinct is essentially a linear conservation area, with most of its buildings fronting the west side of Kambrook Road. There is also a small group of houses to the north side of Hudson Street at its intersection with Kambrook Road. It encompasses 34 contributory addresses, which are predominantly single-storey, double-fronted and freestanding, although a small number are semi-detached. The majority are of red-brick construction with a gabled roof, either single or tiered, or have a gable end combined with a hipped profile. A few examples from the late 1930s have hipped roofs. Generally, all are clad in terracotta tiles.¹ There is also one timber-framed residence (119 Eskdale Road). The precinct has a relatively flat

¹ Unsympathetic replacement cladding is noted at 97 and 111 Kambrook Road.

topography with dwellings mostly addressing Kambrook Road.² Generally, original basalt pitchers to kerbing and channelling survive. Some sections of concrete crossovers and footpaths likely date to the Interwar period (suggested by exposed aggregate), with others being contemporary replacements. Grassed nature strips with spaced street trees of several indigenous/native species are also present.

Most allotments are rectangular and characterised by landscaped front gardens and relatively deep back yards. Moderate setbacks from the street are consistent in the precinct, although houses clustered at the Kambrook and Hudson roads intersection are located closer to the front property boundary. Around half of the contributory places in the precinct retain their front fences.³ These tend to be low and constructed of red face or clinker brick, though there are some taller rendered examples (35 and 37 Kambrook Road) and a seemingly original timber-framed fence with woven ('Cyclone') wire at no. 67. Some original garages and driveways (dual concrete wheel strips with a central grass island) are also evident and contribute to the character of the streetscape.



77 Kambrook Road
Example of an original dual wheel strip driveway and garage with double timber doors

The contributory houses were all erected between about 1907 and 1940, with two pronounced development phases in the wake of the First World War and during the mid-1920s. These dwellings document the shift between domestic design approaches favoured in the Federation period and interwar years when viewed collectively. Straddling both is a clear Arts and Crafts aesthetic, with an emphasis on a 'natural' or vernacular material palette.

The earliest residence in the precinct, 199 Eskdale Road, is designed in the Queen Anne idiom. This style, evolving from the late 19th century, drew freely on contemporary English and American architectural sources, in particular, the Arts and Crafts movement, and was progressively acclimatised and adopted across Australia. By 1900, it was the dominant architectural expression, especially within Melbourne's expanding suburbs, having entered the vernacular of the speculative builder.⁴

While portrayed in contemporary discussion and real estate argot as 'Californian style Bungalows', such houses were typically an economical amalgam of more informal modes of residential design, revolving around a regionalised adaption of (primarily) west coast American bungalow elements and well-established Federation period idioms. The bungalow was heavily promoted across Australia by building magazines and institutions alike and was quickly embraced as the preferred type of development for middle-income families; its desirability bolstered by a perceived ruggedness, informality, scope for variation and strong associations with the suburban ideal.⁵

Of this bungalow stock, those constructed during and immediately following the First World War are generally Federation Bungalow in style. This idiom was essentially a transitional approach, utilised mainly by speculative builders, in which the usual

² Kambrook Road was a government road surveyed in the 1850s, metalled in the late 1860s ('Caulfield District Board', *Telegraph*, 10 March 1866, p4) and later – likely in the Interwar period, as was typical – asphalted (an action that reflected the rising importance of the vehicles). The relevant section of Hudson Street was formed in circa 1909 during the Kambrook Estate subdivision.

³ Original or early front fences are identified at 2E and 2D and 2 and 2A (modified) Hudson Street; and 33, 35, 37, 67, 71, 73, 77, 95, 99, 113, 115 Kambrook Road

⁴ Conrad Hamann, 'Federation Architecture', Philip Goad and Julie Willis, eds., *The Encyclopedia of Australian Architecture* (Cambridge University Press, 2012), pp. 245-46

⁵ Seamus O'Hanlon, 'State Bank Homes', *eMelbourne*, School of Historical & Philosophical Studies, University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM01421b.htm>>, accessed 5 April 2019

form of the Federation period villa – the asymmetrically placed front gable in line with the front verandah/porch – was retained in form but overlayed with ‘new’ elements perceived as indicative of the bungalow. The hybrid results varied but are often identified by the presence of hallmarks from both styles.

Continuations from the Federation period could include tuck-pointing to façade brickwork, side projections or entrances, faceted or bow bays, cement dressed lintels and sills, exposed rafter ends and terracotta tiles. The bungalow mode was then generally expressed through a simplified roofscape, plain red-brick chimneys and more restrained detail (often still Federation in character) as well as some ostensibly ‘rustic’ finishes, such as roughcast rendered, stained/painted wall-hung shingles or to gable end/s a half-timbered effect, lattice or battens. A key transitional feature was also the move away from the prominent Federation period verandah towards a smaller porch, which had a low masonry balustrade and a roof (either gabled, recessed or flat) supported by timber posts or Tuscan order-like columns. Sometimes, curved timber brackets or valances were also retained, hinting at their Queen Anne antecedents.



95 Kambrook Road – Federation Bungalow style



73 Kambrook Road – Federation Bungalow style

Amongst the mass of bungalows built in Interwar Melbourne, only a few are direct reproductions of American precedents. Accordingly, the adoption of the ‘Californian’ bungalow in Australia was most apparent in regard to overall form – a horizontal emphasis (albeit, dictated by the breadth of the allotment) – as well as broad and often tiered gable roofs (usually low-pitched). An array of vernacular finishes, particularly clinker brick detailing (to banding, piers, etc.), textured render and a half-timbered effect or shingled skirting to the gable end was also common. The front porch, often with a gable roof in the 1920s, with battered columns (often roughcast) on squat masonry pedestals and brick balustrade (note lozenge shape niches) or pylons, become another conspicuous element.



71 Kambrook Road – Californian bungalow



45 Kambrook Road – Californian bungalow

A small number of bungalows in the precinct also make varying references to the ‘Craftsman’ variety of bungalow. This subtype derived from the designs spread by Gustav Stickley’s magazine, *The Craftsman* (1901-16) – a principal propagator of the American Arts and Crafts movement – as well as a contemporary interest in Australia with ‘primitive simplicity’. It was generally

defined by a rectangular form, symmetrical façades (central entrance) and a single-ridged front-facing or transverse gable roof, generally without projections (the porch instead, being recessed).⁶ In the precinct, 'Craftsman influence' designates a more definitive example of this idiom, while 'Craftsman-like' conveys a more diluted version; for instance, a single-ridged gable example with a projecting porch (refer to Schedule below).



103 Kambrook Road – Craftsman influenced bungalow



65 Kambrook Road – Craftsman-like bungalow

Scattered through the precinct, with a cluster to its southern extent, are a handful of clinker brick or rendered houses with low-pitched hipped roofs. Such designs, indicative of the late 1930s, illustrate an emerging aesthetic at the close of the Interwar period that stressed pared-down detail and streamlined design; essentially, the speculative builders' response to 'progressive' architecture. However, the eclecticism of the 1920s was rarely wholly abandoned at suburban developments and gestures towards popular revival idioms persisted. In the precinct, the use of clinker brick, shouldered ('Tudor') arches or corbelling suggests the Old English style, while light painted renders and rounded arches implied a Mediterranean influence. Further, curved elements, such as concrete hoods to porches, were perceived as bestowing a sleekness that was associated with the Moderne.



33 Kambrook Road – late Interwar period



77 Kambrook Road – late Interwar period

In general, windows at contributory buildings in the precinct are timber-framed double-hung sashes, sometimes boxed, and often grouped. There was a conscious departure in the Interwar period from the narrow casement windows and toplights characteristic of residential design in the Federation period. Nonetheless, examples of these earlier window types are still noted at some of the transitional bungalows, particularly to bays. Small 'feature windows' are also found throughout the precinct, often with ornate leadlighting.

⁶ John Clare, *The post-Federation house in Melbourne: Bungalow and Vernacular Revival styles 1900-1930*, Faculty of Architecture and Planning, University of Melbourne, October 1984, Section 1.3

Leadlighting or decorative glass (coloured or texture) is widespread. In the precinct, the influence of the Art Nouveau, popular in the Federation period, is detectable at the earlier residences and some of the transitional bungalows; signposted by simple florals and draping motifs. At dwellings built in the late 1920s and 1930s, bolder, more geometric (angular and crystalline) and less colourful leadlighting (loosely Art Deco) is predominantly visible to the upper pane. Of this type, quarrels (that is, diamond) patterns, appear frequently.

Although often obscured, many contributory buildings appear to have original timbered doors, some paired (French doors), and several with decorative glazing bars (diamond pattern). Many are accompanied by sidelights (single or dual) or a highlight/transom window.

The following Schedule summarises key details of each contributory place in the Kambrook Road Precinct. Unless otherwise stated, information concerning construction derives from the City of Caulfield rate books, the *Sands and McDougall's Directory*, or both.

Address	Construction date	Key Attributes
33 Kambrook Rd	circa 1937 (‘Caulfield: 33 Kambrook Road’, Age, 12 September 1956, p19)	Old English style, lightly textured render, clinker-brick detailing, decorative glass and partly enclosed porch (partition wall) with shouldered arches. Original fence, driveway and garage (modified door).
35 Kambrook Rd	1925-26	Californian Bungalow type, clinker-brick detail, porch with battered columns and original French doors with glazing. Original fence.
37 Kambrook Rd	1925-26	Bungalow, Craftsman-like, porch with battened columns and roughcast rendered balustrade, clinker brick detailing and leadlighting. Original driveway and distinctive fence.
39 Kambrook Rd	1925-26	Bungalow, Californian type, jerkin-head roof, clinker-brick detailing, bow window and infilled porch.
43 Kambrook Rd	1925-26	Bungalow, Californian style, modified porch (enclosed) with battered columns and balustrade with slab capping.
45 Kambrook Rd	1925-26	Californian Bungalow style, roof with side gable, porch with battered columns and curved balustrade, clinker-brick detailing, small feature window/leadlighting and double door with diamond glazing bars.
63 Kambrook Rd	circa 1919, <i>Kepdarroch</i>	Federation Bungalow style, return verandah with decorative timber elements and tessellated tiled deck, bow bay (casements) with floral leadlighting, and original door.
65 Kambrook Rd	circa 1920	Bungalow, Craftsman influence, projecting porch has battered columns (smooth/roughcast combination), deck of tessellated tiles, and an Asiatic-inspired beam, as well as bow window/leadlighting and a recessed glazed door.
67 Kambrook Rd	1919, <i>Dagr</i>	Bungalow, Californian type, front gable extends over porch (timber posts), faceted bay to southern elevation, small feature window, leadlighting and original door. ‘Cyclone’ wire fence and curved garden path with pebble edging, likely original.
69 Kambrook Rd	1917, <i>Danbigh</i>	Federation Bungalow style, porch with timbered posts/brackets and deck of tessellated tiles, small feature window, leadlighting and original door.
71 Kambrook Rd	1917, <i>Armagh</i>	Californian Bungalow style, gabled ventilator, pylons to porch and faceted bay. Original fence.
73 Kambrook Rd	1918, <i>Coalville</i>	Federation Bungalow type, early example of transverse ridge, porch with timber posts/brackets and roughcast balustrade/pedestals, square bay with shingled skirting and leadlighting. Garage and fence likely early additions.
77 and 79 Kambrook Rd	1937	Mirror ‘semi’, eclectic late 1930s (Mediterranean influence), rendered with brick detailing, arched side porch entry, concrete hoods and restrained leadlighting.

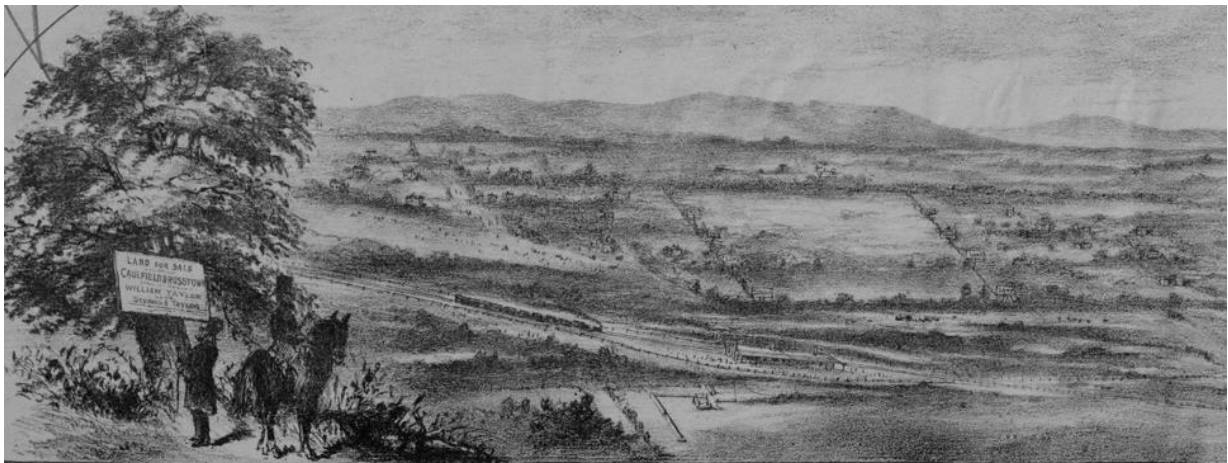
	('Advertising', Herald, 14 September 1947, p21)	No. 77 has an original garage (double timbered door with glazing bars) as well as a front fence and driveway.
119 Eskdale Road	circa 1907, <i>Kira Ora</i>	Federation Queen Anne, largely obscured by well-established trees and high fence, return verandah with timber brackets and fretwork, square bay clad in serrated shingling, casements with toplights, and leadlighting.
83/85 Kambrook Rd	circa 1924	Asymmetrical 'semi', Californian style bungalow, roughcast rendered walling with face/clinker brick detailing, small feature windows and leadlighting. No. 85 has a visible side porch with battered columns. Likely repeated to no. 83, which has been extended to its northern elevation.
95 Kambrook Rd	circa 1916, <i>Helga Malm</i>	Federation Bungalow with three front gable ends, modified porch, faceted bay, pair of small feature windows and leadlighting/ripple glass. Likely original front red brick fence with dogtooth pattern.
97 Kambrook Rd	circa 1919	Bungalow, enlarged and altered. Original form remains legible. Roughcast finished gable end (front/painted) and quarrel leadlighting.
99 Kambrook Rd	circa 1919	Bungalow, Californian type, projecting front gable, porch (enclosed) with pylons and faceted bay/leadlighting. Original brick fence.
101 Kambrook Rd	circa 1919	Bungalow, Craftsman-like, central porch with battered columns and recessed entry.
103 Kambrook Rd	circa 1919	Bungalow, Craftsman influence, recessed porch with timber posts and brackets, arched side entry, faceted bay, and wall-hung shingling.
105 Kambrook Rd	circa 1919	Federation Bungalow type, central projecting gable, porch with battered columns, square bay with skillion hood, small feature window and leadlighting.
107 and 109 Kambrook Rd	circa 1919, <i>Ronadene</i>	Asymmetrical 'semi', Federation Bungalow influence, side porch and front verandah with decorative timber elements, and leadlighting.
111 Kambrook Rd	circa 1917	Bungalow, modified (rendered). Original form remains. Shingled effect to gable ends.
113 and 115 Kambrook Rd + 2 and 2A Hudson St	1939-40 Described as 'flats' at initial sale	Asymmetrical/interlocking 'semis', streamlined Moderne character, clinker brick, curved cantilevered porch awnings, horizontal glazing bars and original doors with ribbed glass panes. Integrated garages – 113 and 115 Kambrook Road. Original low brick fence, incorporating hedge for privacy.
2B and 2C Hudson St	circa 1939-40	Asymmetrical 'semis', Old English style, corbelled gable end. Façade of 2C has been rendered. No. 2B retains an original driveway.
2D and 2E Hudson St	circa 1939-40	Asymmetrical 'semis', pared-down late Interwar character, clinker brick.

History

Context

The City of Glen Eira encompasses the unceded Country of the *Boonwurrung/Bunurong* and *Wurundjeri Woi Wurrung* peoples of the Eastern Kulin Nation, who have inhabited and managed its landscape for over a thousand generations and maintain an ongoing connection.

Caulfield emerged, from the mid-19th century, as a sparsely inhabited and peripheral region of Melbourne, a landscape of swamp, heath and red gum flats – exploited by transient timber-cutters and Gippsland graziers as a holdover point for stock on the way to market – with a nascent settlement at the intersection of Glenhuntly and Hawthorn roads known as ‘Camden Town’. Despite its relative isolation, the early Crown sales attracted those of means and a patchwork of grand homes arose, set amidst generous gardens and working properties. Classed as a ‘pastoral and agricultural district’ in the mid-1860s,⁷ it was still seen as a ‘pretty [and] rural place’ at the beginning of the 1880s.⁸ The establishment of Caulfield railway station (1879) boosted the profile of the racecourse and the area’s reputation for market gardens, nurseries and orchards, rather than as a residential locale.⁹



Sketch of Caulfield railway station and surrounding semi-rural environs in the 1880s.

(Source: *Plan of building allotments in suburban portions 74 & 90, Parish of Prahran*, 188?, BIB ID 2038369, SLV)

From the mid-1880s, large swathes of the region began to transform with the hyper-speculation of the ‘land boom’, which led to a surge in subdivision and construction activity, principally in proximity to rail corridors. By the close of the decade, the population had more than tripled (from approximately 2,400 to 8,000), and the dwelling count swelled (400 to approximately 2,000).¹⁰ Like elsewhere on Melbourne’s suburban fringe, this phenomenon was driven by an inflow of British capital, an enlarging population, widespread prosperity and a sweeping desire to occupy a freestanding and single-family house.¹¹ At the height of this marked growth, one of the local newspapers even appropriated the popular contemporary epithet for the city and portrayed the swelling district as ‘marvellous Caulfield’.¹²

This intensity of this phase proved transitory, curtailed by the depression conditions of the early 1890s. General growth renewed gingerly from the turn of the century, stimulated by the expansion and enhancement of the railway and tram networks, before once again escalating in pace and extent across the interwar years as the district’s middle-class identity solidified. By the mid-1920s, the eastern and central parts of the municipality consisted of various well-established middle-radius suburbs and the district as a whole was second only to the City of Melbourne in population.¹³

⁷ Robert Whitworth, *Bailliere’s Victorian Gazetteer Road Guide*, London, 1865, p84

⁸ Robert Whitworth, *The Official Handbook & Guide to Melbourne*, F Bailliere, 1880, p196

⁹ ‘Caulfield’, *Victorian Places*, 2014, available online; Jill Barnard, ‘Caulfield’, *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, available online

¹⁰ Henry Heylyn Hayter, *Victorian Year Book For 1880-81*, Melbourne, Government Printer, 1881, p48; and Hayter, *Victorian Year-Book 1892*, Melbourne, Government Printer, 1892, p94

¹¹ Graeme Davison, *City dreamers: the urban imagination in Australia*, NewSouth Publishing 2016, Chapter 5

¹² ‘A Place Worth Seeing’, *Prahran Telegraph*, 24 November 1888, p24

¹³ Review of population figures in the *Victorian Year Books*, Australian Bureau of Statistics

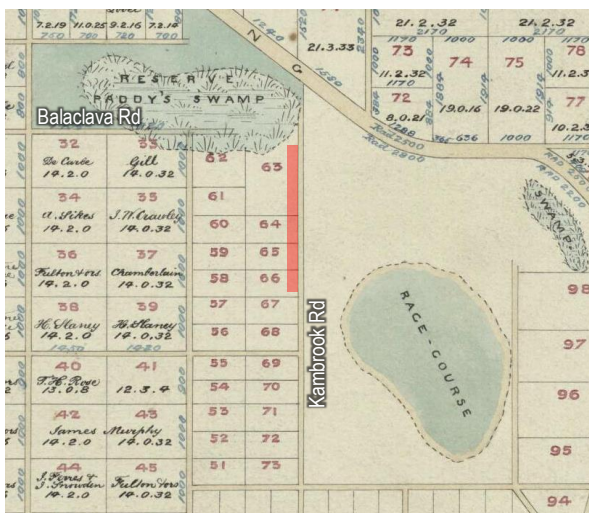
Precinct-specific

At its survey in 1856, the subject land formed part of a wide expanse near the centre of the Caulfield district reserved by the Crown.¹⁴ This area included natural wetland, such as 'Paddy's Swamp' (now Caulfield Park) and 'Black Swamp' (East Caulfield Reserve), as well as a considerable portion of 'flat sandy scrub', known as 'The Heath', part of which was proclaimed as Caulfield Racecourse in 1859.¹⁵ The holdings east of Bambra Road and south of Redan and Balaclava roads had been excised from this reserve by 1857, although it was not auctioned until the last major sale of Crown land in the locality in 1864.¹⁶

Of the initial buyers, John Payne, Esq, who acquired Allotments 66 and 67 (and later 65), was the first to build in the precinct. The director of various Melbourne and Tasmanian companies, Payne had been active in acquiring land across the district since the mid-1850s. A keen racehorse owner, he was also one of the first trustees of the Caulfield racecourse (before its management by the VATC). His relatively small estate (in the context of Caulfield), founded in circa 1867 to the south-west of Redan and Kambrook roads, was named 'Kambrook'.¹⁷ At an unsuccessful listing for its sale in the late 1870s, the property – and in effect, the early character of the central portion of the precinct – was described as:

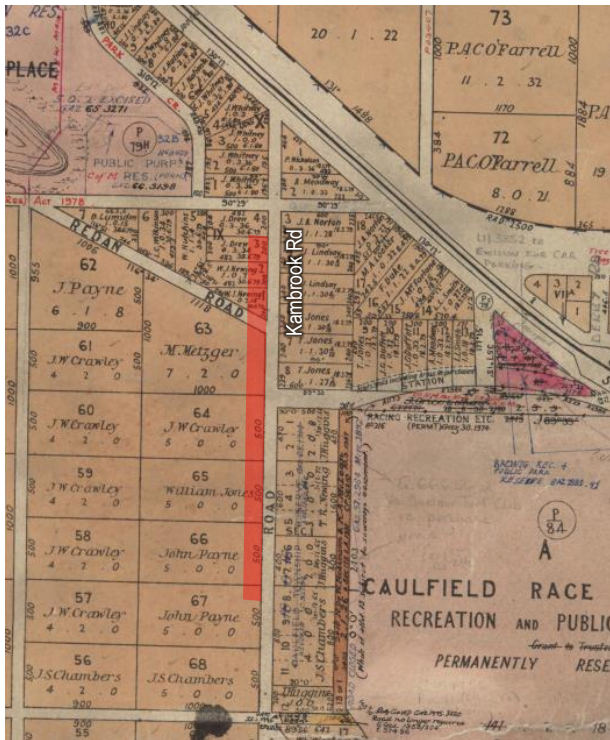
[a] family residence of seven rooms [wood/brick] ... Land about 15 acres, laid out in lawn planted with English trees of 20 years' growth, shrubs ... orchard, flower and vegetable garden, remainder divided into three paddocks laid down with English grass.¹⁸

The northernmost section of the precinct, the block bound by Redan, Balaclava and Kambrook roads, remained part of Paddy's Swamp until 1879, at which time it was surveyed and sold (with allotments 1-3 of Section 9 forming part of the precinct).¹⁹ Its initial buyers included the Newing family (Allotments 1 and 2), whose patriarch, Thomas Robert Newing – a Melbourne-based 'oil and colour merchant', racehorse enthusiast, and later president of the Caulfield Shire (1887) – built a five-roomed brick house and timber stables on the south side of Redan Road, near its intersection with Kambrook Road (outside the precinct) around 1868. It was later known as 'Ellington'.²⁰



Early parish map depicting the newly released land between Bambra and Kambrook roads, without owners yet identified. The approximate precinct portion is shaded red (Source: Thomas H Lightfoot, *Plan of the Parish of Prahran in the County of Bourke*, 1865, SLV)

- ¹⁴ Caulfield was first surveyed by Henry B Foot in the early 1850s, likely on the instructions of Victoria's first Surveyor-General, Robert Hoddle (appointed 1851). Foot's subsequent surveys of the district were later published between 1853-56 (refer to *Plan of portions marked in the Parish of Prahran*, 1851, SLV, BIB ID 2030273; and *Plan of the Parish of Prahran, County of Bourke*, 1853, SLV, BIB ID 2153766), with the majority of initial sales taking place between 1854-64 – Peter R Murray and John C Wells, *From sand, swamp and heath: A History of Caulfield* (J & D Burrows, City of Caulfield, 1980), p2. Foot also established the locality's road grid, including Balaclava and Kambrook roads.
- ¹⁵ 'Trustees of the ground set apart at Caulfield as a site for racing and other purposes of public recreation', *Victorian Government Gazette*, no. 50, 5 April 1859, p660; and 'The Caulfield Races', *Argus*, 25 April 1859, p5. The name, 'The Heath', referenced the central part of the reserve and remained in popular use into the 20th century.
- ¹⁶ *Part of the Parish of Prahran*, Department of Crown Lands and Survey, 25 June 1857, SLV, Map 5; and Murray and Wells, *From sand, swamp and heath*, p2
- ¹⁷ Review of *Sand and McDougall's Directory* editions, 1864-70
- ¹⁸ 'Advertising', *Argus*, 14 September 1878, p2; and Caulfield rate book,
- ¹⁹ Following pushback from the Shire of Caulfield, the Minister of Lands agreed to reserve Paddy's Swamp in late 1879 permanently. ('Municipal Councils', *Age*, 27 September 1879, p6)
- ²⁰ Murray and Wells, *From sand, swamp and heath*, p2; Certificate of Title, vol. 1127, folio 366; 'Will and Bequests', *Table Talk*, 29 March 1888, p8; and Caulfield rate book, 1880



Parish map showing the original purchasers in the precinct approximately shaded red
(Source: *Cities of Brighton and Caulfield*, PROV, VPRS, 16171)

In line with much of Caulfield's development, various land syndicates and companies acquired and land banked holdings in the precinct during its opening parish sales. Many of these holdings, predominantly along arterial roads and railway stations/corridors, were sold during the land boom, marketed as 'villa' subdivisions. In such a mould and partly within the precinct the 'Llangollen Estate' – once known as Snipe's paddock – was advertised in 1888 by The Australian City and Suburban Investment and Banking Company Limited. This large-scale offer, which included a small extent of the precinct either side of Eskdale Road (initially an extension of Station Street), was the first instance of closer subdivision in the immediate locale (the narrow lots originally offered were later combined).

In promoting the sale, the Llangollen Estate's auctioneer, Mr Taylor ('business-like and courteous combined'), predicted a 'great future for Caulfield – what the city of Prahran is to-day, so will Caulfield be in a few years more'. He also stressed that the estate overlooked the racecourse, now 'second only to that of Flemington', a fact that should 'command the attention of trainers and those interested in equine affairs'.²¹ Development to the Kambrook Road frontage of the Llangollen Estate was initially slow, and the weatherboard Queen Anne villa at 119 Eskdale Road (at the corner of Kambrook Road) was not built until circa 1907.

The next substantial subdivision in the precinct, that of the Kambrook estate (John Payne had died in 1881²²) did not occur until 1909; a reflection of the 1890s Depression and sluggish recovery. Kambrook had been offered for sale several times between the 1890s and early 1900s, with later promotions moving from marketing the estate as an attractive homestead to one 'eminently suitable for subdivisional purposes'.²³ This change in language was a recognition of a wider shift in the social character of the district over the early 20th century, with the commodious semi-rural seats of Caulfield's landed gentry now encroached upon by rows of middle-class bungalows.

By 1906, the proprietors of Kambrook, as tenants in common, were Emily Frances M Payne and Emma Florence Hudson, both of York Street, St Kilda.²⁴ As part of the works organised for its sale as the 'Kambrook Estate' in 1909, its grounds were cleared and the original residence demolished. Payne and (the eastern portion of) Hudson streets (note namesake) were also laid, to

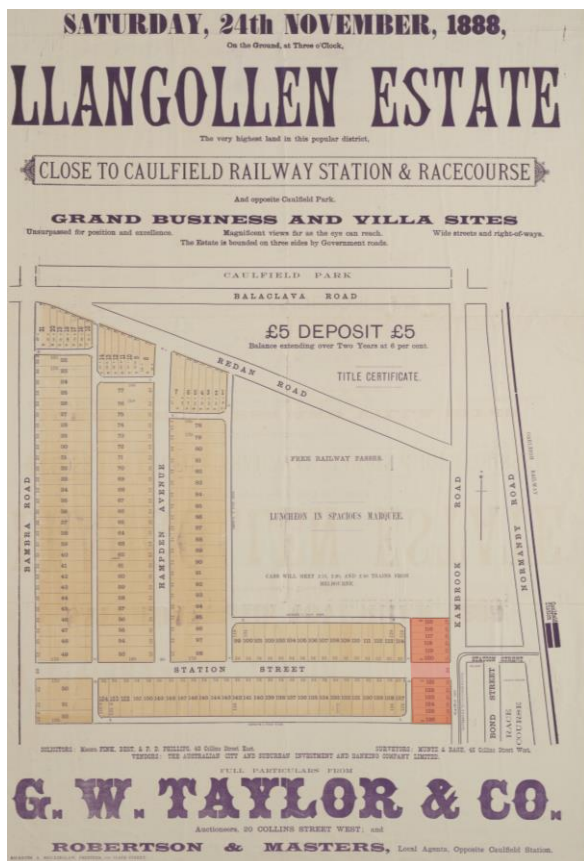
²¹ 'A Place Worth Seeing', *Prahran Telegraph*

²² 'Family Notices', *Australasian*, 4 June 1881, p25

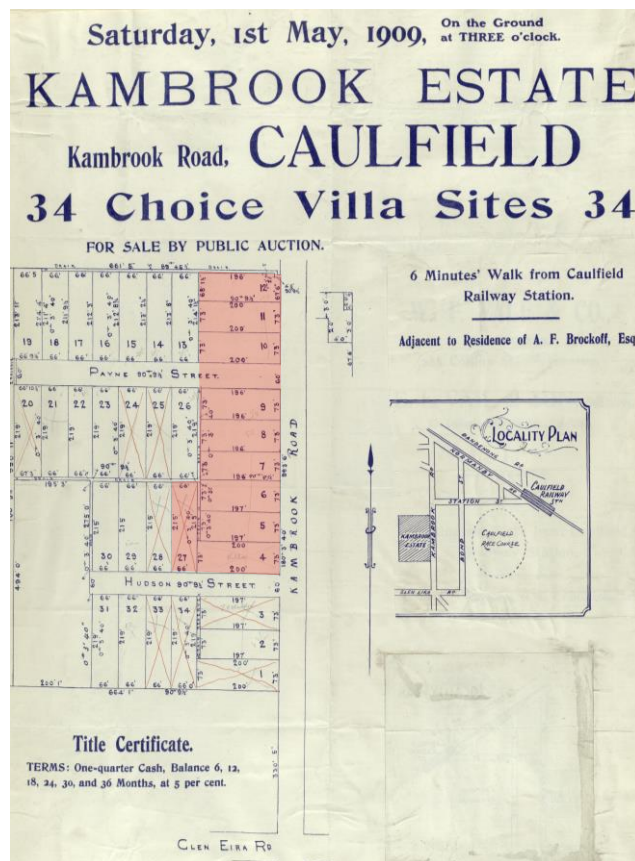
²³ 'Advertising', *Age*, 4 March 1903, p2

²⁴ Certificate of Title, vol. 3143, folio 497

accommodate the pegging out of 34 suburban-scaled lots ('splendid depths') 'for those seeking a site for [the] erection of a MODERN VILLA'.²⁵ Ten of these lots were situated along the Kambrook Road of the precinct and, for the most part, were sold between 1912-15.²⁶ The lots north of Payne Street were built on during this time, while those to the south appeared around 1919, mostly by the hand of contract builder James William Hardy (see below).



Llangollen Estate – small precinct section shaded red.
(Source: NLA, Bib ID 1736711)



Kambrook Estate – section in the precinct is shaded red.
(Source: Vale Collection, SLV)

In 1914, the Newwing family (Thomas had died at Ellington in 1888²⁷) also subdivided their holding – the last of the large land releases in the precinct, which established nearly half of the existing lot pattern. Promoted as the 'Ellington Estate', purchase involved accepting covenant that, at a minimum, £500 was required to be expended on building costs.²⁸ ('A serviceable cottage could be erected for £350 or £400' in the period.²⁹) As part of the works, Newington Grove and Bowls Avenue were also formed (outside the precinct). Most of these lots were subject to development during the First World War or in the immediate postwar years.

The sale and development of the Ellington Estate was a turning point in the evolution of the locale from semi-rural land use, utilised in particular as paddocks by horse owners and trainers,³⁰ to a suburban precinct. It coincided with the broader growth and consolidation of Caulfield proper in this period. A trend much-commented upon by contemporary observers:

The development of the district south of the Yarra grows greater every year. Steadily the area of Greater Melbourne is being enlarged. The electric trams are doing the work of suburban expansion it was foreseen they would do. It affords a remarkable contrast to review what Caulfield was, and what it has become. It was created a road board in 1857, and was regarded as out in the bush, given over to market

²⁵ 'Advertising', *Age*, 17 April 1909, p2
²⁶ Certificate of Title, vol. 3143, folio 497
²⁷ 'Family Notices', *Argus*, 27 January 1888, p1
²⁸ 'Caulfield', *Herald*, 10 September 1914, p8
²⁹ 'Homes for the People', *Herald*, 5 December 1912, p3
³⁰ Certificate of Title, vol. 3889, folio 619

gardeners and farmers. To-day on the places where cabbages were grown are massed suburban villas, and Caulfield is a full blown city ... While these [railway] lines have been instrumental in bringing population, the inevitable tram... [has been] the mainstay in that direction.³¹



(Above) Undated photograph towards the corner of Eskdale and Wyuna roads, just west of the precinct, likely 1900-10
Note the semi-rural landscape

(Source: Glen Eira Historical Society, Object Registration 1192A)

(Left) Ellington Estate, late 1914 – with precinct portion shaded red
(Source: Landata, LP 6512)

The section of the precinct north of Redan Road was acquired by James William Hardy (1876-1944), a resident of Kambrook Road (no. 73), in 1924.³² He divided the acquisition into six lots, which were then purchased between 1924 and 1925.³³ Whether these properties were sold as land/house package deals is not known, although it appears likely that Hardy constructed most, if not all, of the existing bungalows along this stretch (nos 35-45). Such activity was not Hardy's first interaction with Kambrook Road.³⁴ Previously, he had purchased the land and presumably built houses (again bungalows) at nos 67 and 97-105 Kambrook Road around 1919.³⁵ He is also known to have been active elsewhere in the municipality.³⁶ Hardy's approach was archetypal of the small-scale speculative builder in Interwar Melbourne; the acquisition of land – often several freshly subdivided at a time – followed by the expeditious erection of cost-effective but desirable suburban dwelling/s, which could either be sold on quickly or, less so in 'quality' areas, tenanted.

A review of the recorded occupation for original or early occupants (1910s and 1920s) in the precinct reveals a high proportion of 'professionals' (stockbroker, clerks, military officer, salesman, mining manager, optician, publisher, dentist, commercial traveller) as well as some 'blue-collar' workers, most of whom were involved in the construction industry. This small sample size equates with the documented chiefly middle-class profile of the Caulfield district during the interwar years.³⁷

The group of clinker brick houses in the southern section of the precinct were erected between 1939-40, in place of an earlier timber residence. These were also likely the result of another speculative builder, perhaps Leo Norman Graham, who was recorded as a builder and resident of 2A Hudson Street in 1940, the same year that the other similarly styled, neighbouring houses were being constructed.³⁸

The following aerial photographs show the precinct as developed by 1931 and 1945. The likely original form and footprint of the contributory buildings are depicted, as are an array of outbuildings (only some of which have survived). Street plantings are not evident or well established enough to appear in the 1931 aerial. Their presence in the 1945 aerial suggests that they were mostly the result of postwar municipal planting efforts, in which native species were increasingly favoured.

³¹ 'Caulfield's Progress', *Prahran Telegraph*, 28 June 1919, p6

³² Hardy was a resident of East Malvern and is also known to have been active in construction elsewhere in the municipality, including the Kambrook Road Precinct. ('Death Notice', *Argus*, 1944, p2)

³³ Certificate of Title, vol. 4799, folio 643

³⁴ Hardy is also known to have been active in construction elsewhere in Caulfield, including the Heywood Street Precinct.

³⁵ (no. 67) Certificate of Title, vol. 4114, folio 620; (no. 97-105) Certificate of Title, vol. 4124, folio 607

³⁶ For instance, refer to the Heywood Street Precinct.

³⁷ See Murray and Wells, *From sand, swamp and heath*, pp225-228

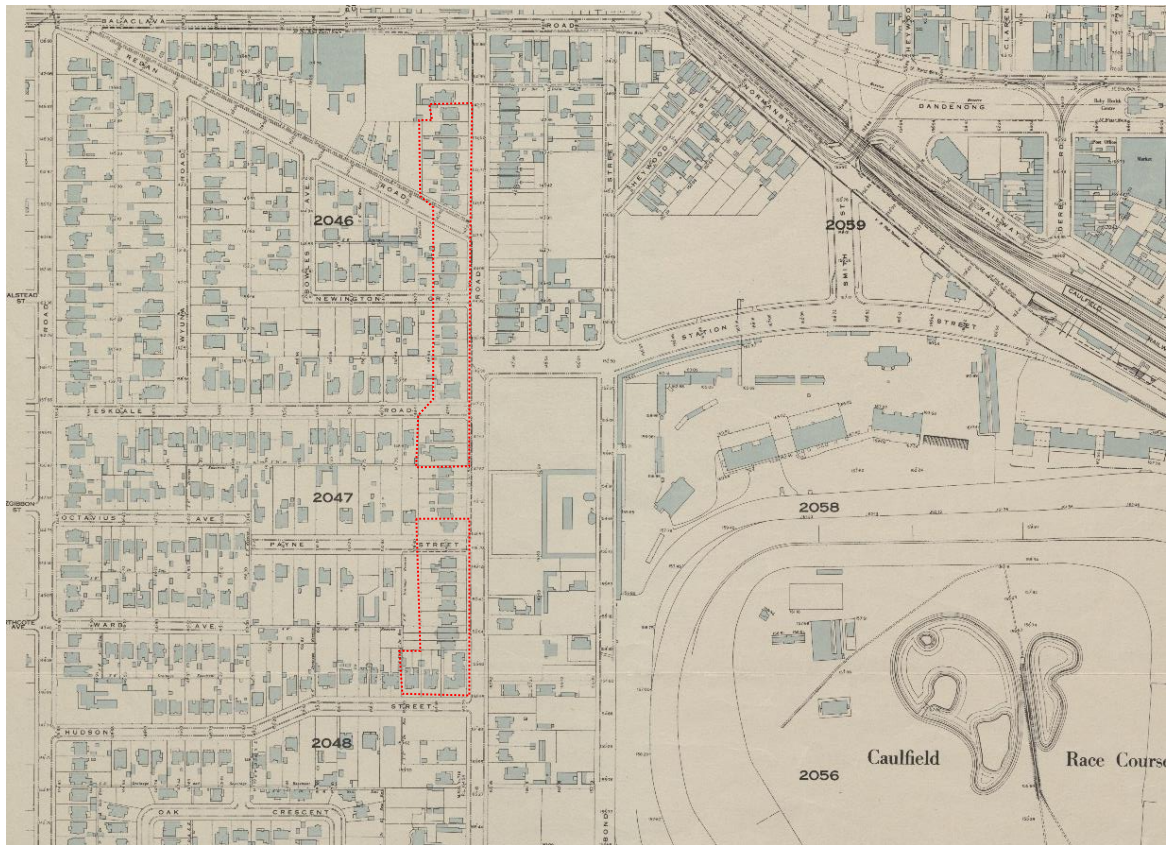
³⁸ 'Notice to Creditors of Intention to Declare Dividend', *Commonwealth of Australia Gazette*, 24 October 1940, p2301



1931 aerial photograph of the precinct. All contributory buildings are extant, except for the late Interwar examples (33, 77 and 79 and 113 and 115 Kambrook Road and 2 to 2E Hudson Street)
(Source: Landata, *Maldon Prison*, Frame 2477)



1945 aerial photograph of the precinct. Left to right – north to south
All contributory places extant
(Source: Landata, *Melbourne and Metropolitan Area Project No.5*, Run 16, Frame 57836)



MMBW plan no. 79 (160 feet to 1 inch), Caulfield and Malvern

The Kambrook Road Precinct, outlined, and surrounding environ as developed by 1949

(Source: *Maps of Melbourne*, The University of Melbourne)

Late 20th-century change

Over the late 20th century, some Federation and Interwar period dwellings were replaced with contemporary residences, including a two-storey house at 93 Kambrook Road, a single-storey flat-roofed house at no. 91 and a unit development at no. 75. Other reoccurring changes in the precinct are the infilling or enclosing of front porches.

Thematic Context/Comparative Analysis

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

- The Post Federation Years (1900s-1910s), and
- Suburban Expansion and Consolidation (1920s-1930s).

City of Glen Eira Thematic Environmental History [Refresh] 2020 (Built Heritage):

- 6.3 Shaping the Suburbs

Known comparable places in the City of Glen Eira

The Kambrook Road Precinct is one of several predominantly Interwar period residential precincts in Glen Eira, reflecting the municipality's consolidation in the Interwar period. Few other precincts, however, contain the same concentration of bungalow variety (transitional, Californian and Craftsman); the result of a spate of construction during and immediately following the First World War (years in which the transitional modes flourished), the bungalow ascendancy of the early to mid-1920s and later phase (1930s) of more austere housing design. All of these types demonstrate the presence of the small-scale speculative builder.

Comparable mixed precincts include:

- Glen Eira Road and Environs, Caulfield North (HO73) – generally substantial bungalows and late Interwar period houses with a smattering of late Federation period villas on a subdivision deriving from the grounds of the late 19th-century mansion, *Nithsdale*.
- Caulfield North Estate and Environs (HO14) – a considerable precinct of diverse typologies (cottages, villas, row/terrace houses, 'semis', flats – albeit few Interwar period bungalows) dating from the late 19th century to the interwar years. Some transitional Federation bungalows in Carnarvon Road.
- Ormond Precinct environs (HO75) – large precinct with an array of Interwar period housing, numerous timbered examples. Some Victorian and Federation period dwellings are present.
- Bailey Avenue and Myrtle Street environs, East St Kilda (HO68) – a small precinct on the north side of Glen Eira Road with a modest housing stock defined by an assortment of Federation Queen Anne style villas (red brick as well as weatherboard) and masonry Interwar period bungalows.
- Elsternwick North Precinct (as amended, part of HO72) and Elsternwick South Precinct (recommended for a HO) – both sweeping precincts that encompass a diversity of typologies and late 19th and early to mid-20th century idioms with the former having fewer examples from the Interwar period than the latter. Bungalows are well represented in both precincts but tend to be the Californian type.

Other Interwar period precincts with a high proportion of bungalows include:

- Beauville Estate and Environs, Murrumbeena (HO12),
- Hillcrest Avenue and Environs, Caulfield (HO32),
- Glen Huntly Park Estate and Environs (HO28),
- Bentleigh Residential Precinct (HO69), and
- Rose Hill Estate Precinct, Bentleigh (recommended for a HO).

Previous Assessment

Andrew Ward, *City of Caulfield Conservation Study*, 1990, Survey Sheet 11:

- 63 Kambrook and 119 Eskdale Road – of local significance (C grade),
- 95 Kambrook Road – of local interest (D grade), and
- All others – N grade (not significant).

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Systems Control	Yes
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 overlay.
(Nearmap, depicting August 2019)