

CAULFIELD CONSERVATION STUDY

152 Grange Road

Church, Primitive Methodist (1885), Trinity Congregational Church (1909), Old Calendar Greek Orthodox Church (1983)

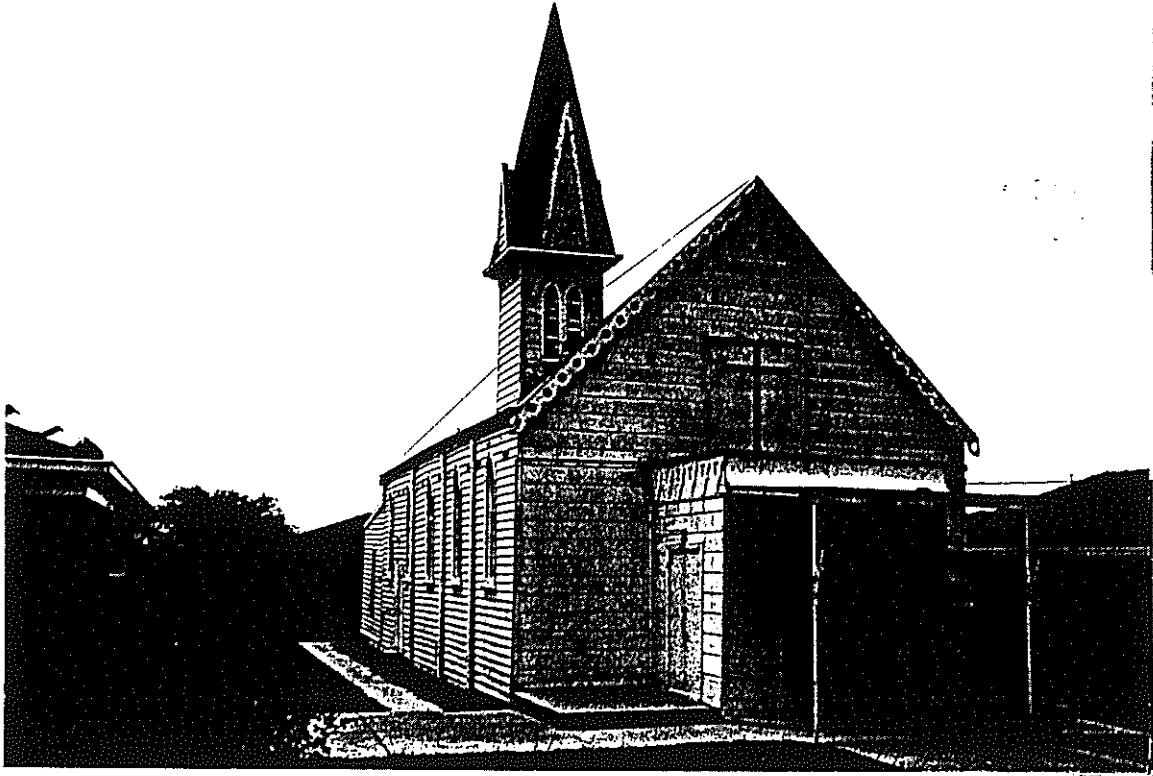


Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Registered (005749)
National Trust Register:	Classified (File No. 3314)

Description:

A small timber late Victorian Gothic Revival church with distinguishing bell tower having paired lancet arched louvred openings with semi-circular hood mould and sheet metal lined spire. The barges are elaborately fretted and the facade has ashlar boarding and later porch with timber frieze facing to parapet. The original rose window is understood to have been obscured by the present cross panel. The side walls are strengthened with vertical beams and tie rods. There is a lean to at the rear.

Condition: Fair - poor

Integrity: Fair, later doors to porch and canopy.

152 Grange Road

Church, Primitive Methodist (1885), Trinity Congregational Church (1909), Old Calendar Greek Orthodox Church (1983)

History:

On the 16 October 1909, "a modest weatherboard building tastefully constructed within pleasing lines and angles and arches, and flanked by a small spire" was opened for Congregational services (The Victorian Independent : 1909). The building had been erected in 1885 (1889?) as a Primitive Methodist Chapel in Eastern Road, South Melbourne. With the unification of Methodist Churches in Australia in 1902 the building became redundant. Subsequently it was sold to the Congregational Union, cut in half longitudinally, and transported by wagons drawn by teams of horses to its present site in Grange Road, east side between El Nido Grove and Lyons Street. The two halves of the building were re-erected and held together by metal tie rods. Shortly after, a west gabled circular window was covered from the outside by a timber mounted cross. A new entry porch was built c. 1910 and in 1914, the building was converted from gas to electricity.

When re-sited the Church served a community that was largely market gardens. Today the area is residential.

In 1983, the Old Calendar Greek Orthodox Church purchased the property to use as a place of worship.

References: National Trust of Australia (Victoria) File No. 3314
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 19899, p71-72.
Lewis, M., (ed.) Victorian Churches, National Trust of Australia (Victoria), Melbourne, 1991, p.64.

Thematic Context: Worship: Primitive Methodist/Congregational

Statement of Significance:

The former Primitive Methodist, later Congregational, church at 152 Grange Road, Glenhuntly, is a small timber building, erected in 1885 (89?) in South Melbourne and relocated to Glenhuntly in 1909. It is a highly individual picturesque timber structure with distinctive spire and timber enrichment. It has aesthetic, historical and social significance.

Its aesthetic value is derived from the choice of materials and picturesque Gothic Revival character showing American influence. Its historical value is derived from its survival as a rare example of a Primitive Methodist Church building whilst its social value hinges on its early roles as a place of worship for the Primitive Methodists in South Melbourne and the Congregationalists in Glenhuntly.

152 Grange Road

Church, Primitive Methodist (1885), Trinity Congregational Church (1909), Old Calendar
Greek Orthodox Church (1983).

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

504 Hawthorn Road

House "Cumbernauld", formerly "Thornleigh Grange"



Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

A substantially intact Victorian villa with symmetrical single fronted facade, white tuckpointed black body bricks and overpainted whitebricks to the friezes corners and reveals. A convex verandah has a scalloped fringe, cast iron frieze with timber frieze rail and slender cast iron columns. The hipped roof is slated and the stuccoed symmetrical chimney stacks are unpainted. A timber addition is situated at the rear, whilst the brick bonding is English for the front sections suggesting that the original dwelling was considerably smaller than its present size.

504 Hawthorn Road

House "Cumbernauld", formerly "Thornleigh Grange"

Condition: Good

Integrity: Good, garden setting

History:

In 1872 Alexander Wawn, a farmer, owned and occupied a four roomed brick and wood house with stables on twelve acres of land in Hawthorn Road, on the south-west corner of Saturn Street.

In 1886, the house was extended to six rooms and the land holding to twenty acres. Wawn was described as "gardener". In 1878 another room was added to the house. N.A.V. was £57.

By 1889, Wawn owned and occupied his house and thirty acres, plus an adjoining property with a wood house of four rooms and land.

By 1900 Wawn leased the wood house and about 22 acres to Hong Ki and 11 acres to Sing Sam. Wawn had retired as a gardener and was described as a "gentleman". His house was on two acres of land. By 1910 Wawn lived in East Brighton and leased his house, described as "brick and wood with six rooms on two acres" to Thomas Cleland, a greengrocer. Cleland continued to lease the property in 1915 when the house block had been reduced to $\frac{3}{4}$ acre.

In 1919 J. Wood purchased the house and $\frac{3}{4}$ acres. Mrs Annie Cleland was tenant and the property was known as "Thornleigh Grange". Soon after this, the surrounding market garden and pasture were subdivided into housing blocks and Saturn Street was built as part of the Hawthorn Road Tramway Estate of 1920. William James Mathieson, a traveller, purchased the seven roomed house on land 50 x 160 feet. Mathieson continued to live on the property in 1926 at which time it was known as "Cumbernauld".

References: CCC Rate Books 1871-78, 1884-86, 1889, 1900, 1910, 1940, 1915, 1919, 1921-26
MMBW Plan No. 81 undated.

Thematic Context: Market Gardening.

504 Hawthorn Road

House "Cumbernauld", formerly "Thornleigh Grange"

Statement of

Significance: No. 504 Hawthorn Road is locally significant as a rare surviving market gardener's house in Caulfield South, recalling the area's former role along with nearby Brighton in growing vegetables for the Melbourne markets. It is also noteworthy as an early Caulfield house, surviving in a substantially intact state and using bi-chromatic brickwork which was highly fashionable during the 1870's (refer "Glenmore", 1 St Georges Road, 1870 and "RipponLea", 1868).

Recommendations: Recommended for planning scheme control.

Assessed by Andrew Ward, July, 1994

CAULFIELD CONSERVATION STUDY

Hobart Road, Murrumbeena
Murrumbeena Primary School

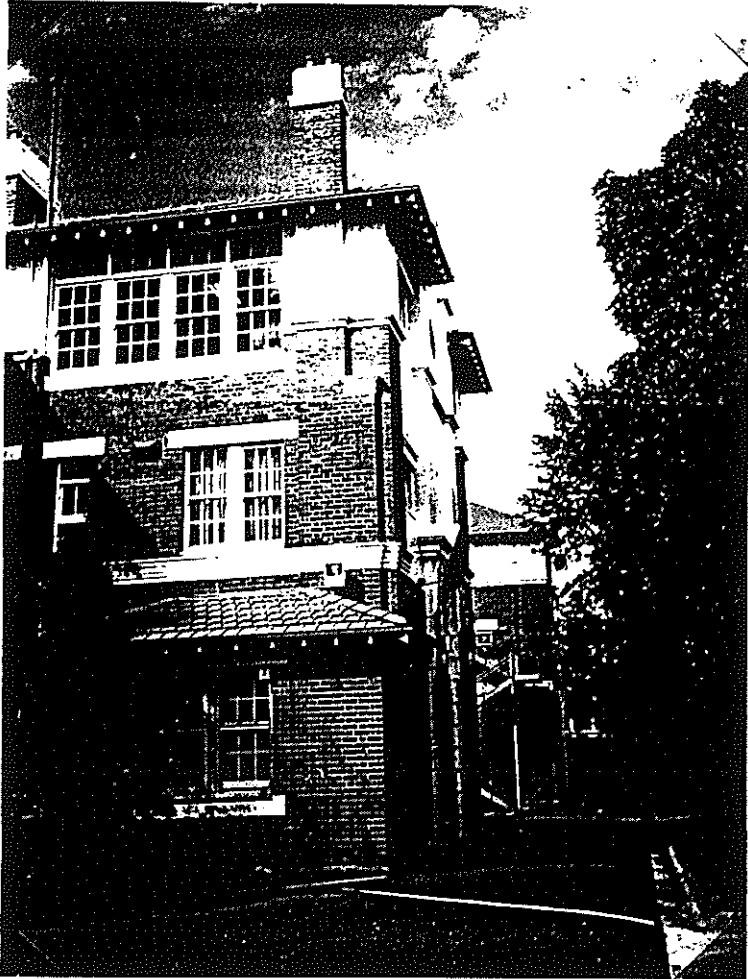


Photo: March, 1995

Hobart Road, Murrumbeena
Murrumbeena Primary School

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A large two and three storeyed Classical Revival brick and stuccoed school, u-shaped on plan and demonstrating Dutch Renaissance influence in the pedimented treatments. The facade is symmetrical with a central recessed colonnaded section about an axial pedimented feature in stucco. The flanking wings incorporate rough cast panels, red brick pilasters and rusticated and pedimented treatment in stucco recalling Baroque forms in a manner characteristic of the period. The north (original) wing has "AD 1916" in the uppermost pediment and "Murrumbeena School No. 3449" in the pediment surmounting the main entry. The rear elevation is bland, with relieving chimney stacks.

Inside, the austere treatment includes v-jointed timber ceilings and dados with solid plasterwork and parquet floors.

Condition:	Good
Integrity:	Good, steel escape staircases visually intrusive.

History:

The Murrumbeena School has its origins in the Rosstown State School, inaugurated in 1887 following the commencement of settlement associated with the opening of the Gippsland railway (to Oakleigh in 1879). An adjunct to this school was opened on 19.1.1903 at Murrumbeena, in the local Presbyterian Church hall. This arrangement was entered into on a temporary basis.

In the face of growing enrolments, the Rosstown School was renamed the Carnegie State School in 1913 and a petition was presented to the Government requesting a new facility at Murrumbeena in May, 1910. In October of the same year, the Government acquired two acres in Hobart Road, with subsequent purchases in 1920, 1923 and 1924.

A new building was erected on this site with accommodation for 400 pupils. Opened on 27.4.1917, it consisted of the present north wing and included 8 classrooms, a sewing room and staff facilities. It is presumed to have been designed by the Victorian Public Works Department when S.C. Brittingham was Chief Architect (1916-22) and at a time when there was a peak in school building. It was officially separated from Carnegie on 14.5.1917.

Hobart Road, Murrumbeena
Murrumbeena Primary School

With burgeoning enrolments, a building was relocated from the East Kew Primary School c. 1924 and it remains in use for the After School Care Program. The south wing was eventually opened on 10.6.1926.

References: Education Department of Victoria: Vision and Realisation Vol. 3 pp 413-14.
Burgess, B., Murrumbeena Primary School No. 3449: The First 75 Years 1917-1992.

Thematic Context: Public Services: Education

Statement of Significance:

The Murrumbeena Primary School is a substantial Government School of the post Edwardian and early Interwar periods. It is representative in its adoption of the courtyard plan with Classical Revival details and unusual in that the main entry is off-centre, recalling the building's staged development and in its use of Dutch Renaissance motifs, comparing with the Princes Hill school.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, March, 1995.

CAULFIELD CONSERVATION STUDY

1 Hood Crescent

"Shelford" St Mary's Jubilee School

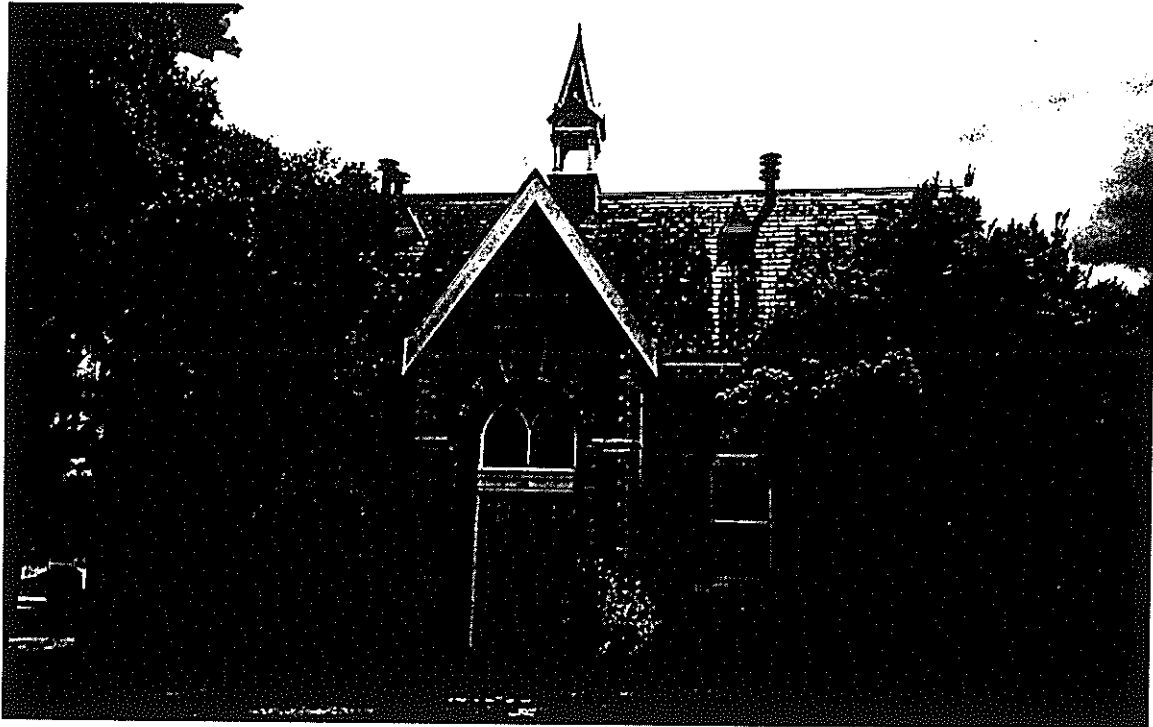


Photo: February 1994

Existing Registrations:

Historic Buildings Register:	Nil (1993)
National Estate Register :	Reg. No. 5751
National Trust Register :	Classified

Description:

A single storeyed symmetrical school, cruciform on plan with polychrome brick and gable roofed front section in the Gothic style using dark brown body bricks with cream, black and red trim and cast cement keystones to the arches having intaglio enrichment. The projecting porch has a sandstone plaque in the gable end, reading "AD 1887 Queen Victoria's Jubilee". The openings are round arched, the voussoirs being formed into lancet shapes.

The rear classroom(?) section is monochrome with buttresses, the Hood Crescent elevation having a stuccoed, porch with flat arched openings, drip moulds and parapet coping in the Tudor style.

The crossing is accentuated by a flèche in the Gothic Style with fish scale slates.

Condition: Good

Integrity: Good, minor timber addition to west elevation, barge enrichment removed.

History

The St Mary's Jubilee School was erected in 1887 to the design of noted architect Charles Webb, and Sons. The school hall at the rear was opened by Archbishop Clarke on 27.6.1904 and the front section was divided into classrooms. It is now used by the Shelford C.E.G.G.S.

References: National Trust file with references to - Australasian Builder and Contractors' News, Sydney, 1.10.1887, 19.10.1887, Denton, J., Marshall, B., undergrad. essay: "Charles Webb. Early Melbourne Architect", Univ. of Melb. Department of Architecture (1967).
St Mary's Church The First Hundred Years 1863-1963.

Thematic Context: Education : Church of England (Anglican).

Significance:

The former St Mary's Jubilee School is locally significant as an early purpose built church school, associated with St Mary's Church. Its use of polychrome brick is locally conspicuous whilst the adoption of the Gothic Style not only underlines its Christian foundations but relates to the comparable schools of the Public Works Department of the same period.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, February, 1994

CAULFIELD CONSERVATION STUDY

2 Hopetoun Street

Hospital - Hopetoun Private Hospital, formerly house "Melrose" (1899)



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Classified (1991)

Description:

Imposing two storeyed stuccoed Italianate villa with two storeyed corner verandah terminated by a projecting hip roofed wing on the facade and by a three staged tower with pyramidal roof surmounting the entrance porch. Cast cement enrichment is representative of the period and includes intaglio work, plain quoins, sill brackets and architraves. The iron lacework is unusually finely worked and of interest in this respect. Inside, the staircase is intact though comparatively unimposing and the interwar decorative schemes have been obliterated.

2 Hopetoun Street

Hospital - Hopetoun Private Hospital, formerly house "Melrose" (1899)

Condition: Good

Integrity: Good, additions to north, east and south

History:

In 1889, Charles Webb, architect, owned about six acres, 30 perches of C.A. 275. IN 1890, a portion of the land between Glenhuntly Road and Korong Street (now King Street) was subdivided and Hopetoun Street created. In the same year, a ten roomed brick house was built on lot 13 on the east side of Hopetoun Street. NAV was £100.

From 1892 to 1895, Hanbury Geoghegan, a solicitor, leased the property from Webb. Joseph Cutts, a merchant subsequently became tenant. When Webb died in 1898, the property passed to his son, Alfred Webb and then in 1899, to his daughter Florence Mabel Webb. At that time, the house was known as "Melrose".

The house continued to be leased until 1911 when it was purchased by Annie O'Brien of Parkville. The property changed hands again in 1920 when Charles Reeve became owner. By 1922, the house had become Hopetoun Private Hospital. Since then, the property has had several owners - Edith Haines from 1934, Albert Thomas from 1954 and Kopat Pty Ltd from 1985.

Hopetoun Private Hospital and grounds now occupy lot 13 and part lot 14.

References: National Trust of Australia (Victoria) File No. 6243
MMBW Plan No. 49: 1898 and 1928
CCC Rate Books 1889-1891

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of

Significance: "Melrose" is of regional importance as a surviving and substantially intact example of a large villa residence designed by the noted Melbourne architect, Charles Webb. Its importance is enhanced by the use of unusually fine cast iron balustrading. As a surviving large villa designed by Charles Webb, it compares with his own home "Farleigh" (1865), in Brighton whilst the tower compares with his first home "Chilton" (c.1853).

2 Hopetoun Street

Hospital - Hopetoun Private Hospital, formerly house "Melrose" (1899)

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, September 1994

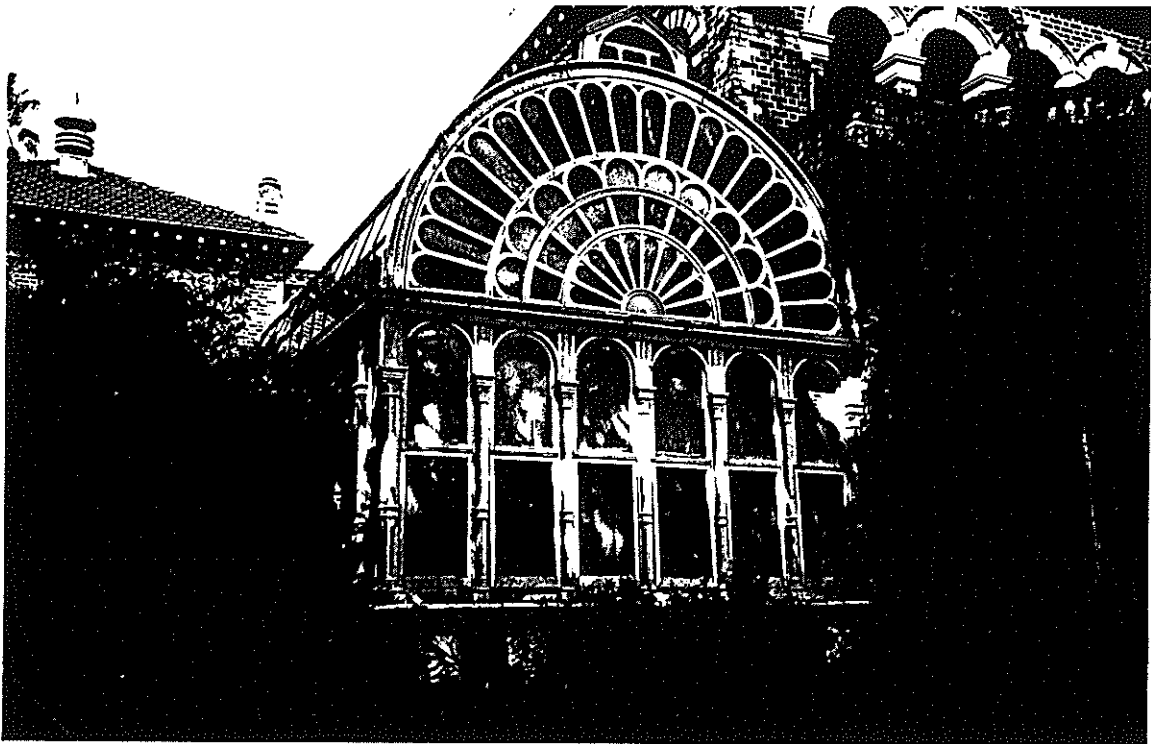


CAULFIELD CONSERVATION STUDY

192 Hotham Street, Elsternwick
"Rippon Lea"



North elevation



Conservatory (North elevation)

Photos: March, 1995



West elevation (facade)

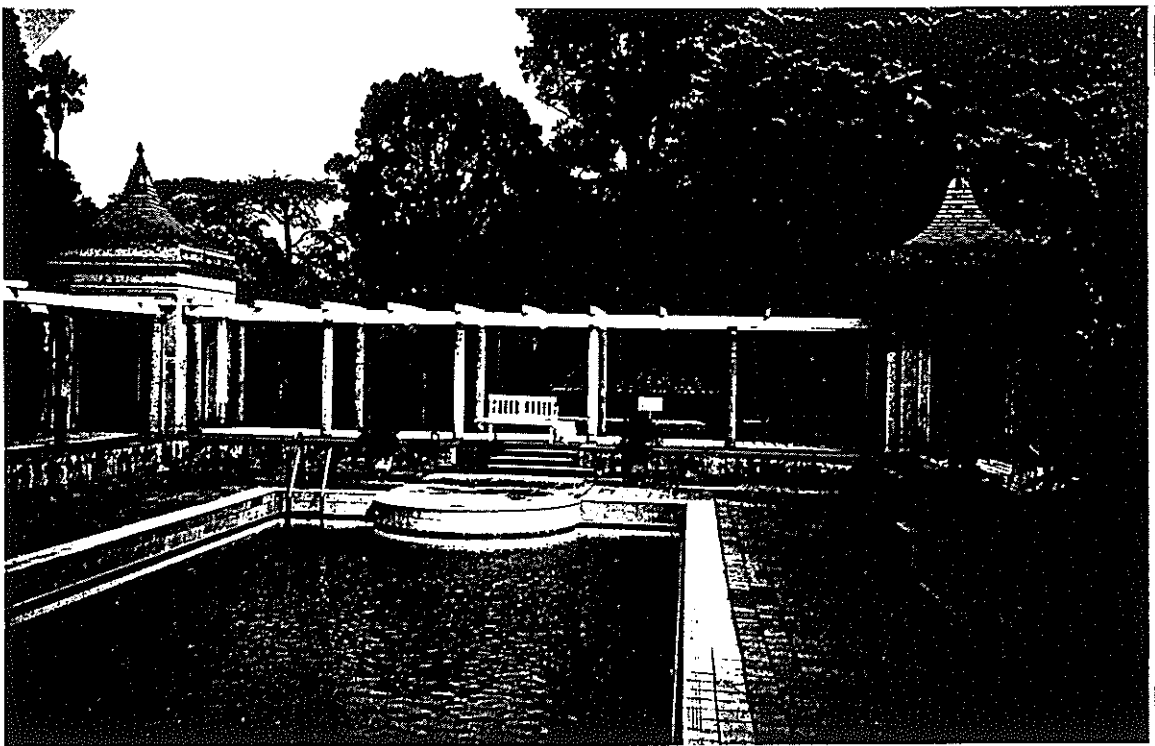


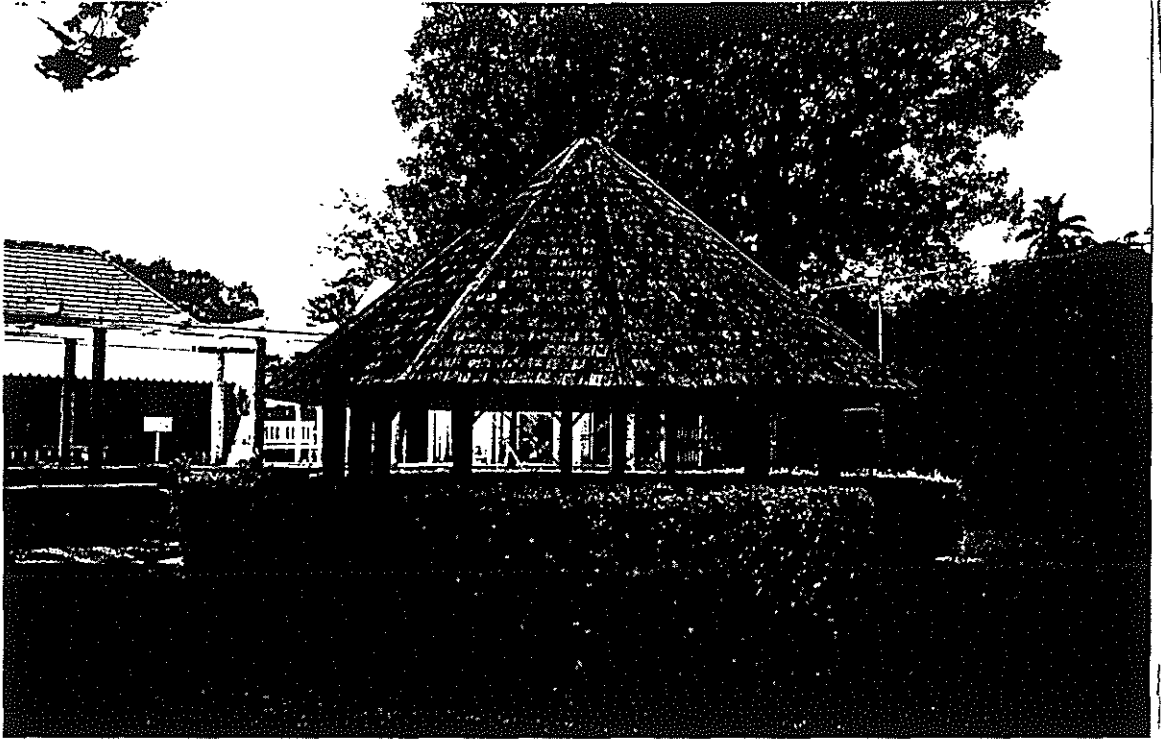
East elevation



South tower

Swimming pool





Pavilion



Archery House



Lookout tower

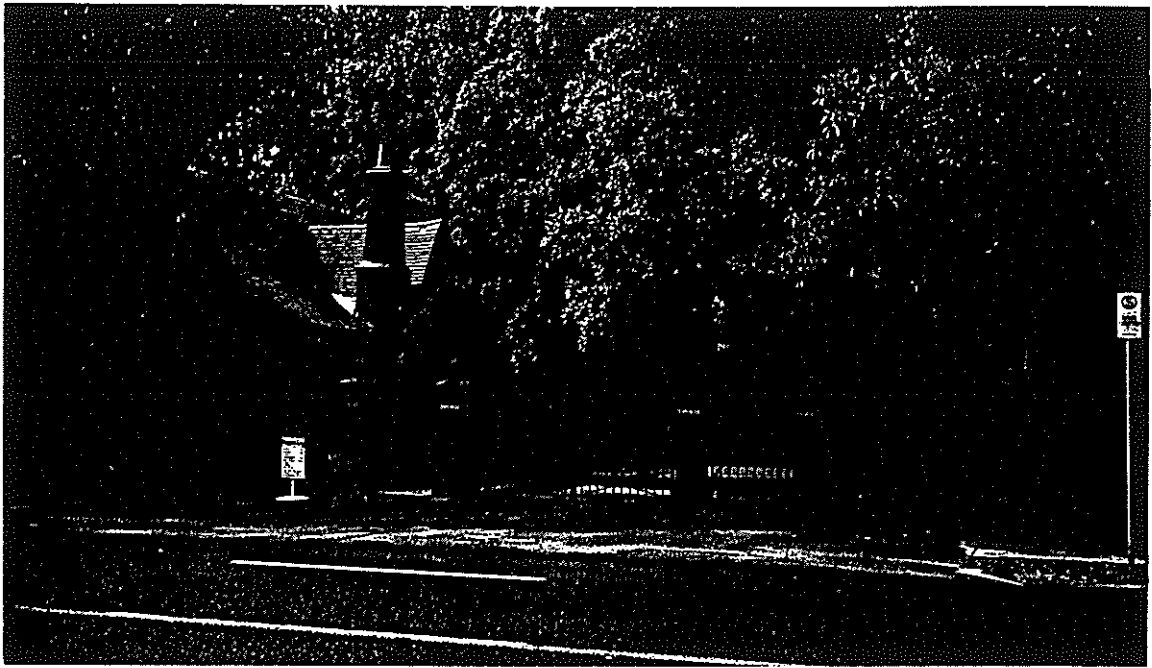
**Typical footbridge,
Summer House**



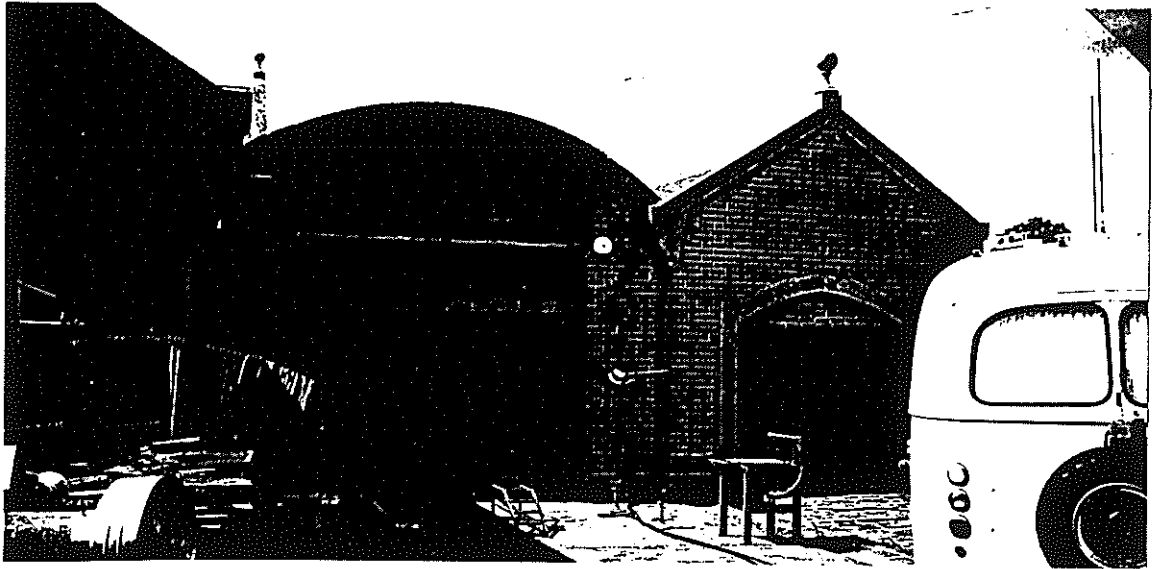


Fernery





Gates and Gate House



Stables

192 Hotham Street, Elsternwick
"Rippon Lea"

Existing Registrations

Historic Buildings Register:	Registered
National Estate Register:	Registered
National Trust Register:	Classified

Description:

A grandiose Italian Renaissance Revival villa residence in the Lombardic Romanesque manner in polychrome brick with later Marseilles tile roof. Prominent elements include the south tower, the west facing bays, cast iron verandah and terrace and the northern cast iron porte-cochere and glazed cast iron conservatory. Brickwork enrichment is in whites and reds forming diapers and banded voussoirs in the Italian Renaissance fashion.

Inside, the wallpapers, stained glasswork, staircase and cast plaster enrichment are noteworthy elements. The house has been extensively altered, generally sympathetically, although the ballroom and adjoining swimming pool constitute stylistic departures.

The following elements are situated within the extensive gardens:

- **driveway gates**
cast iron gates with curved ingo, carriage gates and pedestrian gates either side, lamps removed.
- **gatehouse**, in the inter-war English Domestic Revival mode.
- **fernery**
a curved on plan and semi-circular angle iron framed structure with timber batten screen walls ascending continuously to form the roof. The bases of the principle supports are formed by cast iron Tuscan order columns. The frame subdivides the interior into the main central space with flanking aisles.
- **pool and ballroom**
a tiled pool with surrounding cement (?) tiled terrace, pergolas, corner belvederes and bath house in the Hollywood style of the interwar period. The pool is overlooked by the stuccoed and face brick ballroom which effectively marries the inter-war period pool and Victorian era mansion.
- **rustic rotundas and boathouse cast iron rusticated bridges**
- **lookout tower** of iron and timber construction, erected in 3 stages with timber staircase.
- **facebrick and stuccoed stables**

192 Hotham Street, Elsternwick
"Rippon Lea"

Condition: Good

Integrity: Good

History:

The land on which "Rippon Lea" was to be built was alienated in 1854-55. Frederick Thomas Sargood (1834-1903), later knighted, MLC and a prominent political and public figure, purchased lot 253 and part lot 260, comprising 27 acres in 1868. He commissioned the leading Melbourne architectural firm of Reed and Barnes to design "Rippon Lea" in that year. Joseph Reed had been to Lombardy in 1863 where he witnessed the polychrome brick architecture of the Italian Renaissance period. He returned to design the Independent Church in Collins Street (1866) and is understood to have been encouraged by Sargood to design his home in a similar style. The first stage was built in 1868.

In 1870, Sargood acquired part lots 254 and 267. In 1882-83 Reed and Barnes extended the house from 15 to 22 rooms, providing an upper floor to the rear wing, a cast iron conservatory adjacent to the dining room and a ballroom, since demolished.

In 1887 the tower was completed. Alterations were made to the south-west elevation, the entry was rebuilt, the drawing room extended, a conservatory added, and a balcony provided along the front of the house. The porte-cochere was added and the staircase and stair hall rebuilt.

Sargood died in 1903 and "Rippon Lea" was sold in the following year to Thomas Bent and a syndicate, the sale of 27 lots proceeding in that year. An additional 35 lots were sold in 1908. Bent died in 1909 and "Rippon Lea" was again sold, to Benjamin Nathan (1864-1935) in 1910.

Nathan was the co-founder of the Maples chain of stores. He built the gatehouse in 1926. Upon his death in 1935, the house and grounds passed to Nathan's daughter, Louisa Jones.

Extensive alterations were undertaken in 1935-39 to the dining room and ballroom. The hallway surfaces were painted cream and the present ballroom and pool erected.

In 1954 the Australian Broadcasting Commission acquired a portion of the grounds. Louisa Jones died in 1972 and the house and grounds have been open to the public since 1974.

192 Hotham Street, Elsternwick
"Rippon Lea"

References: Information held at "Rippon Lea"
National Trust: The Story of Rippon Lea, National Trust, (1995).

Thematic Context: Caulfield as a location for Melbourne's gentry.

Significance:

"Rippon Lea" is a most imposing Italian Renaissance revival villa residence in the Lombardic Romanesque style with extensive and highly picturesque landscaped grounds and garden structures. It has aesthetic significance as a superlative example of its architectural style, retaining exceptional associated features including the conservatory, the Hollywood style ballroom and the swimming pool. The gardens are described in Tanner, H. and Begg, J., The Great Gardens of Australia, MacMillan (1983) p.85 as "probably the finest extant example of nineteenth century landscape taste as used to provide ornamental grounds to a suburban mansion". The rustic garden structures, lake and grotto form noteworthy features within the grounds whilst the fernery is of exceptional scale and form.

The Estate has historical importance for its associations with Sir Frederick Sargood, Sir Thomas Bent and Benjamin Nathan. It is an important example of the work of architects Reed and Barnes who were highly influential in the popularisation of polychrome brickwork for all classes of building during the mid to late Victorian period.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, March, 1995

CAULFIELD CONSERVATION STUDY

417 Inkerman Road
House, "Glenfern"

Existing Registrations:

Historic Buildings Register:	Registered
National Estate Register :	Registered (No. 005738)
National Trust Register :	Classified

Description:

A large picturesque two storeyed residence in the Gothic Revival manner having steeply pitched and slated roofs with dormer windows, highly decorative fretted barges, stuccoed walls with hood moulds, ashlar lining to the stuccoed surfaces and timber valance. Window frames and front door details are also expressive of the Gothic style as are the grouped and prominent chimney stacks. The north elevation is symmetrical with a lancet relieving arch, cast cement panels and surmounting chimney stacks. Later sympathetic additions are provided on the south side.

Timber stables at the rear have a jerkin head roof with barges extending the picturesque theme of the main house.

Condition: Fair, evidence of structural movement and poor maintenance.

Integrity: Good, (exterior), including stables, landscaped grounds with mature tree plantings and driveway. The verandah posts have been altered.

History:

In 1856, John Bakewell, a prominent pioneer squatter, bought C.A. 162A comprising four acres on the south-east corner of Inkerman Road and Hotham Street. Bakewell sold the land to Francis McDonnell in 1857. In 1857, McDonnell built an eight roomed brick house for his residence, on the site. The design of the house was attributed to Charles Laing. It was named "Glenfern" and had an NAV of £400.

By 1860, besides the main building, there were various other buildings including a kitchen, stable and coach house, wash house, mangling room, man's room, lumber room, coal shed, fowl house and large water tank.

**417 Inkerman Road
House, "Glenfern"**

History:

In 1866, Thomas Watson, a warehouseman, bought the property for £3,250 from Agnes du Frayer, (ownership having passed to du Frayer from mortgages of McDonnell).

Watson, with his wife and large family remained at "Glenfern" until 1876, when Captain John and Mrs Lucy Boyd became owner/occupants. Additions were made to accommodate their family of twelve children some of whom (and their descendants) were to become prominent in artistic fields. A new south wing was added soon after purchase. It comprised a dining room and adjoining smoking room with a large bedroom above the dining room. M. Hennessy was the architect.

In 1881, the house was described as having six bedrooms, a nursery and three bathrooms; in all thirteen rooms. The four acres of land were cultivated and included an orchard, vegetable garden and grassed paddocks.

In 1884, Smith and Johnson, architects, called for tenders for wood stables and additions. When John Boyd, gentlemen, died in 1891, his wife Lucy continued as owner/occupant until about 1897. In 1898, ownership passed to Miss Lucy Boyd who leased it to various tenants until the land was subdivided and the property sold in 1907. The last tenant prior to sale was Mary Danne who started a private primary school at "Glenfern". It was known as "Newington College", School No. 193 and continued until 1909, by which time Anders Ostberg was owner. Ownership passed to Ostberg's wife, Sarah, in 1910. Miss Agnes Mair leased the property and opened a school known as "Glenfern College", which continued in the south wing until 1928.

In 1914, land on the south-west boundary was sold. The following year, the Ostbergs took up residence and in 1918, ownership passed to Amy and Ebba Ostberg. Brick additions were made to the house in 1923, 1927-8 and 1954. In 1928, part of the house was converted to flats and in about 1964 a separate building of flats was erected. Amy Ostberg, a teacher, became sole owner in 1932, bequeathing the "Glenfern" property to the National Trust on her death. This was effected in 1984.

References: National Trust of Australia (Victoria) File No. 231
Caulfield Road Board Assessment Book, Nov. 1857 to Nov. 1858
Parish Plan - prahran 1882.
MMBW Plan No. 47, 1935

Thematic Context: Caulfield as a location for Melbourne's gentry.

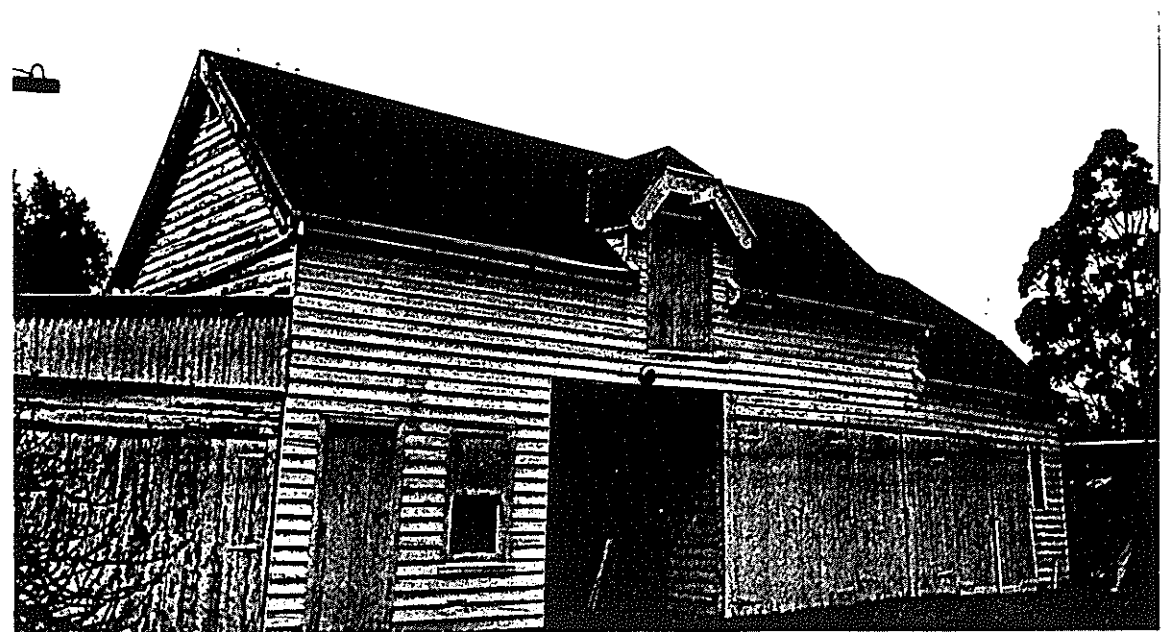
**417 Inkerman Road
House, "Glenfern"**

Statement of

Significance: "Glenfern" is important at the state level as a substantial and picturesque Gothic Revival villa in the "Cottage Orne" tradition, popularised by the English gentry during the first half of the nineteenth century and replicated in the colonies during the early Victorian period. Comparable houses include Samuel Jackson's "Wattle House" in St Kilda of c.1848, "Dalbeth" in Brighton (pre-1861, now demolished), "Invergowrie" and "The Hawthorns" (pre 1852) in Hawthorn.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, October, 1994



CAULFIELD CONSERVATION STUDY

133 Kambrook Road
House "Nithsdale"

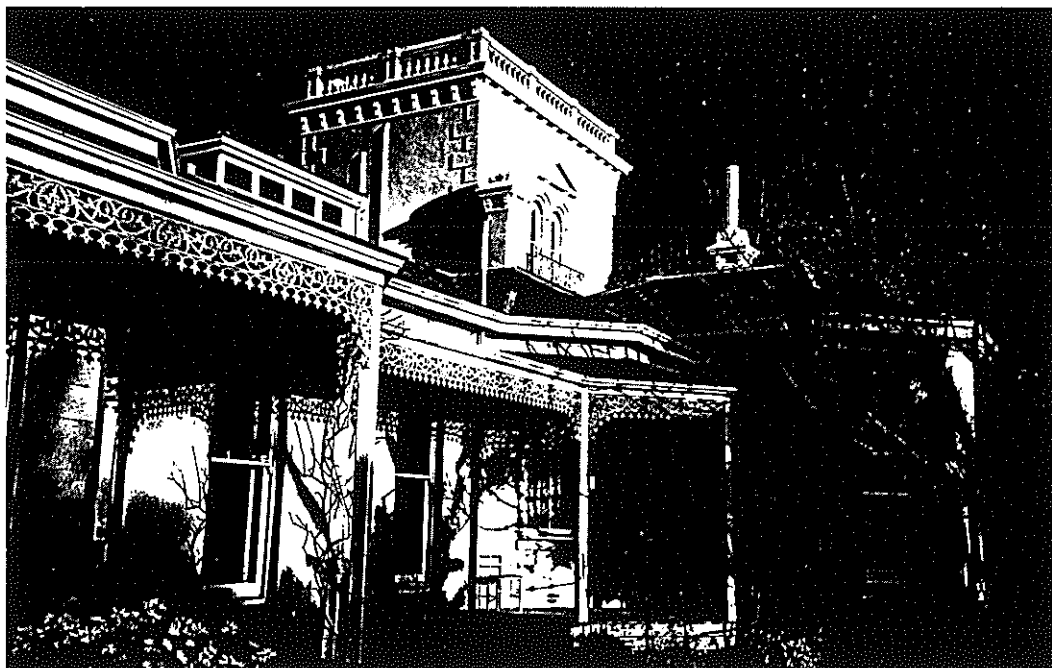


Photo: August, 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

An imposing single storeyed stuccoed boom Era Italianate villa residence with bayed windows and posted verandah with cast iron lace facing west and massive two staged tower surmounting the entrance doorway which retains its stained glass lights. The tower has coupled round arched windows with pediments and a balustraded parapet. The original house of 1858 is clearly discernible as the northern section with symmetrical west facing facade and rear courtyard. Inside the main and tower staircases are intact whilst the plaster cornices to the later addition are highly decorative.

133 Kambrook Road

House "Nithsdale"

Condition: Good

Integrity: Fair, verandah reconstructed, not conforming with photographic evidence, evidence of interior decorative schemes obliterated.

History:

In 1858, Thomas Crouch, architect, called tenders for the erection of a villa residence at Caulfield for J.S. Chambers.

In 1860 the property was described as a "brick house with four rooms, kitchen, servant's room and stabling in Caulfield "He had five acres of land, four of which were pasture and one cultivated. NAV was £150.

By 1871 the property was described as "brick with seven rooms and offices on 4½ acres in Glen Eira Road". Chambers, an iron monger continued as owner/occupant.

In 1877, Charles Maxwell, a publisher, purchased the "brick, 8 rooms and stable, on eight acres" from Chambers. NAV was £140. The property was leased to James Ogilby, an accountant, in 1884. In 1885, Maxwell took over residence and commenced substantial extensions to the house. In 1886 it was described as having fifteen rooms and an NAV of £275. By 1888-89 the land comprised 9½ acres with frontages to Bambra, Glen Eira and Kambrook Roads. NAV was £500. In 1889 William Hobbys purchased the property but it had changed hands again by 1893 when Adolph Brockhoff, a miller, was owner/occupant.

By 1900, Brockhoff had disposed of five acres of land and the property, known as "Nithsdale" was rated to Glen Eira and Kambrook roads. NAV had been reduced to £250.

By 1925 Dudley Smith, a grazier, had become owner/occupant, the house being described as brick with sixteen rooms on lot 1, measuring 250 x 220 feet on the north side of Glen Eira Road. NAV was £275 and eleven people lived there.

References: CCC Rate Books 1860-63, 1871, 1873, 1876, 1878, 1882-89, 1893, 1900, 1910, 1925.
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, page 49-50.
MMBW Plan No. 79, 1908 and 1934

133 Kambrook Road
House "Nithsdale"

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of

Significance: "Nithsdale" is regionally important as a surviving large villa from the early Victorian (1850's) period, offering insights into the lifestyles of the privileged in Caulfield at that time. It is important also as a surviving nineteenth century house with a tower, understood to be the highest, on account of its elevated position, in Caulfield.

Its association for a period with Adolf Brockhoff, whose company's biscuits have their place in our social history is of interest.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994



CAULFIELD CONSERVATION STUDY

141 Kooyong Road

House, "Knowsley" (1905), "Airdrie" (1910), "Tudor Court"



Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

An imposing and picturesque Federation period two storeyed villa in overpainted red brick with corner bay and conical roof, two storeyed turned timber posted corner verandah and prominent gable ended wings with rough cast, half timbering and shingled window hood. The conical tower roof extends to form the verandah roof whilst the balustrade surmounts a curved shingled drop. Inside, the stairwell is especially fine with polished timber staircase and leadlight work.

141 Kooyong Road

House, "Knowsley" (1905), "Airdrie" (1910), "Tudor Court"

Condition: Good

Integrity: Good, overpainted, later additions, interior spaces altered.

History:

In 1899, George Hope, a produce merchant, owned over 45 acres on the north-west corner of Glen Eira and Kooyong Roads. At the same time, Hope owned fifteen and a half acres on the south-west corner of Balaclava Road and Kooyong Roads, on which a fifteen roomed brick house "Fairholme" (1912), "Fairhaven" (1916) was in the "course of-erection".

Also in 1899, on two and a half acres of land situated between Hope's two properties and possibly purchased from him, was a "brick house in course of erection" with frontage to Kooyong Road and occupied by Lancelot Driffield, an accountant. The house was completed in 1900 by which time Driffield was the owner of a ten roomed brick house with NAV £180. Driffield continued as owner/occupant in 1903 when the house was known as "Knowsley". By 1910, John Rippin, a sharebroker, was owner/occupant of the property named "Airdrie". NAV was £110. Rippin continued at "Airdrie" in 1916. The property was described as "brick house, ten rooms" on land with 300;' frontage. NAV was £116 and there were eight people in residence.

By 1926, Mrs Annie Holt owned the house. The grounds had been substantially reduced so that frontage to Kooyong Road was 130 feet. Frederick Holt, a manufacturer, was occupant. NAV was £223.

References: CCC Rate Books 1899-1904, 1910-11, 1916-17, 1926-27.
MMBW Plan No. 47, 1935
Solomon, G., *Caulfield's Heritage*, Vol. 1, City of Caulfield, 1989, p66-67.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance:

"Knowsley" is a substantial picturesque Federation period villa, erected for an accountant, Lancelot Driffield, in 1899-1900. "Knowsley" has architectural significance. This significance is derived from the manner in which the architect has combined various elements of the Federation Style into an harmonious composition, especially enriched by the treatment of the stair well and by the polished timber staircase and balustrade within.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

283 Kooyong Road

House, "Rothesay" (1900), "Gunyah" (1906)



Photo: September, 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Imposing stuccoed Italianate single storeyed villa with cast iron (cabled) columns, verandah to sides and front and with black and white marble tiled floor with bullnosed slate margins. The verandah is terminated at both ends by attached hip roofed rooms. Stuccoed enrichment is representative of the period. The hipped roof is slated and the facade symmetrical about a central entrance.

283 Kooyong Road

House, "Rothesay" (1900), "Gunyah" (1906)

Condition: Good

Integrity: Good, southern wing part demolished.

History:

In 1888, Henry Ricketson, a prominent pastoralist and owner of the "Glen Eira" estate, was listed as owner of a ten roomed brick house in Kooyong Road, on the south-west corner of Prentice Street. From the rate books it is unclear whether Ricketson built or purchased the property in that year. The property was leased to L.L. Mount, a manufacturer. NAV was £130. This was increased to £145 by the end of the year. Occupancy changed from Alan Morrison, a printer, to Alfred Cummins, an accountant, in 1901. At that time, the property was known as "Rothesay" and NAV was £60.

In 1906, the property was managed by the executors of Henry Ricketson. Cummins continued as tenant and the house had been renamed "Gunyah". By 1925, Miss Rose Cumberland was owner/occupant. The property was described as "brick, ten rooms" on land 140' x 100'. Eight people lived there. NAV was £88.

References: CCC Rate Books 1876, 1877-1889, 1900-01, 1906-07, 1925-26.
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, page 33-34.
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Victorian Middle Class suburban residential development.

Statement of

Significance: "Rothesay" is locally important as a reminder of Elsternwick's Victorian villas of similar size in this locality including 3 villas on the site of Calista and Hendra Courts and others along Kooyong Road, only one of which (no. 231) remains today. This importance is enhanced by its intact state.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

1-3 Lirrewa Grove

House, "Tarqua" (1886), "Lirrewa" (1890's)



Photo: January, 1995

Existing Registrations:

Historic Buildings Register: Nil
National Estate Register: Registered (No. 005753)
National Trust Register: Classified

Description:

A picturesque single storeyed Gothic Revival villa with timber posted verandah to two elevations and symmetrical elevation with front door and flanking bayed windows facing east. The north wing is distinguished by a gambrel roofed bay, and battered section. Distinguishing elements include the leadlight windows, verandah woodwork, lancet openings and elaborate architraves.

1-3 Lirrewa Grove

House, "Tarqua" (1886), "Lirrewa", (1890's)

Condition: Good

Integrity: Good, including cast iron fountain and brick stables (not inspected) at rear.

History:

Thomas Fulton "and others" purchased most of the land bounded by Glen Eira, Hawthorn, Glenhuntly and Kooyong Roads in Caulfield's first land sales. By the 1880's, Montague William Langdon owned nine acres on the south-west corner bounded by Glen Eira and Hawthorn Roads. He subsequently sold two acres on the corner for the town hall which was commenced in 1884 .

In 1886, Montague William Langdon, eldest son of influential merchant, Henry Joseph Langdon of "Rosecraddock" built a large brick house on the site for his residence. The property was named "Tarqua", and faced Hawthorn Road from near Sylverly Grove to the town hall. Langdon died in 1891. The property was leased to Dr Tennant before being sold to Dr James Cox, who was owner/occupant until about 1906. At that time the property had a brick house, brick stables, a wood outbuilding and several acres of land. It was probably during Cox's time that the property was named "Lirrewa".

In 1927, the grounds and land of "Lirrewa" were subdivided and "Lirrewa" Grove created. At that time, the property was owned by Mrs Gladys Brooks, wife of councillor and former mayor, Walter Brooks. Robert Scott, a carpenter, vacated the property which was subsequently divided into flats. Tenancy was taken up by three gentlemen; Redcliff, an architect, McCulloch, a teacher and Farmer, a clerk. The house was described as "brick, eleven rooms on Lot 10", an irregularly shaped block, 106' x 205' (approximately) and varying. NAV was £80.

References: CCC Rate Book 1927-28
Sands and McDougall Directory 1885, 1895
MMBW Plan No. 80, 1905
Solomon, G., Caulfield's Heritage, Vol 1, City of Caulfield, 1989,
Pp. 24-25 and 77
National Trust of Australia (Victoria) File No. 3316

Thematic Context: Caulfield as a location for Melbourne's gentry.

1-3 Lirrewa Grove
House, "Tarqua" (1886), "Lirrewa" (1890's)

Assessment against HBC Criteria

A

B "Tarqua" demonstrates the nature of the opulent lifestyle enjoyed by successful members of Melbourne's business community late last century.

C

D

E "Tarqua" is an essentially intact example of a late Victorian Gothic Revival villa.

F

G Demonstrates an association with the Langdon family, Henry Joseph Langdon, Montague's father, being the founder of Josephs, Langdon & Co., China merchants, the Langdons being well established in Caulfield.

H "Tarqua" is a highly accomplished design in the domestic Gothic Revival manner.

I The leadlight work and joinery of "Tarqua" is exceptional.

J "Tarqua" was built prior to the 1890's Depression.

Statement of Significance:

"Tarqua", later "Lirrewa" was built by Montague William Langdon, son of H.J. Langdon in 1886 and is a highly picturesque and intact stuccoed villa showing Gothic Revival influence.

It has aesthetic and social significance.

It is aesthetically important as a sophisticated example of the Gothic Revival style of the late nineteenth century and is distinguished by its joinery and leadlight work and by the picturesque manner in which the various elements are deployed.

It is socially important for its links with the locally well-known Langdon family.

1-3 Lirrewa Grove

House, "Tarqua" (1886), "Lirrewa" (1890's)

Recommendations: Recommended for inclusion on the Historic Buildings Register and for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

2b Lynedoch Avenue
House, "Craigellachie"

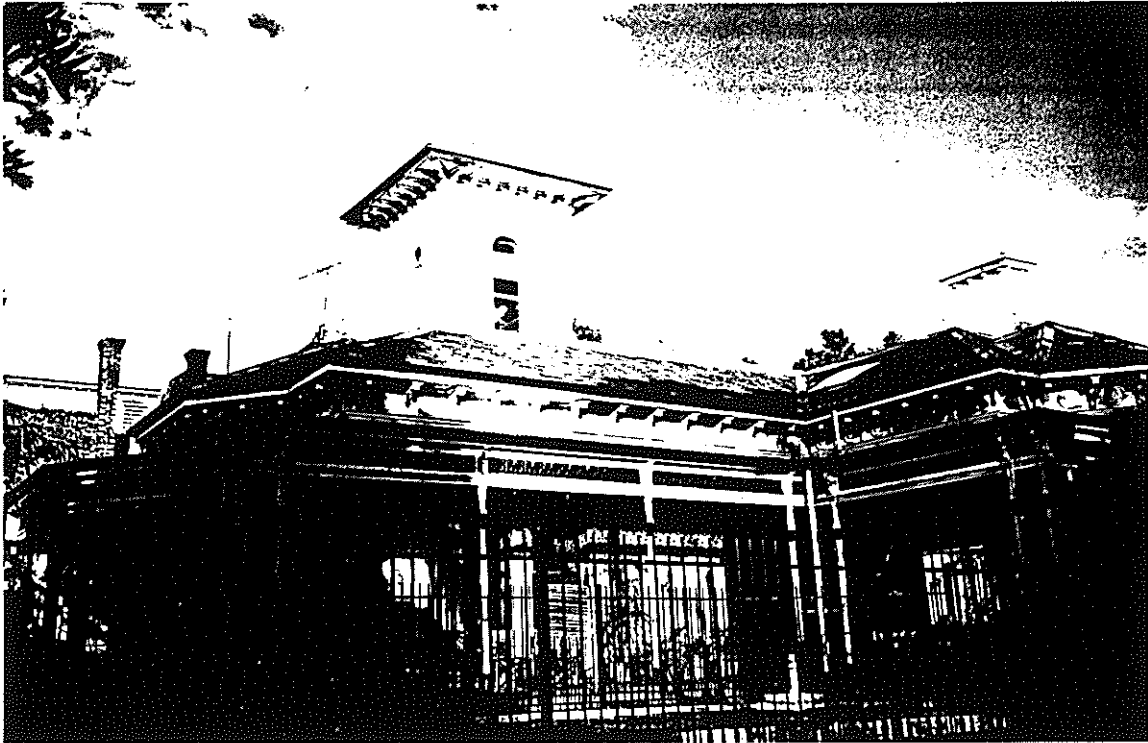


Photo: August 1994

Existing Registrations:

Historic Buildings Register:	-
National Estate Register :	Registered No. 005745
National Trust Register :	Classified (File No. 3086)

Description:

A substantial single storeyed stuccoed Boom era Italianate villa residence with two storeyed attached wing facing Lyndoch Avenue. The facade faces west over a garden now restricted in size but retaining some early plantings. It has symmetrical projecting bays and a timber posted verandah with distinctive cast iron frieze and brackets running along the facade and the 2 storeyed addition.

2b Lynedoch Avenue
House, "Craigellachie"

The round arched entrance retains its stained glass fan light, complementing the remaining principle windows of the main elevations which are also round arched with intaglio work to the keystones. A prominent tower with shallow pitched pyramidal roof takes advantage of the elevated site. The two storeyed section is sympathetic though of more straight forward design and there is a later doorway facing Lynedoch Avenue.

Condition: Good

Integrity: Good, extensive sympathetic alterations.

History:

In 1876, William Pearson, (1818-1893), a pastoralist and politician, built a 20 roomed brick house in Orrong Road, West Side, for his residence. NAV was £320. By 1885, the land had been increased from 10 acres to 12 acres bounding Orrong and Inkerman Roads. By 1897 the house was approached from Inkerman Road. There were stables and out buildings and the property was known as "Craigellachie".

Pearson was a partner and the largest share holder in the Long Tunnel Extended Gold Mining Co. in Walhalla, from 1865. He established "Kilmany Park" a 12,000 acre cattle run at the junction of the Thomson and Latrobe Rivers. Both these ventures were successful. In 1864 he became a member of the Legislative Assembly and later, the Legislative Council. He was a horse breeder, member of the Victoria Amateur Turf Club and interested in racing. He died at "Craigellachie" in 1894, but the property remained in the hands of his executors in 1900 when the house, with eight acres, was leased to John Sawers, superintendent of the Bank of Australasia. At that time the house was rated to Orrong Road, west side. NAV was £375.

References: CCC Rate Books 1860-1863, 1874-1878, 1885, 1900
MMBW Plan No. 47, 1935
National Trust of Australia (Victoria) File No. 3086
ADB

Thematic Context: Caulfield as a location for Melbourne's gentry.

**2b Lynedoch Avenue
House, "Craigellachie"**

Statement of

Significance: "Craigellachie" is important at the State level for its association with William Pearson, MLA, MLC and principal shareholder in Walhalla's Long Tunnel Extended GMC. This importance is enhanced by the intact state of the vestibule (not inspected) as well as the architectural character of the principal elevations and distinctive tower recalling Italian campanile forms.

Recommendations: Recommended for inclusion on the Historic Buildings Register and planning scheme control.

Assessment: Andrew Ward, August 1994



CAULFIELD CONSERVATION STUDY

2 Manor Grove

"Labassa" formerly "Ontario"



Photo: February 1994

Existing Registrations:

Historic Buildings Register :	Reg. No 135
National Estate Register :	Reg No. 5740
National Trust Register :	Classified

Description:

A grandiose two storeyed villa residence in the late Victorian "Boom Style" with French Second Empire inspired mansard roofs and an abundance of cast cement ornamentation. The main aspect has a two storeyed arcade to the corner with terminating curved bays at either end. The round arched arcade has cast iron Corinthian columns and distinguishing marbelled panels in cast cement work (light terra cotta and grey) which are used to form architraves, string coursing and to enrich pilasters and the main cornice. The entry porch is round arched with caryatid supports whilst the main doorway is richly carved. The arcade ceiling is vaulted in cement with rib moulds and the tiled pavement incorporation the fleur-de-lis motif.

The wings also have round arched openings, curved sashes, corinthian pilasters, foliated spandrels and string course (facing south) whilst unusual parapet sculpture includes a coat of arms to the north wing and helmeted figure head to the east wing. Cast iron cresting to the roof features is intact.

Inside the European Baroque decoration, including trompe l'oeil ceiling and staircase, wallpapers and stencils are noteworthy elements.

Condition: Good

Integrity: Good, parapet ornamentation partly removed.

History

In 1862, Richard Annersley Billing purchased vacant lots 187 A and B and 193A, comprising 12 acres on the N/E corner of Orrong and Balaclava Roads, from John Mickle. The following year, Billing, a barrister, owned and occupied an eight roomed brick house on the site. The house was transformed in 1873 to 20 rooms with a tower, and was named "Sylliott Hill". The design was the work of the prominent architectural partnership: Crouch and Wilson.

In 1883, Alexander William Robertson, squatter, chairman of Goldsborough Mort & Co., and proprietor of Cobb and Co., leased the property, purchasing it in 1887 for £14,000 from Billings' widow, Williamina Owen Billing. Robertson renamed the house "Ontario" and engaged John A.B. Koch, architect, to put into effect additions and alterations, the result of which were "Labassa" much as it is today. The grounds contained a tennis court and pavilion, conservatory, fountain, stables and extensive vegetable gardens.

Robertson died in 1896 with ownership passing to the trustees of his estate until 1904 when John Boyd Watson, son of the Bendigo mining entrepreneur of the same name, purchased the property, renaming it "Labassa".

Between 1913 and 1923, the property was subdivided in two stages, the first resulting in the formation of Labassa Grove, and the second, the formation of Manor Grove. Stanley Sergeant became owner of "Labassa" in 1920 but by 1923 it was sold to Robert and Emily Hannon. From that time it was recorded as flats as were the stables by 1924-5. Substantial internal alterations were made to facilitate their new function and a block of red brick flats ("Wallis Flats") was built adjoining "Labassa" by 1936.

Ownership of "Labassa" changed several times with the property further subdivided and more flats and a residence erected. In 1981 ownership was transferred to the National Trust of Aust (Vic).

References: NT Aust (Vic) File No. 583
Solomon G. Caulfield Heritage 1989 City of Caulfield
Vol 1. p.21-23.

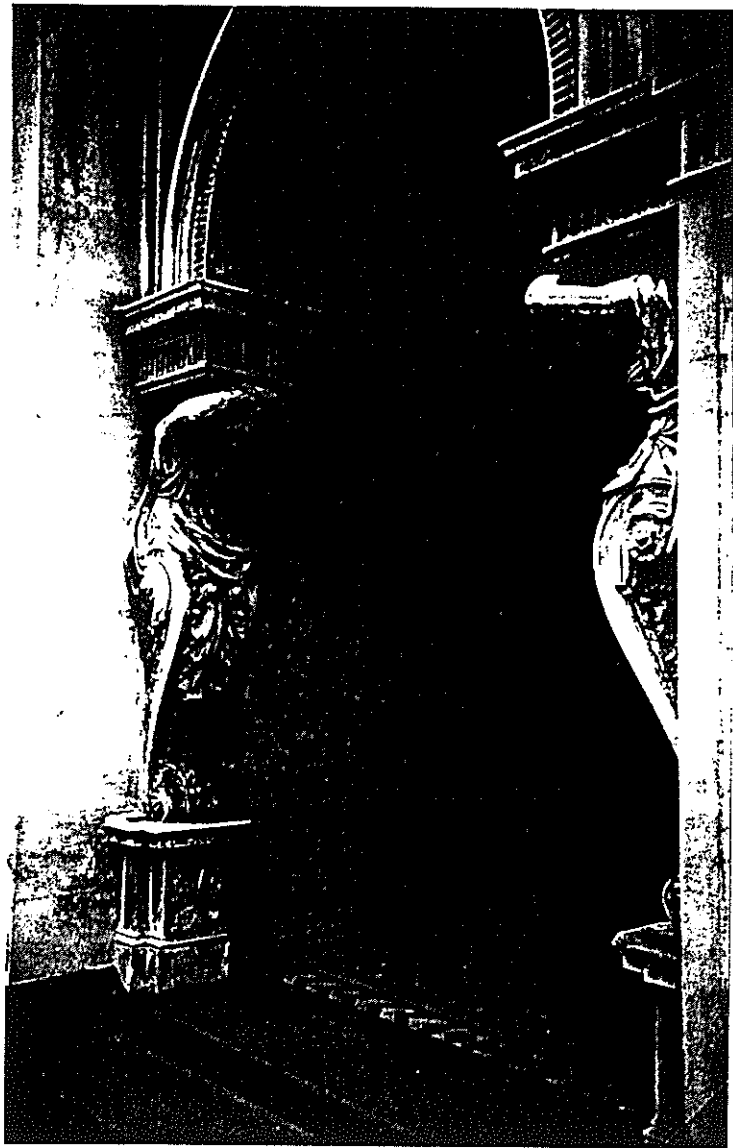
Thematic Context: Caulfield as a location for Melbourne's gentry.

Significance:

"Labassa" is nationally important as a supreme example of a late Victorian Boom Style residence showing European influence and incorporating rare architectural treatments including elements of its cast cement ornamentation, marbling, arcade vaulting and a trompe l'oeil ceiling. "Labassa's" ability to inform us of the highest standards of Victorian schemes of decoration is enhanced by its intact state. It also has significance, however, for its associations with A. W. Robertson and later, J.B. Watson, both of whom attained wealth through gold mining and whose house may directly reflect the precedents set by the mining magnates of California's gold rushes in San Francisco and possibly elsewhere where similar standards of opulence were achieved in villa design.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, February, 1994.



CAULFIELD CONSERVATION STUDY

2 Mayfield Grove Residence "Myatt"



Photo: February 1994

Existing Registrations:

Historic Buildings Register : Nil (1993)
National Estate Register : Nil (1994)
National Trust Register : -

Description:

An otherwise representative asymmetrical timber villa of the Edwardian period, distinguished by its facade enrichment which consists of strapwork defining a vertical boarded dado and with horizontal t & g linings above using motifs recalling Medieval English domestic building techniques. The window sills have unusual enrichment. The projecting gable end has shingled weatherboards and rough cast and the verandah fretwork is complimentary.

Condition: Good

Integrity: Good

History

In 1901 Henry Williams owned vacant lot 44 on the west side of Mayfield Grove. Williams, a painter, built a wood house with six rooms on the site in 1902. He continued to live there as owner/occupant in 1906 at which time the house was named "Myatt".

References: CCC Rate Books
MMBW Plan 62, 1905

Thematic Context:

Significance:

"Myatt" is locally significant for its unusual application of decorative timberwork recalling English domestic architectural traditions in a stylised manner representative of the Edwardian period.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, February, 1994.

CAULFIELD CONSERVATION STUDY

1 Maysbury Avenue

House, "Maysbury", Flats "Maysbury Flats"



Photo: February 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

A large two storeyed Italianate villa with symmetrical bayed windows facing Maysbury Avenue and corner verandah with cement columns, now built-in. The entrance porch is distinguished by a round arch with a bayed window to one side and balustraded parapet motif. The verandah floor and internal vestibule is tiled, the latter being distinguished by its staircase and roof lantern.

1 Maysbury Avenue

House, "Maysbury", Flats "Maysbury Flats"

Condition: Good

Integrity: Fair, conversion to flats during the Interwar period has been associated with considerable change, possibly including building in and over the verandah and construction of panel with "Maysbury Mansions" in cast cement. Stables demolished.

History:

In 1887 John Morris, a merchant, built a sixteen roomed brick house on four acres in Orrong Road, west side between Glenhuntly Road and Sandham Street. N.A.V. was £450.

By 1900 Morris had named the property "Maysbury". N.A.V. had been reduced to £200 and again to £140 by 1912 when Alexander Watson, a stock agent was owner/ occupant. By 1912, the property had been subdivided to form Maysbury avenue and the house was on land measuring 400 x 275 feet.

By 1926, "Maysbury" was owned by E.P. Bedwell of Dandenong. The house had been converted to flats and was known as "Maysbury Flats". The property was described as a "brick house with sixteen rooms and a population of 21". The land measured approximately 125 x 150 feet and the N.A.V., was £300.

References: CCC Rate Books 1887, 1888, 1888-89, 1900, 1912-13, 1926
MMBW Plan No. 49, 1890 and 1928
Solomon G. Caulfield's Heritage City of Caulfield, 1989, Vol 1, p. 33 and 52.

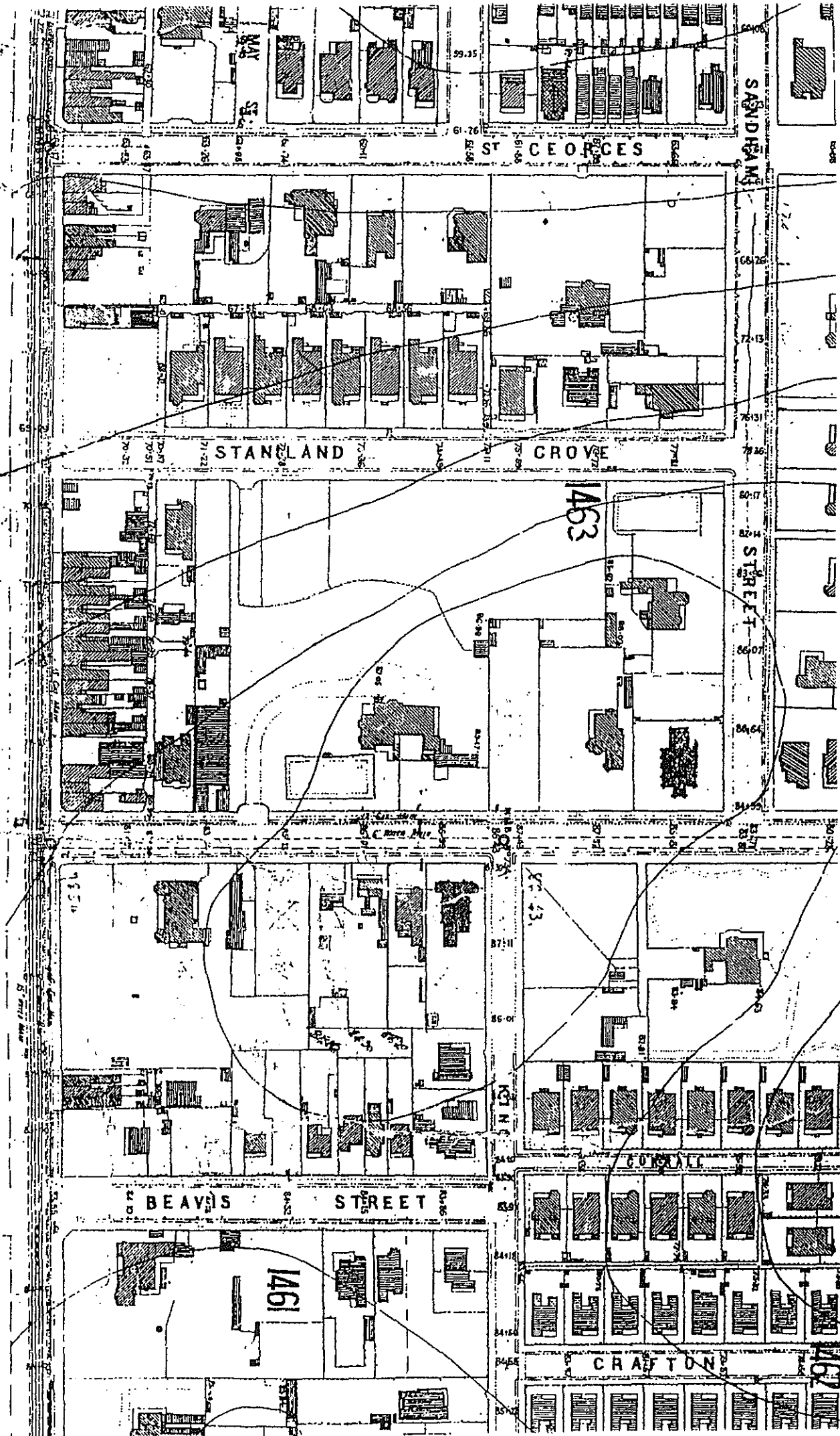
Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of

Significance: "Maysbury" is locally important as a substantial late Victorian villa residence with distinguishing features including the main vestibule and pillared verandah (defaced).

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1994



SANDHAM

ST GEORGES

STANLAND GROVE

STANLEY STREET

BEAVIS STREET

CORNALL

CRAFTON

1463

1461

1462

1464

1465

1466

1467

1468

1469

1470

1471

59.35

61.26

62.96

64.66

66.36

68.06

69.76

71.46

73.16

74.86

76.56

78.26

79.96

81.66

83.36

85.06

86.76

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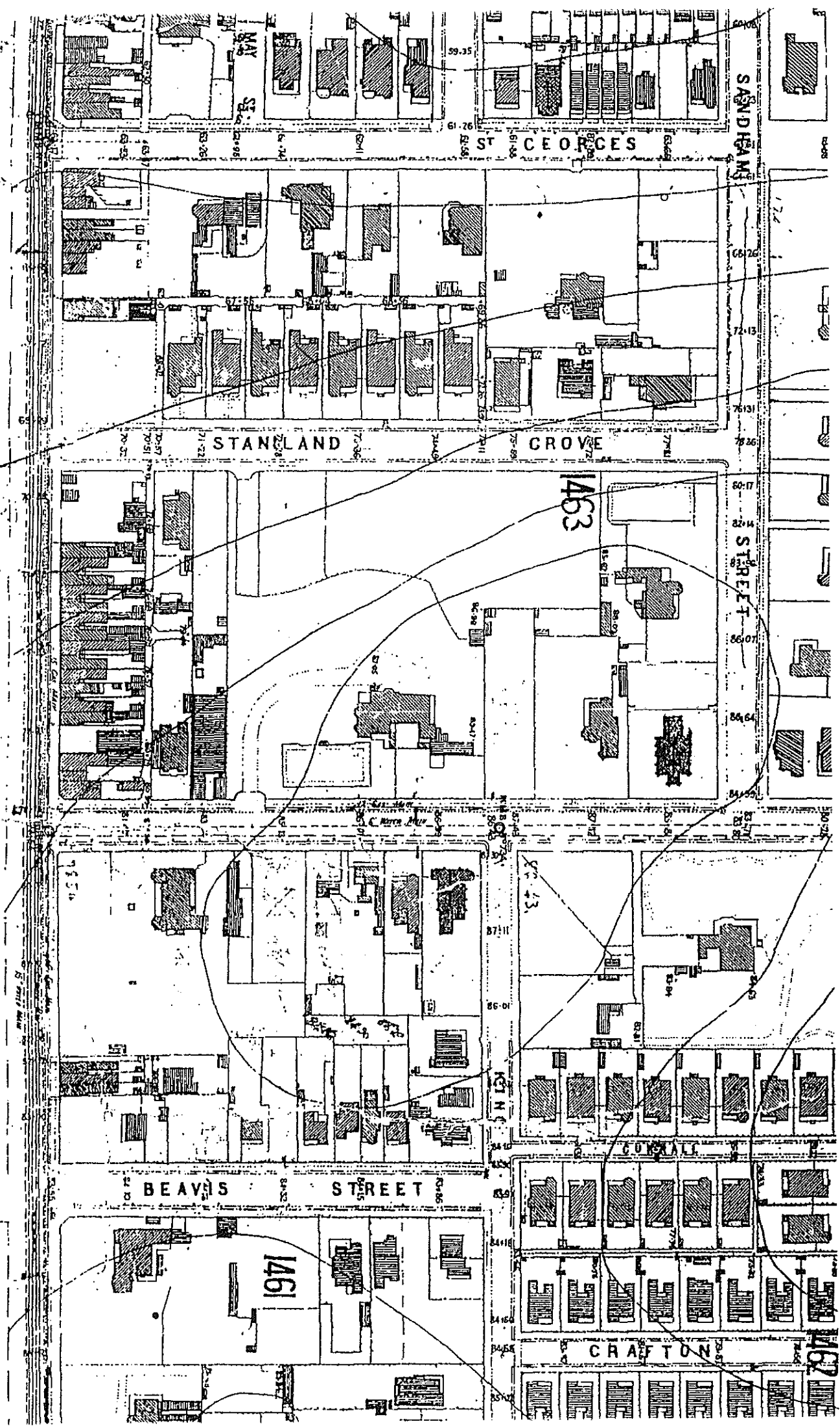
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SANDHAMS

ST GEORGES

STANLAND GROVE

GROVE

1453

STREET

BEAVIS STREET

1461

CRAFTON

1462

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61.72
61.56

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72.13
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CAULFIELD CONSERVATION STUDY

32 Murray Street
House

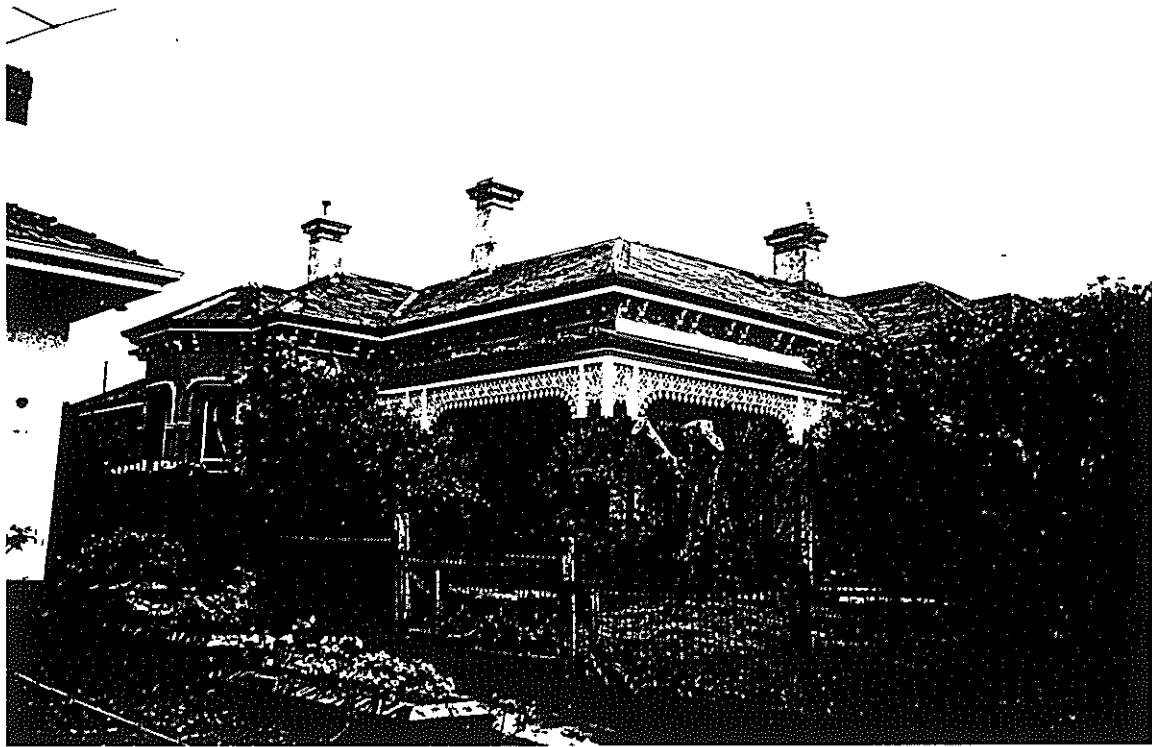


Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Imposing single storeyed Italianate villa with principal elevations facing north and east and with cast iron lace corner verandah terminated at both ends by projecting wings with faceted bays. Distinctive window heads have curved corners with similar hood moulds and medieval ornamentation. The slated hipped roof has dog tooth barges and enriched frieze whilst portions of the stucco work have not been painted. The galvanised iron gutters have acroteria.

**32 Murray Street
House**

Condition: Fair

Integrity: Good, verandah floor terrazzo paved.

History:

In 1888, J.W. Doyles, a builder, owned eleven land lots (Nos. 27 to 37) each with 50 foot frontage to Murray Street, south side, between Kooyong Road and Foster Street. He had commenced building nine roomed brick houses on each alternate lot and had completed five houses by 1889.

In 1890, Andrew Kerr and Co. became owner of the house and the Australian Financial Agency and Guarantee Coy. became owner of the land except for lots 27 and 28. They were retained by Mrs J. W. Doyles.

By the end of 1893, a nine roomed brick house had been completed on lot 27. It was owned and occupied by Henry Kavangh. NAV was £60.

By 1900, William Anderson, a gentleman, had purchased the property. NAV had dropped to £50. Owner/ occupancy had passed to Miss Marion Anderson by 1925, at which time the property was described as "brick house, eight rooms" on lots 27 and 28. Land measured 110' x 145'. Six people lived there and NAV was £70.

References: CCC Rate Books 1888-1893, 1900-1901, 1925-26
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Victorian middle class suburban residential development.

Statement of

Significance: No. 32 Murray Street is locally distinguished as the most imposing villa of its period in Murray Street whilst its association with J. W. Doyles, builder of several houses in the same street, is of interest. Its importance is enhanced by its substantially intact state.

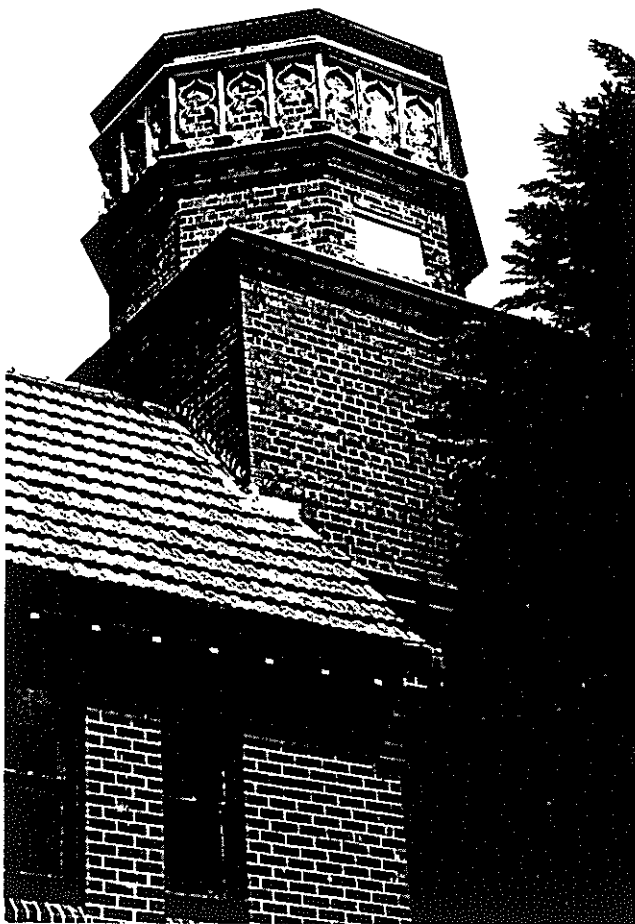
Recommendations: Recommended for planning scheme control.

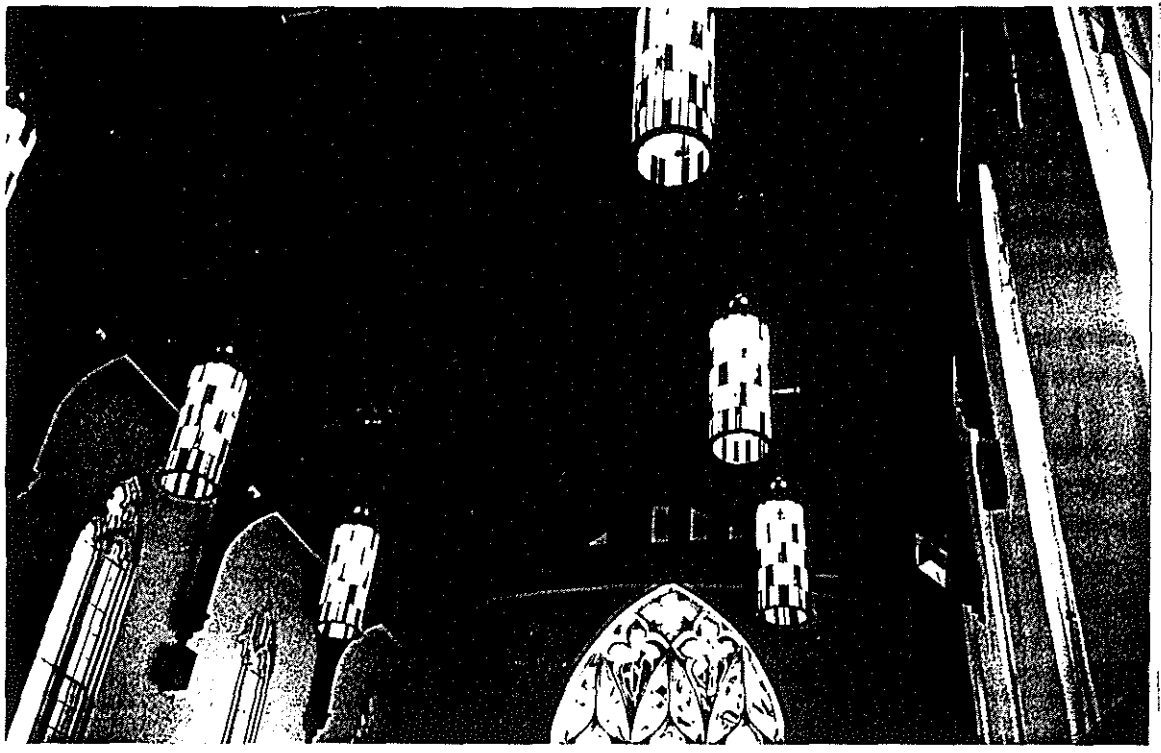
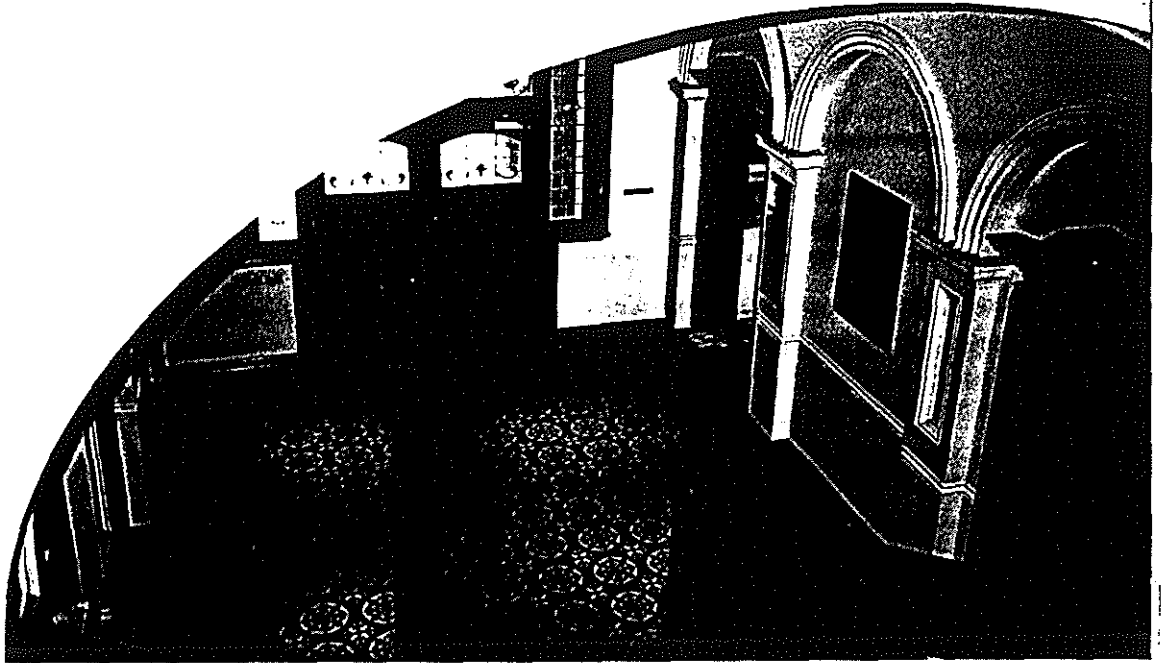
Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

1A Nagle Avenue, Elsternwick

Former "Star of the Sea, O'Neill College", now "Leibler Yavneh College"





1A Nagle Avenue, Elsternwick

Former "Star of the Sea, O'Neill College", now "Leibler Yavneh College"

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Reported Place
National Trust Register:	Nil

Description:

An imposing and picturesque two storeyed Elizabethan former convent with symmetrical red brick and unpainted stucco facade dominated by a central tower and cupola. The details show Medieval and Dutch Renaissance influence and include the main central Romanesque archway, diaper work, grouped angled chimney stacks and enrichment and stepped and serpentine gable treatments. The central 4 stages tower has a balconette, formerly with "Star of the Sea O'Neill College" in cast cement, now replaced with "Leibler Yavneh College Reg. No. ...?..". It is flanked by a 2 storeyed verandah, now partially glazed, and symmetrical pavilions. A north facing attached tower has a battlement entry (closed) at the base and incorporates Gothic influenced details and frieze, generally used, showing Arts and Crafts influence. A similar tower is attached in a corresponding position on the south side.

A chapel, now synagogue, is attached to the south and is, by comparison, plain, although the varnished timber trusses within are highly decorative and unusual.

Inside, the lobby has a central polished timber staircase with woodgrained and varnished joinery and an unusual encaustic (?) tiled floor. Ceilings are v-jointed timber with a varnished finish and the central staircase is framed by a stuccoed archway.

Condition: Good

Integrity: Good, alterations at rear.

History:

Opened on 26.4.1908 on land donated by Miss Sarah O'Neill of Brighton, "O'Neill College" was built as a seminary to train priests. The architect was R.A. Schreiber. The building, however, was never occupied for this purpose and it was taken over by the Presentation Sisters as a novitiate. A primary school was opened early in 1909. Additions were carried out in 1917 and 1919 and in 1928 the chapel was opened and the school commenced to take secondary level students. Classrooms were added in 1930 and a hall was built in 1937. The College also served as a Catholic teacher training institute until 1967. The Leibler Yavneh College acquired the buildings and grounds in 1988.

1A Nagle Avenue, Elsternwick

Former "Star of the Sea, O'Neill College", now "Leibler Yavneh College"

References: National Trust file

Solomon, Dr. G., Caulfield's Building Heritage, City of Caulfield, (1989)
Vol. 1, p76.

Thematic Context: Public Services: Education

Worship: Catholic

Assessment against HBC Criteria

A

B

C

D

E

F

G

H The former O'Neill College is an imposing and exceptionally picturesque building in the Elizabethan manner and survives in a substantially intact state. Its use of Medieval and Dutch Renaissance inspired details, characteristic of the style, is visually effective, placing the building in a comparatively small group including the former Melbourne Teachers College (1888-91), Maryborough railway station (1890), the Clifton Hill State School (1891, demolished) and the Surrey Hills State School (1890, incomplete).

I

J

Statement of Significance

The former O'Neill College at 1A Nagle Avenue, Elsternwick, was built to the design of R.A. Schreiber in 1908 in the Elizabethan Revival Style.

It is aesthetically significant as a rare and intact building demonstrating aspects of the Elizabethan Style including crude yet picturesque ornamentation, strapwork and red brickwork, and details showing Medieval and Dutch Renaissance influence.

1A Nagle Avenue, Elsternwick

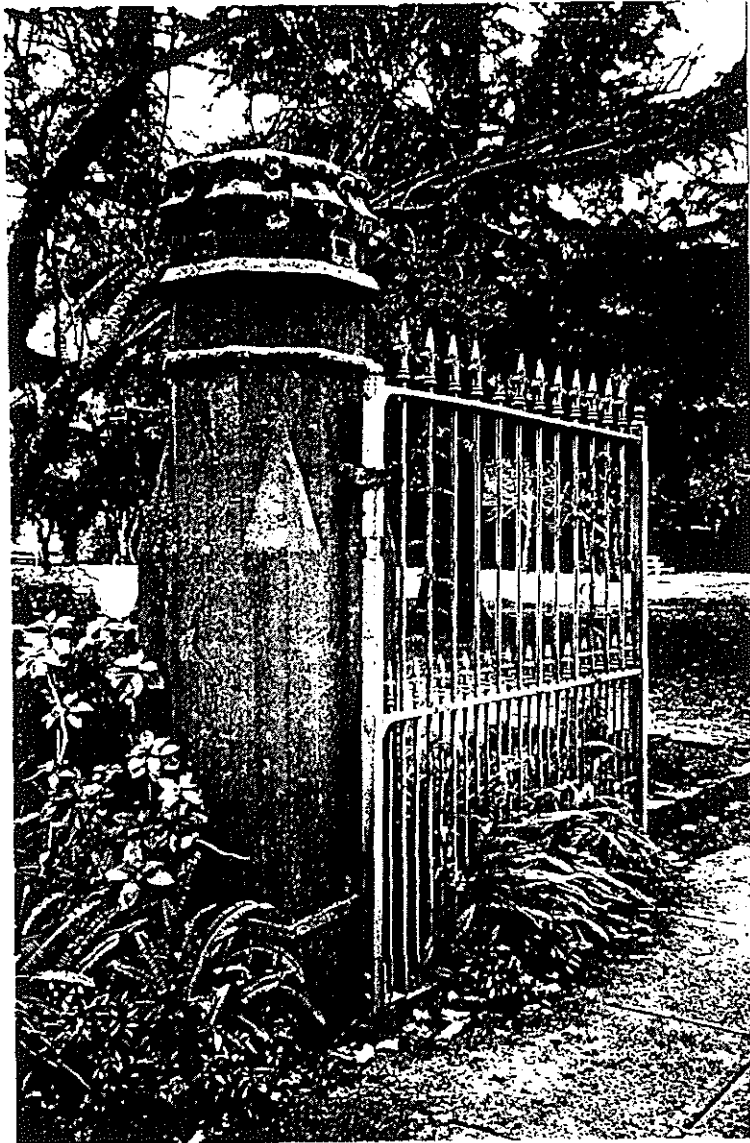
Former "Star of the Sea, O'Neill College", now "Leibler Yavneh College"

Recommendations: Recommended for inclusion on the Historic Buildings Register, the Australian Heritage Commission Register and for planning scheme control.

Assessment: Andrew Ward, March, 1995

CAULFIELD CONSERVATION STUDY

Springthorpe Reserve
Gates



Photographs: July, 1995

**Springthorpe Reserve
Gates**

Existing Registrations:

Historic Buildings Register: Nil
National Estate Register: Nil
National Trust Register: Nil

Description:

Mid Victorian gates consisting of double carriageway gates and flanking pedestrian gates in cast iron with castellated bluestone pillars. The gates are double palisade with finely detailed spearheads suggestive of their early date. The pillars are square at the base and faceted above with castellations and side gablets in the Gothic Revival manner.

Condition: Good, upper stone of one pier cracked and damaged.

Integrity: Good, evidence of removed wall at original site.

History: Erected at the gate lodge, Melbourne Hospital, prior to 1860. Presented in 1910 to Dr J.W. Springthorpe, a physician at the hospital who had them erected at this home, "Joyous Garge" (sic) in Murrumbeena. Later donated by Mrs Springthorpe to the Caulfield City Council and erected at the "Springthorpe Reserve", corner Arthur and Tuckett Streets, Murrumbeena, in 1934 at the suggestion of Cr. S.W. Tyers.

Thematic Context:

Statement of Significance: The former Old Melbourne Hospital gates have Gothic Revival pillars and cast iron gates recalling similar gates of the period at Melbourne University (part removed) and the Melbourne General Cemetery. They have cultural significance as the last remnant of the Old Melbourne Hospital, founded in 1846-48 and important as the City's first public hospital. They are of interest for their association with Dr Springthorpe and as an ornament in the Springthorpe Reserve, Murrumbeena.

Recommendations: Recommended for planning scheme protection.

Assessment: Andrew Ward, July, 1995



Substantial enlargement of Melbourne Hospital on the block bounded by Lonsdale, Swanston, Little Lonsdale and Russell streets is shown above.

CAULFIELD CONSERVATION STUDY

37 Neerim Road

House, "Edenkillie" (1909), "Westbank"



Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A substantial two storeyed late Victorian polychrome brick villa with white tuckpointed black body bricks, white dressings and red pattern bricks. A two storeyed corner verandah in cast iron and faceted bay are distinguishing elements.

Condition: Good

Integrity: Good, includes timber outbuildings and possibly early garden paths with terra cotta edgings. Later addition at rear.

37 Neerim Road

House, "Edenkillie" (1909), "Westbank"

History:

In 1889, Frederick Jowett, who was municipal secretary for Caulfield from 1887 to 1921, owned lots 20 and 21 in Neerim Road, south side between Kambrook Road and Ash Grove, on which he had a "brick house in course of erection". The house was completed in 1890 and had eight rooms. In 1891 NAV was £65. Jowett continued as owner/occupant in 1900. By 1909, he had sold the property to George Black, a surveyor. The property was named "Edenkillie" and had NAV of £35.

By 1927, Elizabeth Black was owner/occupant. The property was described as "Brick house, nine rooms" on land measuring 118' x 148'. Seven people lived there and NAV was £75. Black also owned the adjacent land lot 23, which was vacant.

In 1908 and 1934, MMBW Plan 79 indicated the property was named "Westbank". The plan showed wood stables and out buildings.

References: CCC Rate Books 1889-1891, 1900-01, 1909-10, 1927-28
MMBW Plan No. 79, 1908 and 1934
Solomon, G., Caulfield's Heritage, City of Caulfield, 1989, Vol. 1, p.52,
Vol. 4, p.38.

Thematic Context: Victorian middle class suburban expansion.

Statement of Significance:

"Edenkillie" at 37 Neerim Road, Glenhuntly, is a substantial two storeyed polychrome brick villa, built for Frederick Jowett, municipal secretary, in 1890. It has aesthetic, historical and social significance.

"Edenkillie's" aesthetic value derives from its survival as a substantially intact example of a common villa form expressed in polychrome brickwork. Its historical significance lies in its association with Frederick Jowett, Shire of Caulfield secretary and town clerk for over three decades. Its social significance is derived from the building's ability to demonstrate the kind of lifestyle which a local government administrator could enjoy during the Land Boom period.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995.

CAULFIELD CONSERVATION STUDY

73 Neerim Road
House, "Heatherbrae"



Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Reported Place (No. 005765)
National Trust Register:	Nil

Description:

A substantial stuccoed villa residence with slate roof built in two stages, the earlier single storeyed section at the west end retaining a tower with flagpole and a portion of its encircling cast iron verandah and front door with pedimented verandah treatment. The later two storeyed sections adopts the common asymmetrical form of the late Victorian period with two storeyed cast iron verandah and faceted projecting wing. At the rear a timber posted verandah faces the brick paved service yard with outbuildings including stables.

Condition:	Good
Integrity:	Good, including garden and mature plantings.

73 Neerim Road
House, "Heatherbrae"

History:

The earliest "Heatherbrae" can be located with certainty in the rate books is in 1876 when John (?) Charles Holland, a salesman, was owner/occupant of a house "brick and wood, 6 rooms, kitchen and stables" on eight acres on the south-west corner of Neerim and Booran Roads. NAV was £100. Holland also owned eleven acres, two roods in Glenhuntly Road. In 1878, the property was owned by John Charles Holland, a gentleman, who continued to live there in 1888. Holland was a business partner, for a period, with William Murray Ross, locally well-known for his failed "Rosstown railway" and sugar beet milling venture. He was also a shire councillor for a period.

In 1887 the house was described as "brick and wood, 10 rooms". In 1888, it was described as "brick, ten rooms" on one acre of land, with NAV £160. Holland also owned 23 acres of land bounded by Booran, Neerim and Kambrook Roads, with NAV of £800. At this time, it seems that Holland may have been in partnership with George Selby. Holland extended the house adding a double storey to give it a total of twenty rooms. It is understood he lived there until 1901.

In 1903, George Griffiths bought the property. It changed hands soon after in 1904 when E. Vail Jnr, owned it. From 1910 to 1914 Malvern's shire president, Alfred Clarke, was owner/occupant.

By 1927, Beatrice McGowan had purchased "Heatherbrae", Leslie McGowan (MacGowan) was occupant. The house was described as "brick, 20 rooms on lots 1, 68 to 70. Eight people lived there and NAV was £140. By 1927 the land associated with "Heatherbrae" had been subdivided and Heatherbrae Avenue and Clarke Street had been formed. Most of the allotments had houses on them.

McGowan continued to live at "Heatherbrae" until 1973.

References: CCC Rate Books 1874-78, 1887-88. 1927
MMBW Plans No. 79, 1908 and 1934
AHC File No. 005765
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.40-42.

Thematic Context: Victorian middle class suburban expansion

Statement of Significance:

"Heatherbrae" at 73 Neerim Road, Glenhuntly, is a substantial Victorian residential complex made up of two principal construction stages (pre 1876 and c. 1890) and outbuildings including stables. It is aesthetically, historically and socially significant.

Its aesthetic value is demonstrated by the manner in which the two periods of construction survive, the earliest being of greater architectural interest on account of its tower and facade treatment, the latter phase adopting a common villa form. The importance of the complex is heightened by its intact state and surviving outbuildings.

"Heatherbrae's" historical significance lies in its link with locally known business man and Shire of Caulfield councillor, John Charles Holland. Its social value rests on its ability to demonstrate a past lifestyle.

Recommendations: Recommended for inclusion on National Estate Register and for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

252-254 Neerim Road
Uniting Church, former Methodist Church

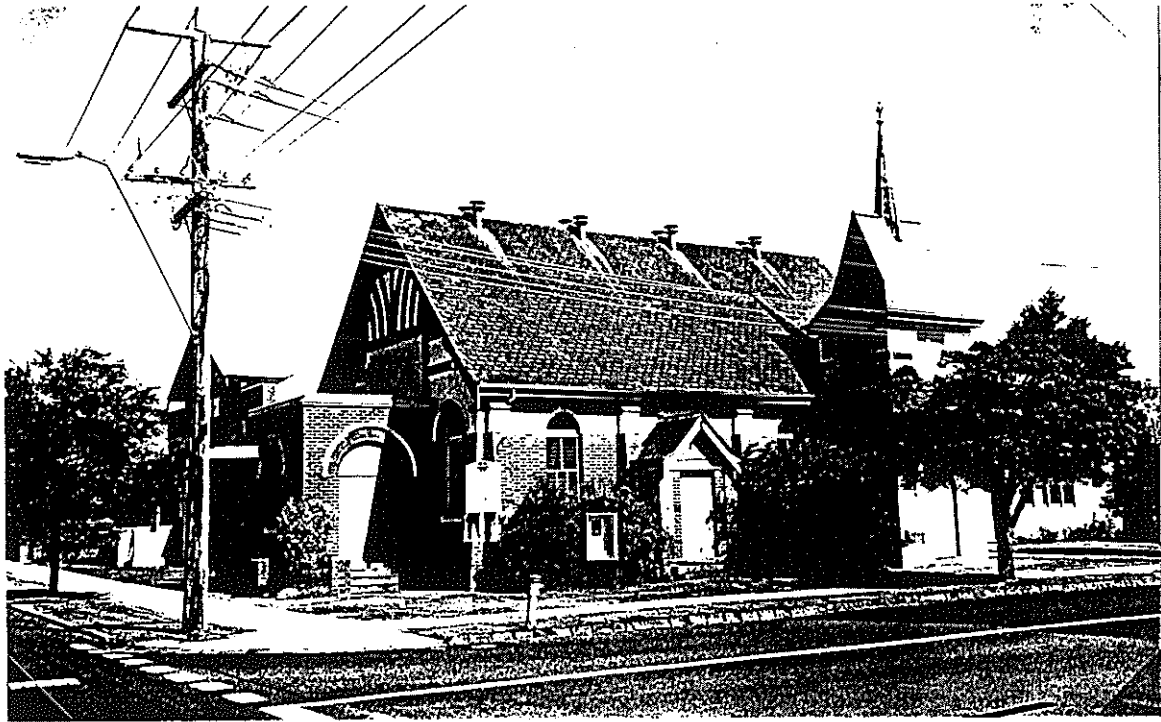
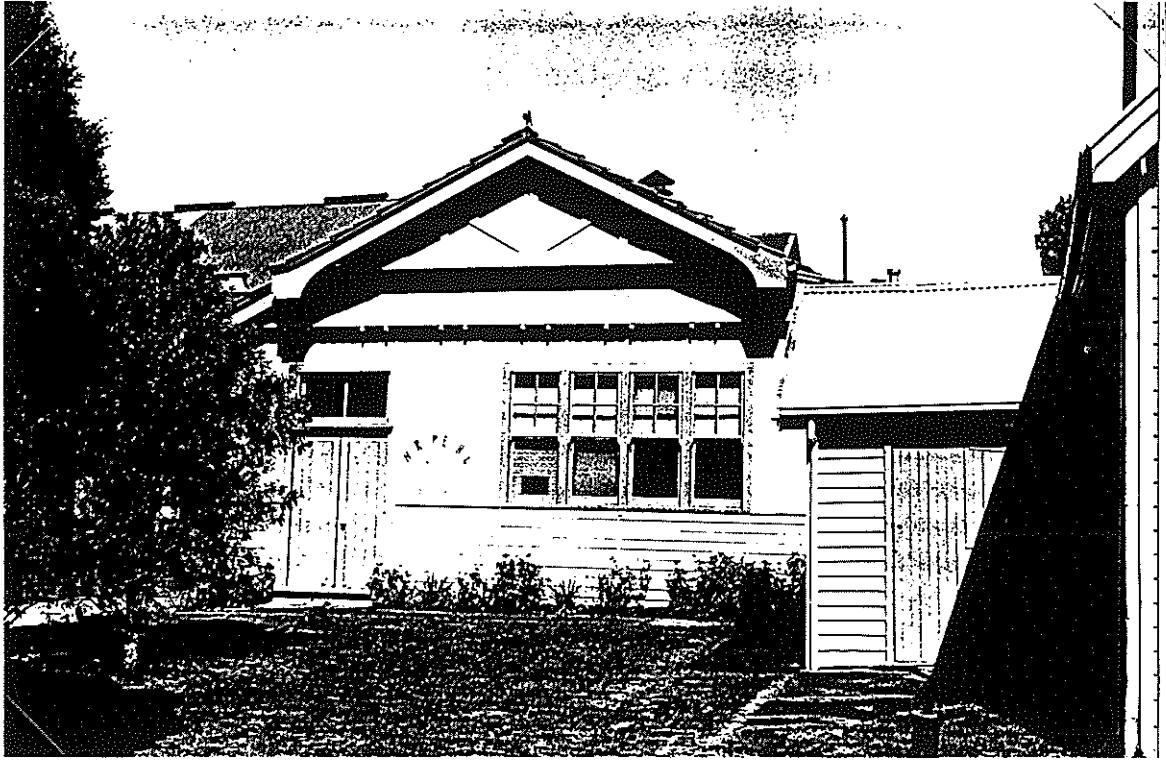


Photo: January, 1995



Existing Registrations:

Historic Buildings Registration:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:**1. Church**

A small picturesque red brick and stuccoed Arts and Crafts influenced church with canted buttresses prominent slate roof, side porch and later end porch and tower surmounting the original entrance and employing the characteristic Dutch gabled motif with copper fleche. Openings are round arched and there is half timbering to the gable ends and a faceted apsidal end.

Condition: Good

Integrity: Good, later end porch with "Corduzzian" window.

2. Hall

A picturesque brick and stuccoed hall replicating stylistic elements of the church in its buttresses, materials and round arched openings. The porch is stuccoed with a castellated parapet whilst the side porch and stage area also has a parapeted treatment with the corners extended in harmony with the castellations of the porch. The main gable end is half timbered with a quatrefoil motif and also has a parapeted treatment characteristic of the period.

Condition: Good

Integrity: Good

3. Former Church and Hall

A small nineteenth century former timber church, now Sunday school hall and attached later hall, now pre-school centre showing Arts and Crafts influence in the manner of the church. The original timber church shows evidence of additions and is distinguished by its austere lines, relieved only by the unenriched lancet arched windows, side porch and roof ventilation. The later additions are picturesque with bullnosed weatherboard dado, a.c. sheet fill and shingled lower gable with surmounting half timbering, using elements characteristic of the Californian Bungalow.

Condition: Good, evidence of differential settlement.

Integrity: Good

252-254 Neerim Road

Uniting Church, former Methodist Church

History:

In 1886, the market garden district known as "Rosstown", encouraged by the Oakleigh Circuit of the Methodist Church, resolved to establish its own Methodist Church. Land was purchased in Toolambool Road on the north-west corner of Neerim Road. The land had 66' frontage and cost £66. In December, 1886 a wood church measuring 30' x 20' was opened. A post and rail fence enclosed the property in 1887 and the church became the site of the Rosstown State School No. 2897, subsequently Carnegie Primary School, for its inaugural year. A rent of £26 per year was paid by the Education Department.

Much of the neighbouring land was swamp, but after this was drained in 1889, settlement developed such that the church needed enlarging. In 1893 a 12' extension was affected to the east wall and the entrance porch moved. At the same time a stable was built for the minister's horses, the total cost of the improvements being £49. The church was enlarged again in 1912 and connected to mains water in 1913.

In 1914 a new brick church designed by architect A. Phipps Coles was erected by builder, L.C. Broadbent for approximately £1,100. Two adjoining blocks in Neerim Road were purchased for later development, a wood kindergarten hall was built and a caretaker's residence next door purchased.

The Neerim Road land was developed in two stages. In 1921 a large parsonage was built and in 1933, a large brick school hall, designed by J.F. Snell, architect, and built by G. Reid, was completed in a style sympathetic to the church. Presently this hall is home to the Rosstown Theatrical Company. A front porch was added to the church in 1955. The interior of the church was remodelled at the same time.

References: "Neerim Road (Carnegie) Uniting Church in Australia, Centenary 886-1986", Pamphlet
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.72
1888 to 1988, Carnegie Primary School, The First 100 Years, p.9-10.

Thematic Context: Worship: Methodist
Caulfield as a pre-eminent Interwar suburb.

Statement of Significance:

The former Methodist church (now Uniting church) complex at 252-54 Neerim Road, Carnegie, consists of the original timber church of 1886, the present brick Arts and Crafts influenced church of 1914, designed by A. Phipps Coles, the timber hall attached to the original church, built during the interwar period and the present brick hall of 1933, designed by J.F. Snell.

252-254 Neerim Road

Uniting Church, former Methodist Church

The complex has aesthetic, historical and social significance.

Its aesthetic value is derived from the extreme simplicity of the original church and the highly picturesque, eclectic, Arts and Crafts influenced character of the main church and hall.

Its historical value rests in the early date of the original building and the manner in which the remaining buildings are representative of the principal period of settlement of the locality.

The social significance derives from the use of the site as a place of worship since the commencement of the closer settlement of Carnegie from as early as 1886.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995.

CAULFIELD CONSERVATION STUDY

31 Nepean Highway
House, "Roseneath" (1904)



Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

An imposing Italian villa in bi-chromatic brick with slated hipped roof, symmetrical single fronted facade, north and south facing bays and cast iron verandah with coupled columns and bluestone plinth to verandah.

31 Nepean Highway
House, "Roseneath" (1904)

Condition: Good

Integrity: Good, chimneys intact, lions heads to former cast iron gutters in situ, large allotment to Nepean Highway.

History:

In 1872, William Millar owned the land on the north side of Point Nepean Road between Rusden and McMillan Streets. The land had been subdivided into substantial housing blocks and in 1872, four of the sites contained brick houses. Millar lived in one of them and leased the others. In 1874, Miller built No. 31. It was described as "brick, eight rooms and kitchen" and was leased to Andrew Boyle, a merchant. NAV was £100. Millar was a councillor of the Shire of Caulfield from 1876 with the formation of the East St Kilda Riding.

By 1883, George Worthington, a judge, became tenant. Worthington was still in residence in 1888, however, by 1900 Annie Tulloch, a widow, leased the property. By that time, Millar was deceased and the properties were administered by his executors. The house continued to have nine rooms but NAV had dropped to £50.

By 1904, the property was known as "Roseneath". Owner/occupancy remained the same and continued to 1909.

By 1913, Anastasia Cross had purchased the property. In 1927 it was described as a "brick house, ten rooms on land 118'6" x 197'". Six people lived there and NAV was £93. Cross continued as owner/occupant in 1930. By 1941, Alex Meek was resident.

References: CCC Rate Books, 1872-1879, 1883-1889, 1900-01, 1909-10, 1913-14, 1927-28
Sands and McDougall Directories, 1920, 1930, 1941
MMBW Plan No. 83, 1904.

Thematic Context: Pre-Boom residential development.

Statement of Significance:

"Roseneath" at 31 Point Nepean Road is a bi-chromatic Italianate villa built for William Millar in 1874:

It is aesthetically and historically important.

31 Nepean Highway
House, "Roseneath" (1904)

"Roseneath's aesthetic value derives from its survival as a substantially intact bi-chromatic brick villa, distinguished by the symmetrical north and south facing bays and by its spacious grounds. Its historical value rests on its comparatively early date and link with Shire councillor William Millar. The choice of bi-chromatic brick, which was highly fashionable at the time, is also of note. "Roseneath" compares with "Cumbernauld" (pre 1872) at 504 Hawthorn Road and "Glenmoore" (1870) at 1 St Georges Road.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme protection.

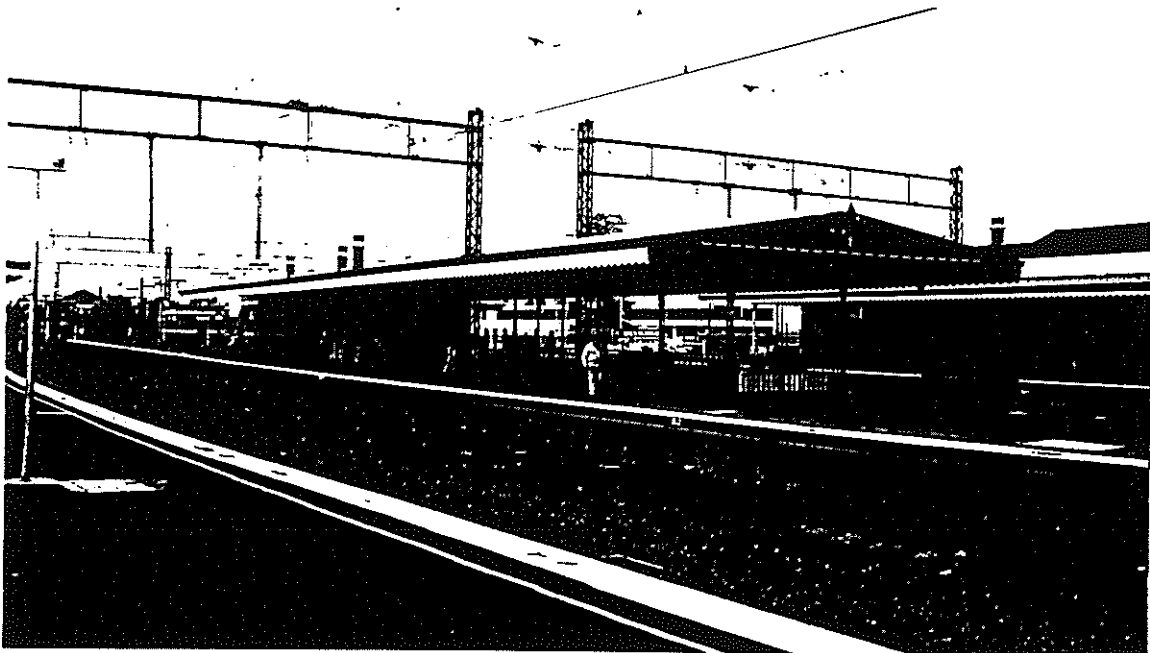
Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

**Normanby Road and Railway Avenue, Caulfield
Caulfield Railway Station**



Platform 1 building: Normanby Road



Platforms 2 and 3 building

Photographs: March, 1995



Stores building: Platforms 2 and 3



Platform 4 building: Railway Avenue

Normanby Road and Railway Avenue, Caulfield
Caulfield Railway Station

Existing Registrations:

Historic Buildings Register:	-
Government Buildings Register:	Registered
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A complex of 4 platforms with central island platform having 3 substantial Classical Revival red brick and stuccoed buildings serving each platform and interlinked with a subway and ramps. The main island platform (Nos. 2 and 3) has an extensive canopy area with lobby (altered), ticket office and toilets.

Booking windows, presently out of use, with office are situated in the subway.

A detached stores building is situated at the east end.

The northern platform (No. 4) building accommodates the lobby, office, parcels office, waiting area and toilets and has a cantilevered verandah. The southern platform (No. 1) building is distinguished by its slate hipped roof and large colonnaded waiting area, presumably planned to accommodate the racecourse traffic generated by the Caulfield racecourse opposite. The verandah is cantilevered.

The buildings are in the conservative Neo Baroque mode incorporating pedimented motifs in stucco to the parapets, stuccoed banding and Tuscan capitals to the island platform verandah columns.

Arts and Crafts influence is evident in the chimney stack treatments and half timbering in the gable ends.

History:

Caulfield station was opened with the line to Oakleigh on 2.4.1879. The first buildings were erected under contract No. 1424 by W. Swanson, signed 22.7.1881. A shelter shed and booking office followed under contract No. 1857, signed by J. Brown on 1.3.1883.

Two additional tracks were provided between Melbourne and Caulfield from 4.10.1915. Working drawings were prepared for the present station buildings prior to this date, those required for the platform 4 building being signed by the chief architect of the Way and Works Branch, J.W. Hardy, on 3.10.1913. The platforms 1, 2 and 3 buildings followed on 23.1.1914 and were also signed by J.W. Hardy.

**Normanby Road and Railway Avenue, Caulfield
Caulfield Railway Station**

Accommodation on the No. 1 platform also included a "station master's look-out", demolished in the early 1980's and 4 First and Second Class entrances, arranged so as to handle racecourse patrons according to their "class" and gate entry numbers. A horse platform with small office was provided to the immediate east of the No. 4 platform and it remains, out of use, today.

General refurbishment of the station buildings was undertaken during 1988.

References: Newsrail, 10.1988 p.314: refurbishment
La Trobe Library: Subject Catalogue, Picture Collection: Views of Racecourse and Railway Station H1076, H1077.
SLV Madden Albums Vol. 1, p.128.
Vale Collection: Slt ef 912.945 v.23: "Land for Sale opposite rail station and racecourse".
Henderson, R.G. and Dorman, S.E.: The Electric Railways of Victoria, AETA, (1979) pp.69-74 (on Dandenong line).
VATC archives: aerial views.

Thematic Context: - Public Services: Railways
- Caulfield's post Federation suburban expansion

Assessment against HBC Criteria

- A Social importance derives from its role as the point of arrival and departure for patrons of the Caulfield racecourse.
 - B The complex may include the only horse platform on the rail network.
 - C
 - D
 - E
 - F
 - G
-

Normanby Road and Railway Avenue, Caulfield
Caulfield Railway Station

Assessment against HBC Criteria cont.

H Important example of the application of the Neo-Baroque style to station building design and one of the finest complexes attributed to J.W. Hardy, chief architect of the Way and Works Branch from 1908-1918, comparing with Auburn and Glenferrie (c.1918) and Spotswood (1912).

I

J

Statement of Significance:

The Caulfield rail station complex of 4 platforms, plus horse platform, and 3 principal buildings is a substantial brick and stuccoed complex erected 1913-14 to a design for which the chief architect of the Victorian Way and Works Branch, J.W. Hardy, had responsibility.

It is aesthetically important as an imposing Neo-Baroque complex, comparable with Glenferrie, Auburn and Spotswood stations and is an important example of the work of J.W. Hardy.

The horse platform, though physically undistinguished, is a rare structure of its type whilst the complex is socially important for its role as a point of arrival and departure for patrons of the Caulfield racecourse. The demolition of the station master's lookout detracts from the complex' cultural values.

Recommendations: Recommended for transfer from the Government Buildings Register to the Historic Buildings Register; for inclusion on the Australian Heritage Commission Register and for planning scheme control.

Assessment: Andrew Ward, March, 1995.

CAULFIELD CONSERVATION STUDY

135 Normanby Road
Residence "Wisteria"



Photo: February, 1994

Existing Registrations:

Historic Buildings Register : Nil (1993)
National Estate Register : Nil (1994)
National Trust Register :

Description:

A late Victorian timber villa with corner tower in the Queen Anne style evidenced especially by the use of shingled weatherboards, strapwork and cornice treatment to the tower, leadlit sashes, architraves to windows at tower base and picturesque massing. Variegated slates and tall too heavy chimney stacks are contributory stylistic elements. Inside, the lobby is enriched with a lancet archway and elaborate timber door surround.

Condition: Good

Integrity: Good, gable barge possibly renewed.

History

In 1897 the E.S.A. Bank at Malvern owned vacant land 322' x 90' on the south-east corner of Normanby Road and Mayfield Grove. The land was rated to A H Blake, a painter, and had a NAV of £2.

During 1897, Mrs Ida Luke purchased the land and by the end of the year had commenced building an eight roomed wood house. It was completed in 1898, and in 1899 the property was known as "Wisteria", on lots 52, 53, 60.

Ida Luke continued as owner/occupant until 1903, when occupancy passed to Edmund Luke, an artist. The house had between 10 and 12 occupants in continuous residence from 1900 to 1905.

In 1900 Ida Luke also owned land in Mayfield Grove, Dandenong and Normanby Roads.

References: Southern Cross 4.4.1990 p.17
CCC Rate Books
MMBW Plan 62.

Thematic Context:

Significance:

"Wisteria" is locally significant as an unusual small timber villa with a tower, enhanced by its exploitation of the popular late nineteenth century Queen Anne style.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward

CAULFIELD CONSERVATION STUDY

North Road

Brighton Cemetery: former Sexton's quarters and offices

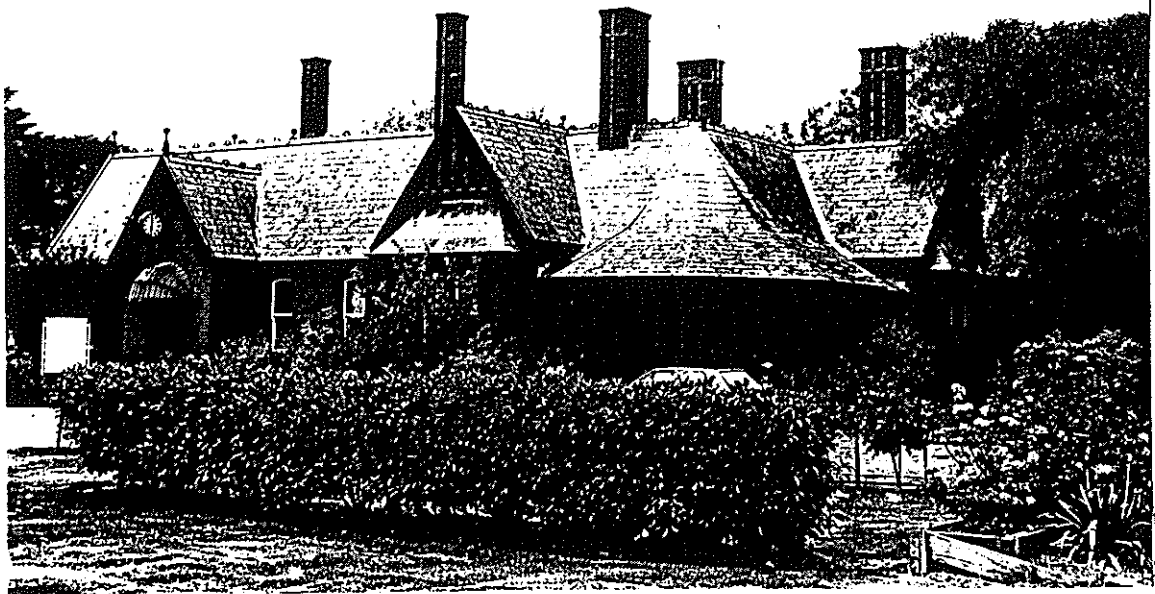


Photo: October, 1995

North Road

Brighton Cemetery: Former Sexton's quarters and offices

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

The former sexton's quarters, vestry, Cemetery Trust meeting room and office in the English Domestic Revival (Queen Anne) manner with picturesque steeply sloping slated roofs having terra cotta cresting and tall chimneys with strapwork. A faceted corner bay has turned timber posts to the verandah with lancet brackets and is terminated by projecting wings with window bays and half timbered barges. Black body bricks are relieved with red banding and plinth and white tuckpointing. The interior rooms are plastered and of austere character. A rear yard is enclosed by a sympathetic more recent brick wall.

Condition: Good

Integrity: Good

History:

The first trustees of the Brighton Cemetery were appointed on 13.9.1854. Nearly 50,000 burials were accepted during the first century of its existence. The present sexton's (manager's) quarters and offices may have been built at the turn of the century.

Statement of Significance:

The former sexton's quarters (now the manager's quarters) and offices at the Brighton Cemetery are a substantial and picturesque structure in the English Domestic Revival manner, possibly erected at the turn of the century.

It has aesthetic significance.

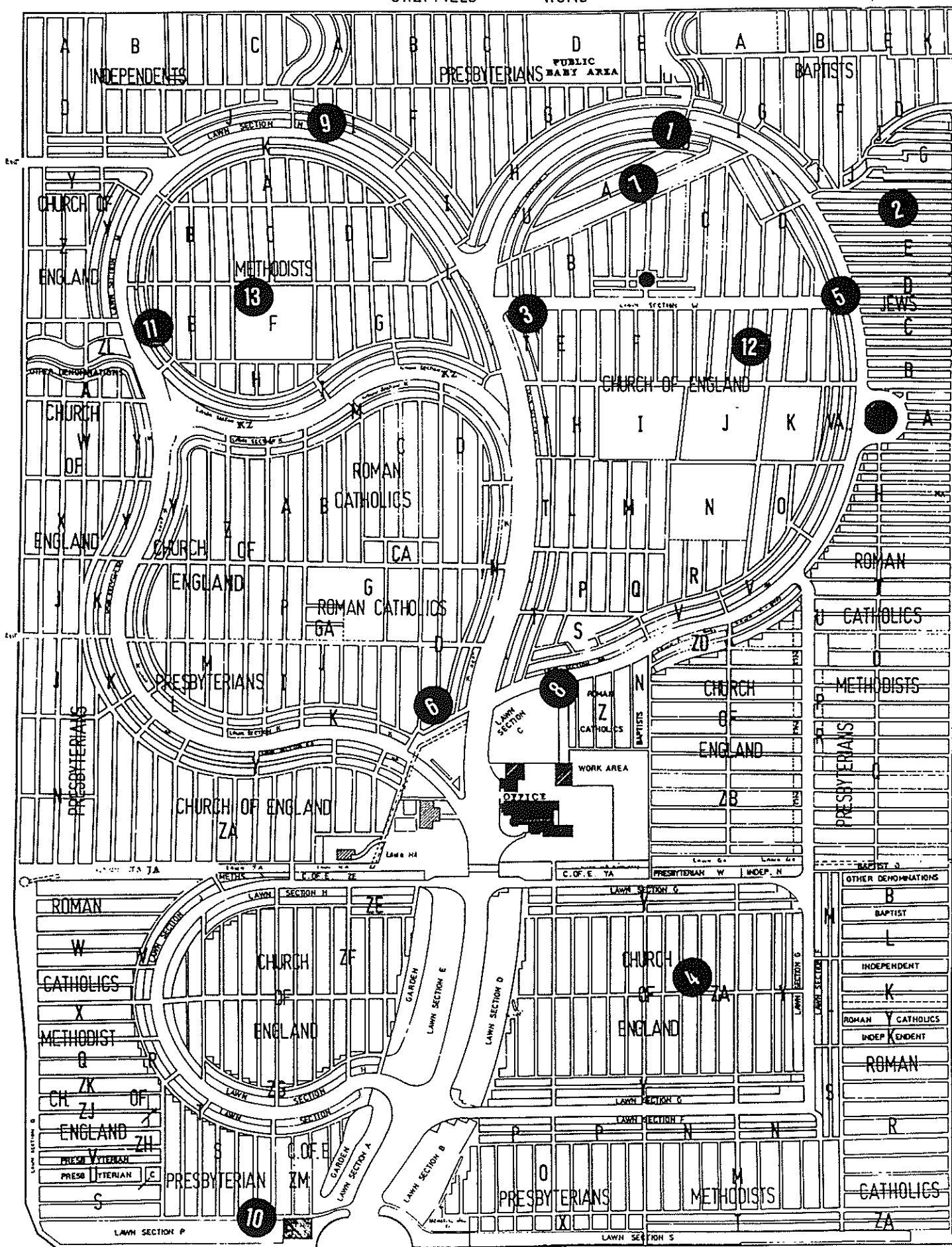
Its aesthetic value rests in its prominent position in one of Melbourne's most important cemeteries and as a highly picturesque and sophisticated example of its architectural style.

Recommendations: Recommended for planning scheme protection.

Assessment: Andrew Ward, January, 1995

SHEFFIELD ROAD

HAWTHORN ROAD



NORTH ROAD

INDEPENDENTS

OTHER DENOMINATIONS

OTHER DENOMINATIONS
B
BAPTIST
L
INDEPENDENT
K
ROMAN CATHOLICS
INDEPENDENT
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CAULFIELD CONSERVATION STUDY

North Road
Brighton Cemetery: Miller Mausoleum

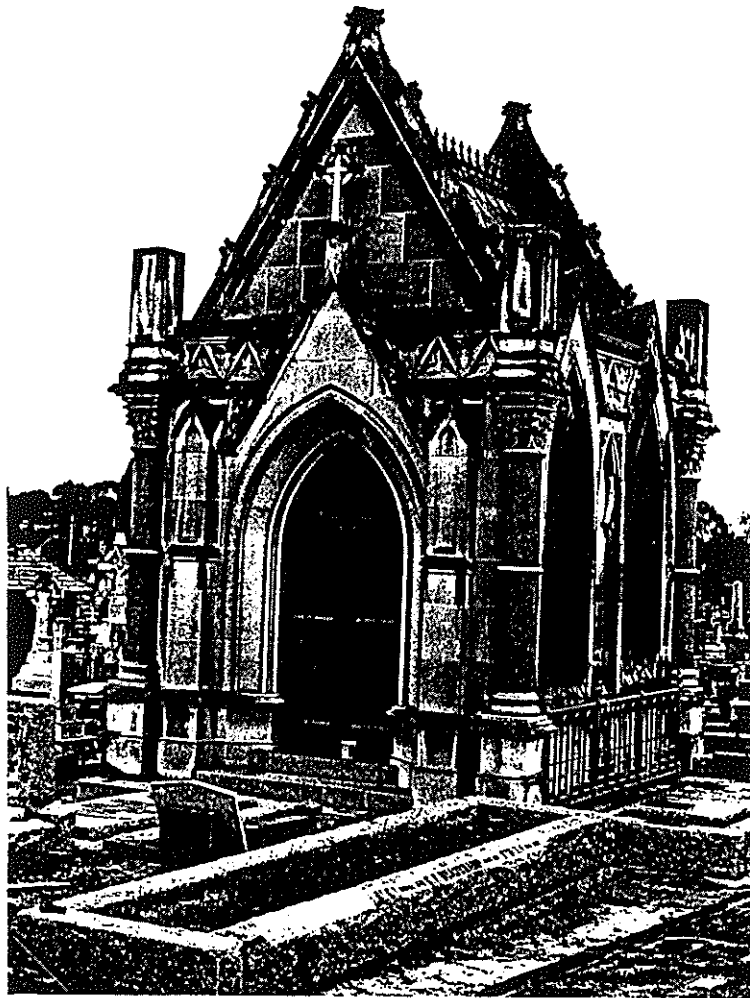


Photo: January, 1995

North Road

Brighton Cemetery: Miller Mausoleum

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A prominent freestone mausoleum in the Gothic style with bluestone plinth, granite steps and polished granite corner colonnettes having foliated capitals and moulds in the Gothic manner. The richly ornamented walls have croquet foliations to the gable copings, lancet arched windows with stained glasswork (obscured), blind windows and double timber doors with sheet copper enrichment.

The main gable is steeply pitched with fish scale slates, copper cresting and parapeted gable ends with croquet enrichment. A freestone cross surmounts the entrance doors through which can be seen three white marble sarcophagi, two with figures and the third with a cross and entwining ivy. Tablets read:

"In memory of Septimus Miller who died on 7.6.1925, aged 72 years."

"In memory of Gwendoline Stewart Miller, daughter of Septimus and Clara Miller, died 17.5.1902, aged 13 years."

"In memory of Clara Johnstone Miller, wife of Septimus Miller, died 26.3.1910, aged 44 years."

Integrity: Good, pinnacles to colonnettes removed.

Condition: Fair, rising and falling damp, structural movement.

History:

This mausoleum appears to have been erected as early as 1902 with the death of Septimus Miller's daughter Gwendoline. Septimus Miller (1850-1925) was an inventor and the son of Henry ("Money") Miller, MLC, pastoralist, founder of the Bank of Victoria, and land speculator. Septimus managed his father's run "Kulkyne", in the Wimmera, for eight years and he lived at "Cantala", built in Dandenong Road in 1892. When it was demolished, the dining room furniture was relocated to the "Hotel Australia's" "Cantala Room".

References: Solomon, G., Caulfield's Heritage, City of Caulfield, 1989, Vol. 1, p.98.

North Road

Brighton Cemetery: Miller Mausoleum

Thematic Context:

Assessment against HBC Criteria:

- A** The Miller mausoleum is important as a rare and intact example of a building demonstrating a mode of burial, constituting both a statement of faith and a statement of the importance of the Miller family. The Gothic mausoleum in the Catholic section of the Axedale cemetery is a comparable structure.
- B** The mausoleum is an extraordinary example of a building demonstrating a burial custom, long considered illegal in Victoria.
- C**
- D**
- E** It is a rare and essentially intact example of a building type.
- F**
- G** It recalls the importance of the Miller family and, indirectly, of Henry ("Money") Miller.
- H**
- I** It demonstrates outstanding craftsmanship in its highly decorated Gothic enrichment.
- J**
-

Statement of Significance:

The Septimus Miller mausoleum is a unique structure within the Brighton cemetery. It is a richly decorated freestone Gothic structure with three white marble sarcophagi, erected possibly in 1902.

It has aesthetic, historical and social significance.

It is aesthetically significant as a rare and richly decorated Gothic mausoleum recalling the highest standards of 19th century memorial design.

It is historically significant for the manner in which it recalls the presence of the Miller family in Caulfield and indirectly the wealth of Henry ("Money") Miller.

It is socially important as a rare example of a mode of burial.

North Road

Brighton Cemetery: Miller mausoleum

Recommendations: Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

225 North Road

House, "Manair" (?) 1909, "Fairfield Hall" (1926)

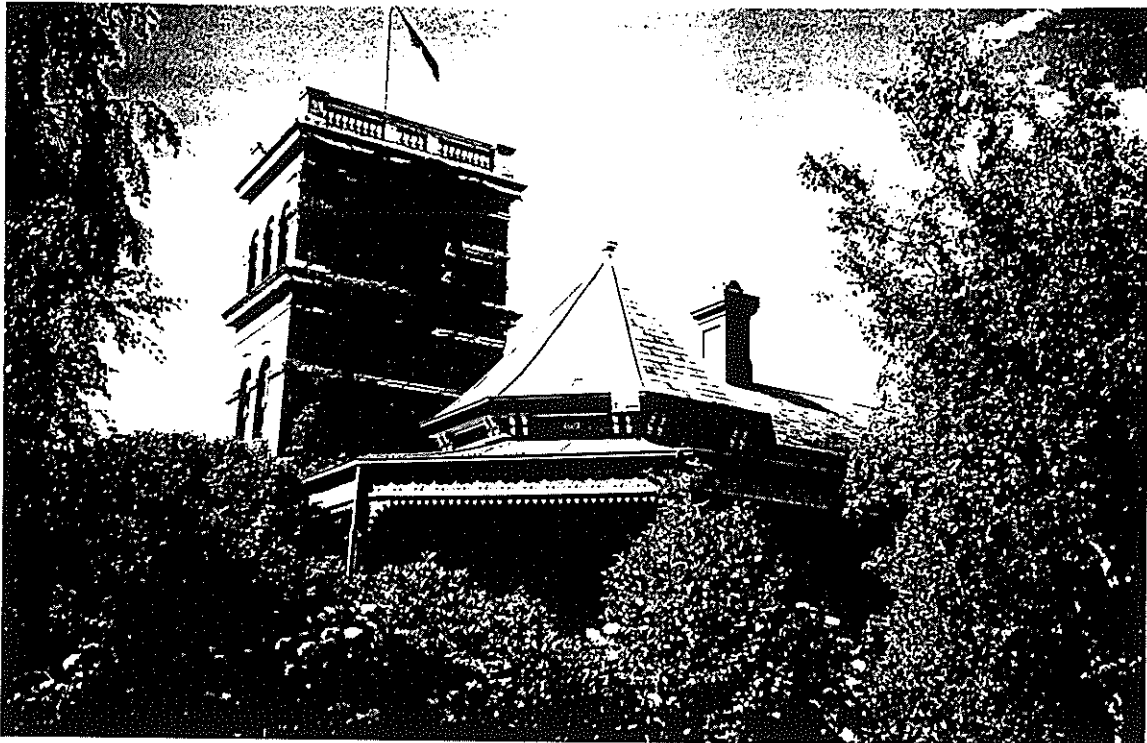


Photo: January, 1995

Existing Registrations:

Historic Building Council:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

An imposing single storeyed Italianate bi-chromatic brick villa with three staged tower surmounting the entry and faceted corner bay with conical roof. White tuckpointed black body bricks are relieved with reds and stucco work. Gable ends are fretted and there is a concave cast iron verandah to the principal elevations.

225 North Road
House, "Maniar" (?), "Fairfield Hall" (1926)

Condition: Good

Integrity: Good, including extensive grounds and wood grained front door.

History:

In 1882, T. McCombie and R. Keys owned allotment 42 measuring 30 acres on the north-east corner of Kooyong and North Roads. By 1888, the land had been subdivided and Frederick Wallis Curwan, of South Yarra, described by Solomon as of the Caulfield gentry, owned ten acres on North Road. NAV was £250. In 1890, Curwan, an inspector of the National Bank, built for his residence, a large fourteen roomed brick house on the site which at that time, was 9 acres. NAV rose to £380. He resigned from the Bank in 1899 to attend to his personal affairs and re-entered service later the same year as a relieving manager.

By 1900, the owners were listed at Wragge and Hearne, C/- Aitkin, Whiting and Aitkin, Solicitors. C. Knight, an actuary, was occupant. NAV had dropped to £130.

In 1909, Henry Wall, a commercial agent, leased the property which continued to be described as "brick house, ten rooms on nine acres". By 1926, the property had been purchased by the Younger family and the land subdivided forming Younger Avenue and Fairfield Grove. Alexander Younger, a builder, owned and occupied the house which was known as "Fairfield Hall". It occupied land bounded by Fairfield Grove, North Road and Younger Avenue with 250' frontage to North Road. NAV was £150 and seven people lived there.

References: CCC Rate Books 1888-91, 1900-01, 1909-10, 1927-8
MMBW Plan No. 81 undated
Solomon G., *Caulfield's Heritage*, City of Caulfield, 1989, Vol 1, P.50-51, Vol 2, P.17
National Bank Archives

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance:

"Maniar" (?) is a substantial late Victorian Italianate villa with tower and extensive grounds built for Frederick Curwan, an inspector of the National Bank, in 1890.

It is aesthetically and historically important.

225 North Road
House, "Maniar" (?) 1909, "Fairfield Hall" (1926)

It is aesthetically important as an imposing and substantially intact villa residence demonstrating the changing architectural fashions of the 1890's, evidenced by the use of face brickwork and fretted gables in the Queen Anne manner. It is historically important for the manner in which it demonstrates the lifestyle to which a businessman could aspire during the boom period.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

N.B. The interior has not been inspected. Inspection may prompt a review of this assessment.

Assessment: Andrew Ward, January, 1995



CAULFIELD CONSERVATION STUDY

10 Orrong Road
House, "Ascog" (1900)



Photo: October, 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Representative asymmetrical two storeyed overpainted brick villa with reconstructed two storeyed verandah, cement tile roof and faceted wing. Openings are round and segmental arched with lancet and segmental drip moulds and foliated bosses.

10 Orrong Road
House, "Ascog" (1900)

Condition: Good

Integrity: Fair. Later window opening and staircase to south, garden degraded by car parking.

History:

In 1886, J.F. Muir, a gentleman of Hawthorn, owned four lots of land on the east side of Orrong Road. NAV was £50. The land had been released for sale in that year as part of the Gardenvale Estate. In 1887-1888, Muir built a twelve roomed brick house for his residence on lot 4 between Hamilton Street and Riddell Parade. In 1888, Muir was described as an accountant. The house was listed as brick with nine rooms and NAV of £125. Nine people occupied the house. By 1893, Muir had disposed of most of his land as he owned lots 103 and part 104 at that time.

By 1900, Muir had leased the property to Thomas Plante, a corn agent. The house, named "Ascog", continued to be described as "brick, 9 rooms". Eight people lived there and NAV was £75.

By 1913, George Grant had become owner. Robert Donaldson and six other people occupied the house. The land measured 60' x 228'. NAV had decreased to £60. By 1929, Thomas Murdoch, a military officer, had become owner/occupant. Seven people were in residence. The land area had been reduced to 60' x 140' and NAV was £100.

References: CCC Rate Books 1886-1890, 1893, 1900-01, 1913-14, 1929-30
MMBW Plan No. 82, 1934

Thematic Context: Victorian middle class suburban expansion.

Statement of

Significance: "Ascog" is locally important as a substantial late Victorian villa residence recalling caulfield's role as a location for Melbourne's gentry in the years immediately prior to the depression of the early 1890's. Its importance is compromised by the changes sustained over the years.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, October, 1994

CAULFIELD CONSERVATION STUDY

56 Orrong Road House



Photo: October, 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

An early Federation Style villa with projecting wings and connecting turned timber posted verandah with arched treatment, polychrome brickwork with red body bricks, half timbered and rough cast gable ends, tessellated tile verandah floor, attic storey with dormer window and slate roof with terra cotta ornamentation.

56 Orrong Road
House

Condition: Good

Integrity: Good, sympathetic addition at rear.

History:

In 1888, Andrew Rowan, a merchant, owned land lots 6, 7 and 8 in Orrong road, east side between Glenhuntly Road and Rowan Street. This land was part of the subdivision that created the Gardenvale Estate in 1886. In 1899, John Paterson, a stationer, purchased lot 6 and in 1900 he built a ten roomed brick house for his residence. NAV was £60.

In 1913, ownership passed to Miss Catherine Paterson who lived there with Amy Paterson. Land measured 100' x approximately 190'.

By 1929, Albert McLaughlin, a merchant, was owner/occupant. The property continued to be described as "brick house, ten rooms" on lot 6, 100 x 189' 6". NAV was £115.

References: CCC Rate Books 1888-1901, 1913-14, 1929-30
MMBW Plan No. 82, 1934

Thematic Context: Victorian middle class suburban expansion.

Statement of

Significance: No. 56 Orrong Road is locally distinguished as an early villa in the manner recently described as the Federation Style. Its importance is enhanced by the quality of workmanship and its intact state.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, October, 1994

CAULFIELD CONSERVATION STUDY

66 Orrong Road

Former Church: Wesleyan (Methodist)

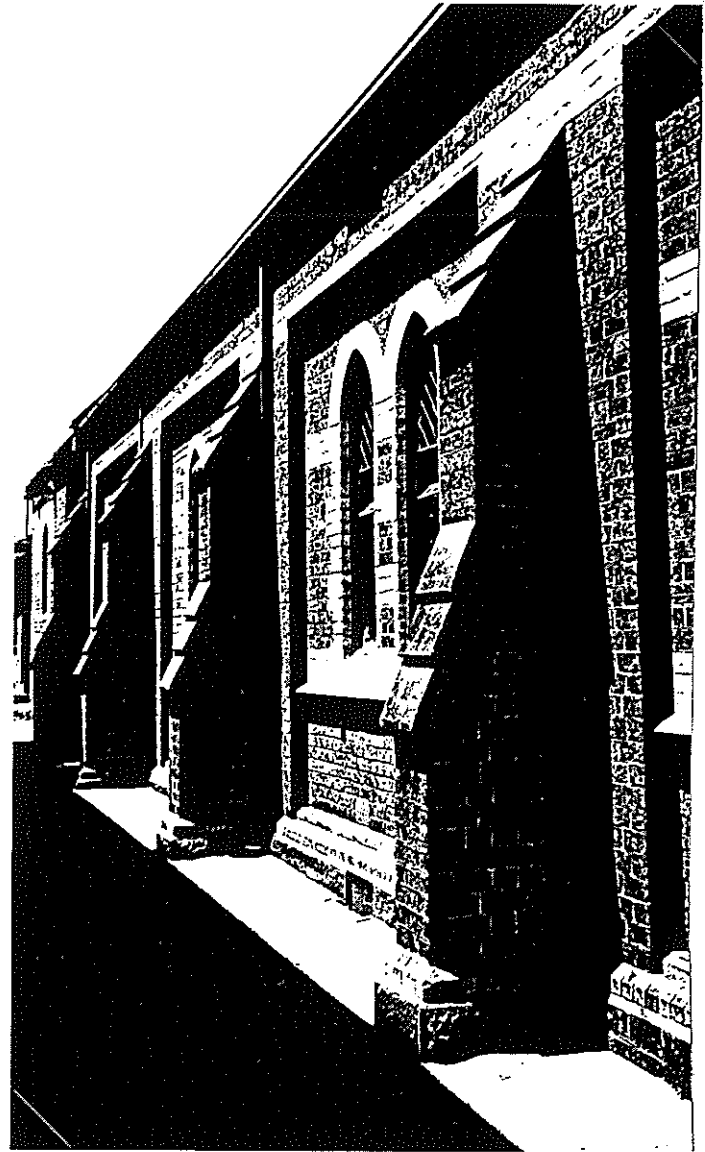


Photo: January, 1995

66 Orrong Road

Former Church: Wesleyan (Methodist)

Existing Registration:

Historic Buildings Register:	Nil
National Estate Register:	Merklin-Schutze organ (No. 015341)
National Trust Register:	Merklin-Schutze organ (File No. 4671)

Description:

A bi-chromatic brick with later stuccoed facade and porch Gothic Revival church on tuckpointed bluestone plinth. The simply stated symmetrical facade has stone corbels and foliated cement finial with diaper pattern panel to the gable end and central rose window. Windows, are lancet arched and the corners and sides have buttresses. There are later brick additions at the rear. The slate roof retains its metal louvre vents.

Condition: Good

Integrity: Fair, facade defaced with stucco work. Organ relocated.

History:

In December, 1886, at a circuit meeting, the Wesleyan Church at St Kilda appointed a committee to select a site with the view to establishing a church at Elsternwick. By June, 1887, the site in Orrong Road, east side, between Dandenong Road and Rowan Street, had been purchased for £400. The land measured 100' x 189'. A building committee was formed and a church of red and yellow bricks on a bluestone foundation was commenced to the design of architect, T. J. Crouch. The builders were Ireland and Newton and the contract cost for erection was £579.11.6. The foundation stone was laid on 14.11.1887. The church was 30 squares in area with seating for 200 people and it was opened in March, 1888. Provision was made for future extensions including a porch and vestry. These were completed in 1889 to the design of W.H. Noy (?). It is recorded in ABCN on 8.6.89, p.550, that T.J. Crouch accepted tenders for additions to the Wesleyan Church, Elsternwick, on 8.6.1889. The builders were Jones & Co. The church was enlarged and a portion of it used as a Sunday school. The value of the extensions was £500.

In 1913, the pipe organ from St John's Anglican Church, Toorak, was installed. It was built by Merklin-Schutze of Brussels, Belgium, in 1870 and has been described as the largest unspoilt example of a French Romantic organ in Australia.

In 1923 a new red brick church was built and the organ was relocated to its present position. The original church has been leased for some years.

References: Ward, N., Orrong Road Methodist Church, Orrong Road, Elsternwick Uniting Church, notes compiled 1987.

66 Orrong Road

Former Church: Wesleyan (Methodist)

Thematic Context: Worship: Wesleyan (Methodist)

Statement of Significance:

The former Wesleyan (Methodist) church at 66 Orrong Road, Elsternwick, is a polychrome Early English Gothic Revival church with defaced facade, built to the design of the noted church architect, T.J. Crouch in 1887-88.

It has architectural and social significance.

Its architectural value derives from the manner in which it compares with similar 19th century Wesleyan churches (New Street, Brighton, 1854-58; High Street, Reservoir, 1863 and Mount Alexander Road, Flemington, 1865) and from its situation in the proposed Elsternwick Urban Conservation Area. Its social value derives from its role as a church in its community from 1887-88 to 1923.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

70 Orrong Road
House, "Lisbon House"



Photo: October, 1994

Existing Registrations:

Historic Buildings Register: Nil
National Estate Register : Registered
National Trust Register : Nil

Description:

A flamboyant Italianate Boom Style two storeyed villa with blind sidewalls and richly modelled stuccoed facade having projecting side walls with elaborately treated ends and break fronted cast iron verandah with cast iron lace frieze and decorative faces. The parapet is distinguished by multiple pediments and the lower level by rusticated and vermiculated stucco work.

70 Orrong Road
House, "Lisbon House"

Condition: Good

Integrity: Good

History:

In 1888, Mary Brown, a baker of St Kilda, owned lot 1 on the south-east corner of Glenhuntly and Orrong Roads. The land had become available in 1886 with the creation of the Gardenvale Estate.

In 1889, a brick house with nine rooms was built on part lot 1. It was rated to Glenhuntly Road and had an NAV of £70.

In 1893, Reginald Weigall, a doctor, was tenant. The address had changed to Orrong Road and NAV increased to £150.

In 1913, the property passed to Walter Brown. Arthur Mould, a gentleman, was tenant. The property continued in the Brown family in 1929 when Mrs E M Brown was listed as owner. George Symons, an engineer leased it. The house continued to be described as brick with ten rooms, on land measuring 50' x 145' 6". NAV was £100 and eight people lived there.

References: CCC Rate Books 1888-1901, 1893, 1913-14, 1929-30
MMBW Plan No. 82, 1934
National Trust file

Thematic Context: Victorian middle class suburban expansion.

Statement of

Significance: No. 70 Orrong Road is important as an exceptionally ornate Boom style villa residence in the terraced form and in this respect is rare in Caulfield. Its architectural value is enhanced by its intact state and by the manner in which its bold architectural expression is carried through into the hallway and staircase.

Recommendations: Recommended for planning scheme protection.

Assessment: Andrew Ward, October, 1994

CAULFIELD CONSERVATION STUDY

84-86 Orrong Road

Church - Congregational Church, formerly Union Church

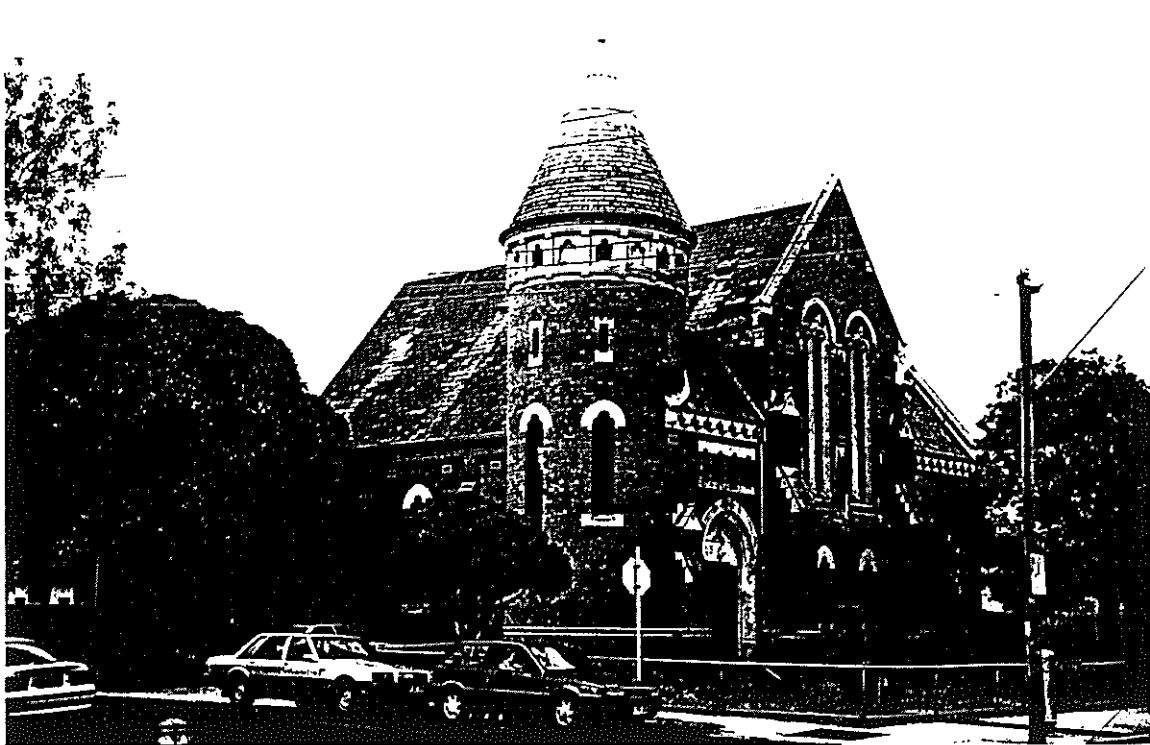


Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Registered
National Estate Register :	-
National Trust Register :	-

Description:

A prominent and imposing French Gothic influenced former church in red brick with freestone dressings. The facade is symmetrical save for the prominent conical roofed tower with leadwork cap, and cusped openings in the freestone upper band, the shaft being semi-circular, pierced by narrow openings.

Similar corbels form the base to the eaves. Brickwork is white tuckpointed reds with blackened bands.

84-86 Orrong Road**Church - Congregational Church, formerly Union Church**

Condition: Good, freestone and plinth damp affected.**Integrity:** Fair, there is a gallery at the rear of the building. The later timber sanctuary (?) has been demolished.

History:

When the Caulfield Union Church in Glen Eira Road was raised by fire in 1889, it was decided to build a new church closer to the township of Elsternwick. Land on the south-east corner of Orrong Road and Korong Street (now King Street) was acquired and a church to the design of G. De Lacy Evans was commenced. McMurtie, McNaughton and Stewart were the contractors. The cost of the land, building, furnishings and organ totalled £3,600. In November 1889, the foundation stone was laid and twelve months later, the first service conducted.

Before long however, the congregation declined. This coupled with the 1890's depression left the church with a mortgage it could not meet. The property was purchased by the Congregational Union in 1894 for £600. Reverend Osric Copland was the first pastor for the Congregationalists. With the formation of the Uniting Church in 1977, the building ceased to be used as a place of worship. It became the meeting place for the Choral Society and is now part of an educational complex.

References: National Trust of Australia (Victoria) File No. 3313
MMBW Plan No. 49, 1898 and 1928
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, page 71.
CCC Rate Book 1925-6
Additional references (not consulted):
Elsternwick Congregational Church Jubilee Booklet, 1944
St Mary's Church of England Jubilee Book, 1908
Congregational Year Book, 1910
B.W. Milne and D.W. McKellar (Comp), 'Cromarty School for Girls (1897-1923)' (Melbourne, 1973)
'Pahran Telegraph', November 1980
Survey Maps, Henry B Foot, 1853
Elsternwick Congregational Church Records
'Australasian Builder and Contractors News', 1889
Alexander Sutherland, 'Victoria and its Metropolis. Past and Present', (Melbourne, 1888).
Directories, 1870
Honorary Secretary, Elsternwick Congregational Church

84-86 Orrong Road
Church - Congregational Church, formerly Union Church

Thematic Context: Worship: Union Church, Congregational Church

Statement of

Significance: The former Union Church is important at the State level as a rare early French Gothic Church, boldly expressed with its distinctive conical tower. The use of red brickwork was unusual for its time whilst its survival as a building of the former Union Church is rare.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, September 1994

88 Orrong Road
House, "Palmyra"

Condition: Good

Integrity: Good, brickwork overpainted, addition at north end.

History:

In 1911, Alexander Gardiner, an accountant of Elizabeth Street, Elsternwick, purchased the property "Altona" from A.D. Little. The property was in Orrong Road with extensive grounds bounding Korong (now King) Street. In 1911, Gardiner commenced building an eleven roomed brick house on the north-east corner of Orrong Road and Korong Street. The land measured 192' x 260'.

In 1912, the house was completed and Gardiner took up residence. He named the house "Palmyra". NAV was £130.

Gardiner continued owner/occupancy in 1925. The grounds of the property had been reduced to 120' x 200' by then and the house was described as "brick, eight rooms". Six people lived there. NAV was still £130.

References: CCC Rate Books 1908-13, 1925-26
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Post Federation suburban expansion.

Statement of

Significance: "Palmyra" is locally significant as an early and most substantial Arts and Crafts influenced villa demonstrating how Caulfield's principal thoroughfares often attracted the City's most substantial houses.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

18 Poplar Grove House, "Athole"



Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Registered (No. 005755)
National Trust Register:	Classified (File No. 3556)

Description:

An unusual late Victorian Indian influenced eclectic stuccoed villa with encircling turned timber posted bullnose verandah to faceted front, glazed timber framed sun room, slate roof, stained glass work, encaustic tiled verandah floor and hood moulds, reinforcing the Indian flavour. The verandah post brackets are unusual.

Inside, schemes of decoration are understood to include handpainted designs of birds, flowers and cherubs, floor tiles based on a pattern from Sind in India and exceptional cast plaster work.

**18 Poplar Grove
House, "Athole"**

Condition: Good

Integrity: Good, chimney caps removed, timber stables.

History:

"Athole" is situated in a former market garden district on the Rosstown Swamp which was drained in 1889. The land formed part of a property owned by Richard Mackay, Esq. who lodged a subdivision plan of his property at the Office of Titles in 1879. The subdivision comprised portions 104 and 105 in the Parish of Prahran and was known as the "Strathnaver Estate". In November, 1880, over 30 lots of the Estate were to be auctioned, including the land purchased later by John Thomas Kelleher in Poplar Grove, east side, between Blackwood Street and Dandenong Road. Kelleher, an architect with the Victorian Public Works Department, was appointed chief district architect of the eastern division in 1885. Burchell in Victorian Schools: A Study in Colonial Government Architecture 1837-1900, MUP 1980, p.162, notes that Kelleher and S.E. Bindley had responsibility for the greater part of the Department's school work from 1883 and that Kelleher's designs were more adventurous than those of his colleagues. His design for "Athole", built in 1889, bears this out. It was a large, brick, ten roomed dwelling with only one bedroom. A room on the north side served as a conservatory and timber stables were provided at the rear. Kelleher lived at "Athole" until 1929 when the property passed to his daughter, Mrs Kareen Fish. The property had been in the Kelleher family from 1889 until 1992 when it was auctioned.

References: The Age, 25.7.1992, p.31.

National Trust of Australia (Victoria) File No. 3556

Australian Heritage Commission File No. 005755

"Strathnaver Estate", 1879, Vale Collection, State Library of Victoria.

Solomon, G., Caulfield's Heritage, City of Caulfield 1989, Vol. 1, p.32.

Thematic Context: Victorian middle class suburban expansion.

Assessment against HBC Criteria

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**18 Poplar Grove
House, "Athole"**

G "Athole" demonstrates an association with the prominent Victorian Public Works Department architect, John Thomas Kelleher in that it was designed by

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n house.

H "Athole" is an extraordinary example of a particular style, offering insights into the work of J.T. Kelleher and using architectural details which were both innovative and influential in their day.

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Statement of Significance;

"Athole", at 12 Poplar Grove, Carnegie, was designed and built for its owner, John Thomas Kelleher, in 1889. It is a single storeyed Italianate villa with noteworthy features.

It has aesthetic and historical significance.

Its aesthetic value rests in its ability to demonstrate the highly individual approach taken by Kelleher in the design of his own house. Such elements as the hood moulds, turned timber verandah posts and fretted brackets were highly innovative at the time.

It has historical value as the home of J.T. Kelleher, a prominent architect of the Victorian Public Works Department during the late 19th century. It is also of historic interest as a rare surviving late Victorian villa in its locality.

Recommendations: Recommended for inclusion on Historic Buildings Register and for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

57 Prentice Street
House



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Simple single fronted gable roofed timber cottage with lean-to section at rear and corrugated iron roof linings, symmetrical facade and unusual timber posted verandah with fretted frieze panels suggestive of a mid Victorian construction period. The verandah floor is timber and the double hung windows are without glazing bars.

**57 Prentice Street
House**

Condition: Good

Integrity: Good, later metal cladding.

History:

In 1885, a three roomed wood house was listed in Prentice Street, north side. The situation given in the rate book was "off Kooyong Road". The house was owned and occupied by Margaret Glen and had an NAV of £11. In 1886, the house was described as "wood, 4 rooms".

In 1888, William Ibison, a contractor, purchased the property. Ibison continued as owner in 1893 and leased the house to David White, a carpenter. NAV was £15.

By 1900, the Equity Trust Co. had taken over ownership, leasing the property to a labourer named Lyons. Four people lived there and the NAV was £10. In 1925, Mrs Martha James was owner/occupant. The house was on land 40' x 90' and had four occupants. NAV was £30. It appears to have been built simultaneously with adjoining No. 59.

References: CCC Rate Books 1884-1893, 1900-01, 1925-26
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Victorian working class suburban residential development.

Statement of

Significance: No. 57 Prentice Street compares with adjoining No. 59 and is rare in Caulfield for its timber verandah frieze which is suggestive of an early construction date.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

59 Prentice Street House

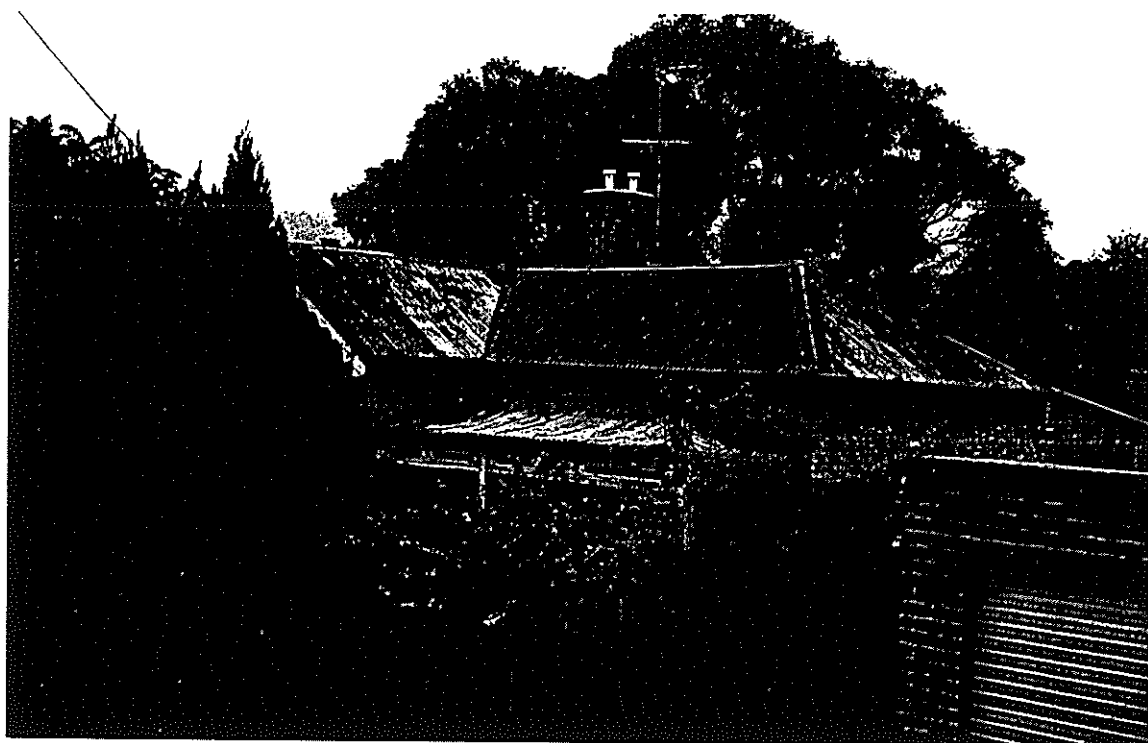


Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

A simple symmetrical villa with corrugated iron lined roof, fretted barge and finial to front gable end and unusual timber posted verandah with fretted frieze panels and timber brackets, (capitals removed), suggestive of a mid Victorian construction period.

59 Prentice Street
House

Condition: Good

Integrity: Good, later metal cladding.

History:

In 1885, a four roomed "wood" house was listed "off Kooyong Road", west side. The street was named Prentice Street at that time and had several timber houses. This house was situated north side and was owned and occupied by Henry Fitzmannie, a contractor. NAV was £12. In 188, Henry and John Fitzmannie were listed as owners and Leonora Fitzmannie, a widow, as occupant. Five people lived there. NAV was £25.

Ownership remained in the Fitzmannie family. The house was leased to Emmert Manson, a tile layer, in 1892 when NAV had dropped to £15. John Fitzmannie, a newsagent, was owner/occupant in 1900. Four people lived there.

By 1925, the property had been sold to William Elliott, a brick layer. A brick garage had been added to the property which measured 60' x 90'. Four people lived there and NAV was £33. It was around this time that the projecting wing was added. (See MMBW litho of 1928, No. 49 showing a rectangular house, the same as No. 57.)

References: CCC Rate Books 1884-1893, 1900-01, 1925-26
MMBW Plan No. 49, 1898 and 1928
NB: From the rate books it is unclear whether No. 59 Prentice Street was built or purchased only in 1885.

Thematic Context: Victorian working class suburban residential development.

Statement of

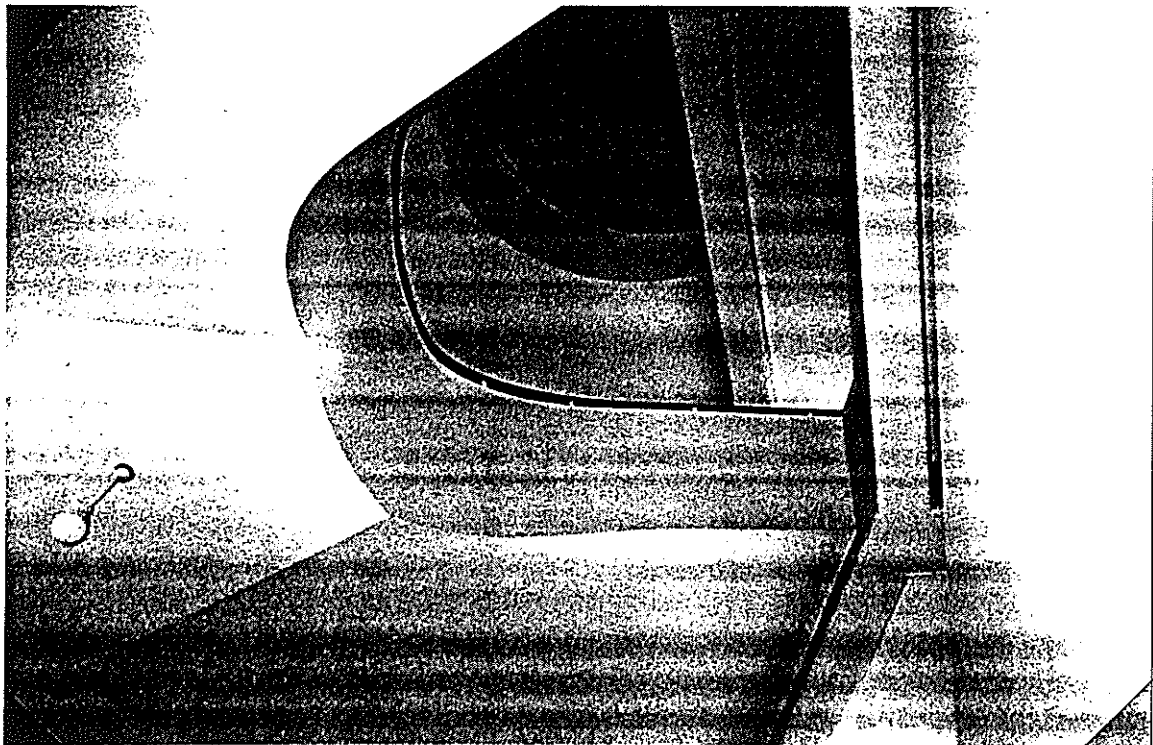
Significance: No. 59 Prentice Street, though defaced, compares with adjoining No. 57 and is rare in Caulfield for its timber verandah frieze which is suggestive of an early construction date.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

Cnr Railway Avenue and Dandenong Road
Former Art and Applied Science Wing,
Caulfield Technical School, now part of Monash University (Caulfield Campus)



Photographs: March, 1995

Cnr Railway Avenue and Dandenong Road
Former Art and Applied Science Wing
Caulfield Technical School, now part of Monash University (Caulfield Campus)

Existing Registrations:

Historic Buildings Register: Nil
National Estate Register: Nil
National Trust Register: Nil

Description:

An imposing 3 storeyed Moderne building adapted to a narrow triangular site and having a corner tower with staircase as its most dominant feature. Streamlined Moderne treatment consists of cream and stuccoed horizontal banding incorporating windows with a spliced motif forming the principal decorative device of the vertical stairwell window, surmounting the main entrance. The stairwell/tower is crowned by a circular, flat concrete roof. At the rear, the corridor walls are in red brick, and of utilitarian character.

Inside, the lobby floor at the base of the stairwell is in terrazzo with a wyvern motif.

Condition: Good

Integrity: Good, some of the original steel framed windows have been replaced with aluminium.

History:

The Art and Applied Science Wing at the Caulfield Technical School was opened on 24.8.1950 during a period of substantial growth within the Education Department's Technical Division.

References: Education Department of Victoria: Vision and Realisation, Vol. 3 (1973), pp 600-602.

Thematic Context: Public Services: Education

Statement of Significance:

The former Art and Applied Science wing at the Caulfield Technical School has regional importance as a landmark building along the Dandenong Road. Its Moderne features are successfully adapted to this prominent corner site although somewhat old fashioned for 1950.

Cnr Railway Avenue and Dandenong Road
Former Art and Applied Science Wing
Caulfield Technical School, now part of Monash University (Caulfield Campus)

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, March, 1995.

Railway Avenue, Caulfield
Former Caulfield Technical School



Photo: March, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A symmetrical 2 storeyed Classical Revival building with Palladian symmetry being the principal characteristic of the facade. The main elements include central and pavilion treatments with rusticated brickwork, pediments and a stuccoed bracketed cornice with fasces motifs.

Railway Avenue, Caulfield
Former Caulfield Technical School

Condition: Good

Integrity: Fair, tension rods, windows replaced.

History:

The Education Act of 1910 set down policy for the establishment of secondary schools by the Education Department. In 1915, municipal councils co-operated through the Mordialloc State Schools Committee under the chairmanship of Cr Frank Grove to establish a technical school serving the area bounded by Dandenong, Frankston and Malvern. This school, built on the Railway Avenue site was officially opened as the Caulfield Technical School on 6.2.1922. Training included blacksmithing and carpentry for returned soldiers. The enrolment amounted to 250 students, the electrification of the railway through Caulfield in this year adding to the site's accessibility.

In recognition of the continued growth of the school, and its increasingly advanced courses, the name was changed in 1958 to the Caulfield Technical College and in 1968 to the Caulfield Institute of Technology.

References: Education Department of Victoria: Vision and Realisation, Vol. 3, pp.600-603

Thematic Context: Public Services: Education

Statement of Significance:

The former Caulfield Technical School building of 1922 has regional importance as the first technical school established in the area bounded by Dandenong, Malvern and Frankston. It compares architecturally with the Brighton Technical School (1920) and Collingwood (1913), the minor alterations having minimal impact on the Railway Avenue facade.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, March, 1995.

CAULFIELD CONSERVATION STUDY

11 Railway Parade, Murrumbena
"Alnwick"



Photo: March, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A symmetrical Queen Anne influenced late Victorian bi-chromatic red brick villa with white banding and chamfered bricks to the window heads. The symmetrical composition is made up of a recessed central section with turned timber posted verandah and projecting bayed wings. The bi-chromatic chimney stacks with white pots and strapwork accentuate the

**11 Railway Parade, Murrumbena
"Alnwick"**

symmetry. Queen Anne elements include the "half timbering to the gable ends", glazing bars to the upper window sashes, timber joinery and roof form.

Condition: Good

Integrity: Good

History:

"Alnwick" was built in 1892-93 for (later Sir) James Patterson (1833-95) at the peak of his political career. Born at Alnwick, Northumberland, England, Patterson emigrated in 1852. He was elected Shire President of Chewton and in 1870 established his real estate company Patterson & Son. He was elected to Parliament in 1870 for the seat of Castlemaine and became Commissioner for Public Works and Railways. He became Premier and Chief Secretary in January, 1893, and was in office during the bank crash of that year. His government was defeated in August 1894 and he died at "Alnwick" on 30.10.1895, a highly respected figure.

References: Trust News, 9.88, p25.

Thematic Context: Victorian Middle Class Victorian expansion.

Assessment against HBC Criteria

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D "Alnwick" is a comparatively early example of the Queen Anne style.

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G The home of Sir James B. Patterson, M.L.A., Commissioner for Public Works, vice-president of the Board of Land and Works, Commissioner for Railways, Commissioner for Trade and Customs, Postmaster General and Premier (1893-94).

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11 Railway Parade, Murrumbeena
"Alnwick"

Statement of Significance:

"Alnwick" is a medium size Queen Anne bi-chromatic brick villa built in 1892-93 for Sir James Brown Patterson (1833-1895) at 11 Railway Parade, Murrumbeena.

"Alnwick" is historically important as the home of Sir James Brown Patterson, a highly distinguished politician and premier of Victoria (1893-94) during the collapse of the land boom in 1893.

It is of interest as a surprisingly unpretentious villa, given the political standing of its owner. It is also locally important as an early example of the Queen Anne style and is a very early building in Murrumbeena.

Recommendations: Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme control.

Assessment: Andrew Ward, March, 1995.

CAULFIELD CONSERVATION STUDY

6-8 Rusden Street

Former Prahran and Malvern Tramways Trust sub station



Photo: January, 1995

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register:	Nil
National Trust Register:	Nil

Description:

A red brick and stuccoed former power house with two glazed roof lanterns and parapeted walls with extended piers and horizontal and curved bays in the Edwardian manner. "P & MTT" in cast cement distinguishes the central parapet. Windows are timber and the openings for movement of plant are intact.

Condition: Good

Integrity: Good, addition at rear, interior not inspected.

CAULFIELD CONSERVATION STUDY

1 St Georges Road, Elsternwick
Residence "Glenmoore"



Photo: February, 1994

Existing Registrations:

Historic Buildings Register	:	Nil
National Estate Register	:	Indicative Place
National Trust Register	:	Rec

Description:

An imposing two storeyed villa in bi-chrome brick with two storeyed timber posted verandah, coupled with cast iron lace frieze, spandrels and central tympanum enrichment. The hipped roof is in slate and has a prominent cream brick chimney stack forming part of the facade. Openings are flat arched although the entrance is round arched with a fan light. The south elevation has bayed windows.

Two storeyed hip roofed additions are sympathetic and attached on the north side and at the rear. Inside, the staircase and stained glasswork with initials "HM" and family coat of arms are important surviving elements.

Condition: Good

Integrity: Good, timber outbuildings of an early date, mature and spacious front garden includes early palm trees. Alterations include reconstruction of facade verandah including tiled pavement and front door on east side. Interior has a high level of integrity. Original grounds included adjoining "Carramar".

History

In September 1870, Hugh Moore owned land in "Glen Huntly" Road, north side, between Selwyn Street and St Georges Road. A twelve roomed brick house was listed as "in progress", being completed by December of the same year. The house is believed to be the work of the architectural firm of Crouch and Wilson who called for tenders for the erection of a villa residence at Elsternwick for H. Moore on 23 July 1869. A contract was let to W. Allen for the sum of £2,145.00 on 8.10.1869.

Moore, a merchant, and his family continued to live at "Glenmoore" in 1888, however in 1889 Moore subdivided the front garden along Glen Huntly Road. Around this time, he moved the front entrance, including the verandah and balcony, to the east side of the house so that it faced "George" Street. In 1889 he also leased his family home to James Watton Shevill and moved to Dandenong Road.

By 1888, May Street had been formed and the area bounded by Davis, "George", Selwyn Streets and Glen Huntly Road, was known as the "Glenmoore Estate", and had been subdivided. On the land along Glen Huntly Road, shops were commenced in 1889.

Additions to the north-eastern corner of the house took place prior to 1889, and along the west side in 1957 when a verandah was built. The Moore family returned to "Glenmoore" around 1902. After Hugh Moore's death in 1903, the Estate passed to the family and descendants of Moore have live there since.

References: CCC Rate Books
St Kilda City Council Rate Books
Solomon G. Caulfield's Building Heritage, City of Caulfield 1989
Vol 1. pages 42-43
National Trust of Australia (Vic) File No. 3073
Miles Lewis Index (Argus 23.7.1869 p.3, Building Times i, 2 8.10.1869, p.5.)

Thematic Context: Caulfield as a location for Melbourne's gentry

Significance: "Glenmoore" is locally significant as a surviving mid nineteenth century villa residence with grounds in the then fashionable bi-chromatic brick form. It is also important as the home of Hugh Moore who built several shops in nearby Glen Huntly Road and which remains as important contributors to the architectural character of the Elsternwick Shopping Centre.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, February 1994.

6-8 Rusden Street

Former Prahran and Malvern Tramways Trust sub station

History:

In January 1914, the Prahran and Malvern Tramways Trust, purchased from Charles Kay of Northcote, land measuring 60' x 77' in Rusden Street, north side between Point Nepean Road and Ross Street.

Leonard John Flannagan had acted in the capacity of chief architect for the Trust from 1908. The Trust's line from Hawthorn Road to Brighton Road via Glenhuntly Road was opened on 13.11.1913 with power provided, presumably from the Coldblo Road sub-station off Glenferrie Road. The Rusden Street sub-station was switched in on 17.12.1914. It was equipped with a battery, an automatic reversible booster and two 100kw generators relocated from Coldlbo Road. It was probably designed by Flannagan. The new tramway was extended to Point Ormond on 4.6.1915, this extension being closed by the M & MTB in 1960.

Ownership of the sub-station passed to the M & MTB in 1920.

References: CCC Rate Books 1913-15, 1927-28
MMBW Plan No. 83, 1904
Duckett, P.W., "Prahran and District Tramways" in ARHS Bulletin, April, 1945, No. 90, pp.51-52, No. 91, pp. 62-63.

Thematic Context: Public Services: Caulfield electric tramways

Statement of Significance:

The former P & MTT sub station at 6-8 Rusden Street, Elsternwick, is a parapeted red brick and stuccoed building, erected in 1914, presumably to the design of the Trust's architect, L.J. Flannagan. It has architectural and historical significance.

Its architectural significance derives from its readily recognisable form as a tramway substation in a predominantly residential area. Its historical significance derives from its association with the former Prahran and Malvern Tramways Trust, the largest and most successful undertaking of its kind, demonstrating an aspect of the expansion of the system prior to the M & MTB takeover of 1920. Although comparable with other structures of its type, it is the only freestanding sub station to have been built by the P & MTT.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

3 St Georges Road
House, "Elston"



Photo: September, 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

An unusual Victorian/Edwardian transition villa with half timbered gable end, covered rough cast eaves and tall chimney stacks from the Edwardian period and bi-chromatic brickwork and cast iron lace verandah with patent metal columns and unusual capitals with swag enrichments from the Victorian era. Coved diaper work to the overhanging front gable end is a distinctive Medieval inspired feature. Plinths are axe finished bluestone.

3 St Georges Road
House, "Elston"

Condition: Good

Integrity: Good, addition to north obtrusive.

History:

In 1895, Hugh Moore owned land lots 66 to 70 in St Georges Road, west side, between May and Davis Streets. By 1896 Mary Newson had purchased lots 66 and 67 and in 1896 she built a seven roomed brick house. George Newson, a grocer, was occupant. NAV was £45.

By 1900 Mrs Newson owned the land along St Georges Road, west side between May and Davis Streets. Brick houses were built at Nos. 5 and 9 and later at No. 7.

In 1904, the property at No. 3 was named "Elston" and was leased to Audley Lempriere, a wool buyer. By 1909, Edward Allen, M.D., was tenant. NAV was £55. The property was being managed by the executors of Mrs Newson.

In 1910, George Fyfe, a civil servant, leased the property and continued to do so in 1918.

In 1926, the property was managed by the executors of Mary and George Newson and Thomas Watson, a postmaster was tenant. The property was described as lot 66 and lot 67, measuring 60' x 158'. NAV was £90 and six people lived there.

It is now occupied by the Returned Sailors' Soldiers' and Airmens' Imperial Australia League.

References: CCC Rate Books 1895, 1897, 1900-1905, 1909-1910, 1913-14, 1918-19, 1926
MMBW Plan No. 49: 1898 and 1928
Solomon, G., Carlfields Heritage, Vol. 3 City of Caulfield 1989, p.68.

Thematic Context: Post Federation Suburban expansion.

3 St Georges Road
House, "Elston"

Statement of

Significance: "Elston" is locally significant as an early Edwardian period villa with distinctive medieval inspired detail and adding interest to the architectural diversity of the Elsternwick Urban conservation Area.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

7 St Georges Road
House, "Monaro", "Tahoma"



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Small Edwardian villa distinguished by its "spindle" frieze to the turned timber posted verandah and small central round arched lead lit window with hood mould and balancing shingled bay window. Coved eaves are rough cast, the walls are untuckpointed red bricks with rough cast upper sections and the roof is simple and terra cotta tiled.

7 St Georges Road
House, "Monaro", "Tahoma"

Condition: Good

Integrity: Good

History:

In 1900, Mary Newson, owned vacant land and houses in St Georges Road, west side between May and Davis Streets. The land lot was 50' wide and incorporated lot 70 and part lot 71.

In 1904, a seven roomed brick house was built on the site. The house was named "Monaro" and leased to Horatio Dickson, an accountant. NAV was £55.

By 1909, the property was being managed by the executors of Mrs Newson. Hibbert Newton, a sergeant at arms was tenant.

In 1926, Alexander Gordon, an accountant leased the property from the estate of the late Mary and George Newson. The house was described as brick with seven rooms on lot 70 and part lots 69 and 71, measuring 57' x 147'. Five people lived there. NAV was £90.

References: CCC Rate Books 1900-1905, 1909-1910, 1926
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Post Edwardian suburban expansion.

Statement of

Significance: "Monaro", is locally important for its exploitation of Federation period motifs especially including the verandah woodwork and leadlight window.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

8 St Georges Road
House, "Dacre"



Photo: March 1994

Existing Registrations:

Historic Buildings Register:	-
National Estate Register :	Reported Place
National Trust Register :	Classified (Stair and hall only)

Description:

A defaced two storeyed Queen Anne villa residence with roof and ribbed chimney stacks and sections of external walls visible though overpainted. There are additions to the facade and south elevation. It is understood that the stair hall has an elaborate staircase balustrade, terminated by a gryphon and carved by the original owner, Dr. R.E. Weigall.

8 St Georges Road
House, "Dacre"

Condition: Good

Integrity: Poor

History:

In 1900, Reginald Weigall, M.D., owned land on the east side of St George's Road between Glenhuntly Road and Sandham Street, on which a twelve roomed brick house was in the course of erection. The house was completed in 1901 and had an NAV of £100. Nine people lived there. By 1909, the property was known as "Dacre".

The property had passed to Albert Weigall, also M.D., by 1926. The house was on land measuring 101' x 167' and nine people lived there. NAV was £175. Wood stables faced the right of way at the rear of the property in 1928.

In 1989, the property was described as "formerly a large private home". At that time it was used for "smaller social functions" and it remains in use as reception rooms today.

References: CCC Rate Books 1900-1901, 1909-1910, 1926
MMBW Plan No. 49, 1898 and 1928
Solomon G. Caulfield's Heritage, Vol. 1, City of Caulfield, 1989, p.68.

Thematic Context: Post Federation suburban expansion.

Statement of

Significance: "Dacre", though defaced, is locally important as a surviving and comparatively substantial early villa within the Elsternwick Urban Conservation Area, enhanced by the survival of its timber staircase.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

63 St Georges Road
House, "Belle Vue"

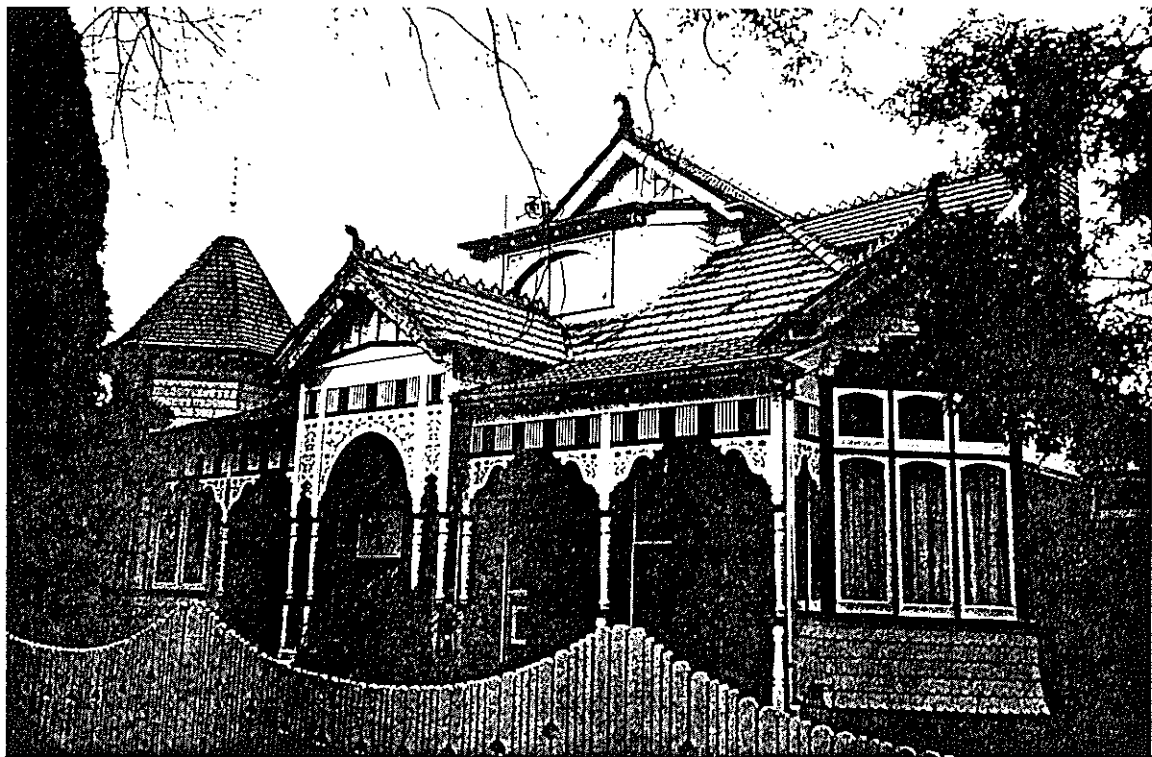


Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

An exceptionally richly decorated picturesque Federation villa with diagonal roof axes accentuated by a faceted tower and projecting gabled bay window. The central entrance is marked by a verandah gablet with distinctive fretted spandrels, dormer window with oxbow motif and surmounting gablet. Other elements include a glazed sun room, shingled dormer and features representative of the period.

63 St Georges Road
House, "Belle Vue"

Condition: Good

Integrity: Good, garden and front fence sympathetic.

History:

In 1904 Charles Gustave Ring, a builder, purchased land in St Georges Road, west side, between Glen Eira Road and Sandham Street, from John Cox. In 1908, Ring built himself a twelve roomed brick house, which he named "Belle Vue". The property had a 95 foot frontage and an NAV of £90.

By 1926, William Delves, a boot manufacturer, was owner/occupant of the property which was described as "Brick house, 10 rooms on land 82 x 120 feet with NAV of £120". Nine people lived there.

References: CCC Rate Books 1903, 1907, 1908, 1910, 1926
MMBW Plan No. 49: 1898 and 1928

Thematic Context: Post Federation Suburban expansion.

Statement of

Significance: "Belle Vue" is important as an exceptionally picturesque Edwardian villa displaying an unusually complex arrangement of elements and highly sophisticated decorative woodworking skills. It is locally important as a pre-eminent example of the work of Charles Ring, a local builder responsible for some of Elsternwick's finest Federation period villas.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, August 1994

CAULFIELD CONSERVATION STUDY

71 St Georges Road
House, "Pencarrow", "Tooma"



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

Representative white tuckpointed red brick and rough cast Federation period villa with upper level rooms within the roof space and having Art Nouveaux influenced pressed metal linings to the dormers. The terra cotta tiled roof is complex with ridge cresting of distinction. The turned timber posted verandah has a curved ladder frieze whilst the projecting wing is distinguished by a curved head with lead light fixed sashes.

71 St Georges Road
House, "Pencarrow", "Tooma"

Condition: Good

Integrity: Good, sympathetic front fence.

History:

In 1904, Charles Ring, Philip Corkhill and William Harrison, builders, owned land lots on the west side of St Georges Road on which they were building brick houses. Charles Ring owned Lots 82 to 92.

On lot 86, Ring was in the course of erecting a nine roomed brick house. It was completed in 1905 and leased to Amy Jane Ring. NAV was £55.

The property was sold by 1907 to Percy Chamberlain, a printer. It was known as "Pencarrow". Owner/ occupancy changed by 1909 when George Benson, also a printer, purchased it.

By 1912 Mrs Emma Parks had bought the property and renamed it "Tooma". In 1926 Mrs Parks continued as owner. Mrs Ellen Rose was tenant. The property was described as an eight roomed brick house on land 55' x 130'. NAV was £120 and six people lived there.

References: CCC Rate Books 1904-1913, 1926
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Post Federation suburban expansion.

Statement of

Significance: "Pencarrow", is locally important as a representative Federation period villa with unusual ridge cresting and pressed metal lined doormers. Its importance is enhanced by its links with Charles Ring of "Belle Vue" (63 St. Georges Road, q.v.) who built a number of high quality Edwardian villas in the locality.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, September 1994

CAULFIELD CONSERVATION STUDY

19 Sandham Street

House, formerly "Stanmere", "Stanmere Park", now Elsternwick Club



Photo: August 1994

Existing Registrations:

Historic Buildings Register: -

National Estate Register : Registered (No. 005 750)

National Trust Register : Classified (File No. 3376)

Description:

An imposing single storeyed stuccoed Boom period Italianate villa residence, distinguished by its bayed and pedimented projecting wing and central portico with surmounting pediment and urns. The cast iron verandahs, to two elevations, have tessellated floors and are partly built-in.

19 Sandham Street

House, "Stanmere", now "Stanmere park", now Elsternwick Club

Condition: Good

Integrity: Good, additions either reversible or not conspicuous.

History:

In 1889 William and Elizabeth Short, owned the land bounded by Sandham and Short Streets and St Georges and Orrong Roads. Two wood house fronted Orrong Road, and four brick houses had frontages to Sandham Street. All the houses had between seven and nine rooms and were leased to tenants. In 1889 William Short, a gentleman, built a thirteen roomed brick house on a large allotment on the north side of Sandham Street. NAV was £200. Short continued as owner/occupant in 1900 when the property was known as "Stanmere". NAV had been reduced to £160 and eight people lived there. By 1910 James G. Melvin, a merchant had purchased the property. The NAV had been reduced further to £125, and the house was described as "brick with twelve rooms". Melvin lived there.

In 1920 the property was bought by the "Elsternwick Club". Land facing St. Georges Road was subdivided and sold. Various alterations and additions to the house have also been carried out.

References: CCC Rate Books 1885-1890, 1900, 1910
MMBW Plan No. 49, 1898 and 1928
Solomon G. Caulfield's Heritage, City of Caulfield, 1989, VOL 1.
p.68
National Trust of Australia (Victoria), File No. 3376

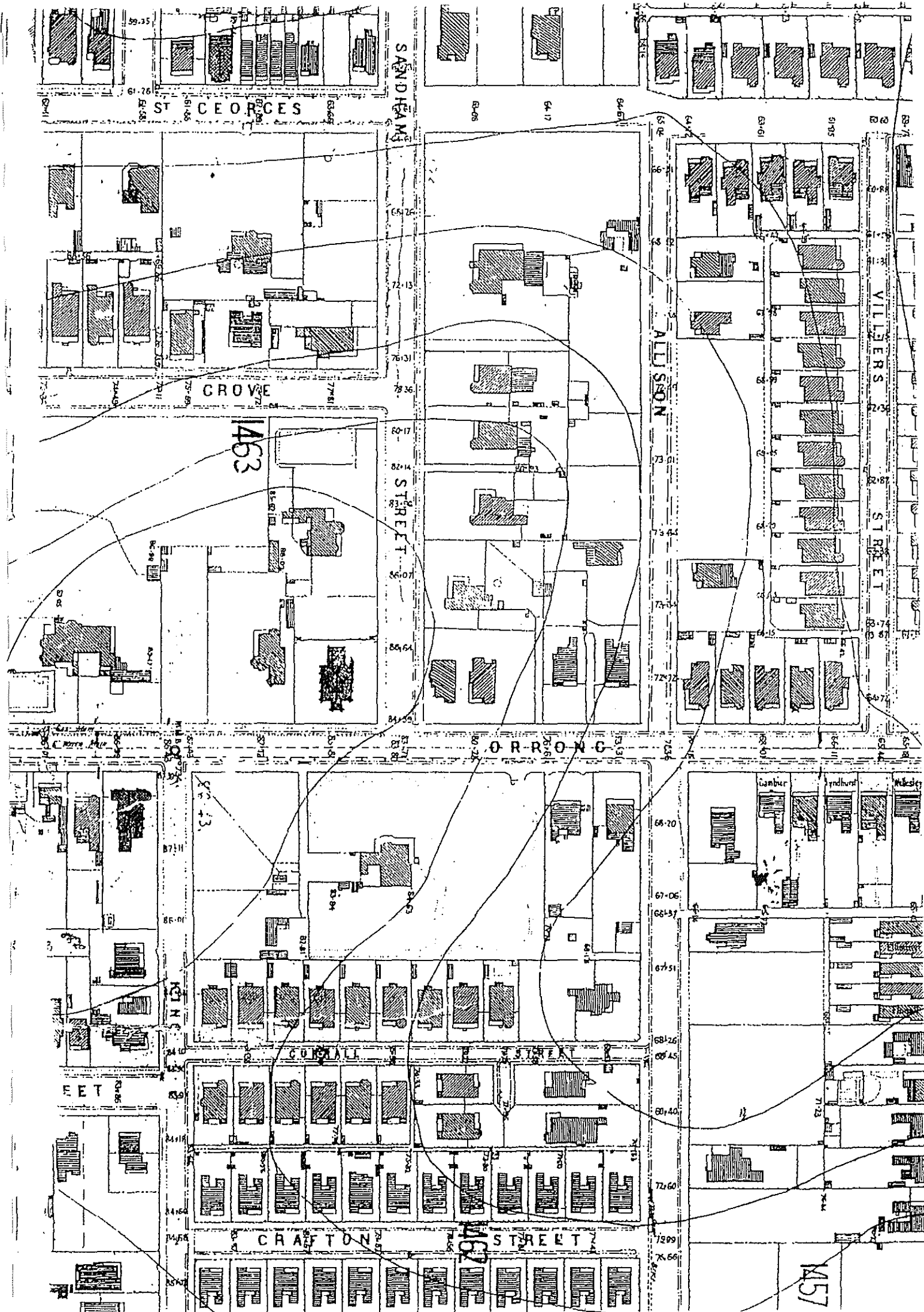
Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of

Significance: "Stanmore" is locally important as the home of the Short family whose decision to sub divide its holdings was linked closely with the profiteering ventures of the directors of the Premier Building Association, leading to the construction of low cost workers housing characteristic of the land boom speculators prior to the bank crash of the early 1890's.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1994



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ST GEORGES

ALLESON
VILLIERS
STRETT

CREVE

CORRONG

CUNSTALL

CRAFTON STREET

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CAULFIELD CONSERVATION STUDY

20 Sandham Street
House, "Kooroowa"



Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

A single fronted villa residence with cast iron verandah to two elevations, tessellated floor and bluestone base walls, complemented by bluestone sills and string coursing with white tuckpointed black body bricks and white dressings. The frieze is bracketted and stuccoed and the chimneys are prominent elements.

20 Sandham Street
House, "Kooroowa"

Condition: Good

Integrity: Good, later terra cotta tiled roof.

History:

In 1898, the vacant land lot on the south-west corner of Sandham Street and Staniland Grove measured 115 x 179 feet and was owned by the Fifth Original Building Society of South Melbourne. In 1899, Archibald Jackson, a secretary, purchased the land and built for his residence an eight roomed brick house with NAV of £55. Five people lived there and the property was known as "Kooroowa". Jackson continued as owner/occupant in 1906.

By 1908, James Adams, a bank manager had purchased the property. Adams was still living there in 1910.

References: CCC Rate Books 1898, 1899, 1900, 1906, 1908-1910
MMBW Plan No. 49, 1898 and 1928

Thematic Context:

Statement of

Significance: "Koorowa" is locally important as a substantially intact late Victorian villa, occupying a key site within the Elsternwick proposed Urban Conservation Area and distinguished by its use of black body bricks and dressed and axe finished bluestone.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1994

CAULFIELD CONSERVATION STUDY

28 Sandham Street

"Presentation Convent", formerly "Cromarty School for Girls", "Chiselhurst"



Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : Recorded (File No. 2713)

Description:

A substantial two storeyed stuccoed asymmetrical Italianate villa residence, representative of its period, with two storeyed cast iron verandah and projecting faceted bay with trabeated treatment to the ground floor and round arched upper level windows with distinctive moulds.

28 Sandham Street

"Presentation Convent", formerly "Cromarty School for Girls", "Chiselhurst"

Condition: Good

Integrity: Good

History:

In 1885, John Living, a gentleman, built a brick house on 1 acre, 2 roods of land in Sandham Street, south side between Staniland Grove and Orrong Road. NAV was £275. In 1886, the house was described as "brick with twelve rooms".

In 1889, Horatio Beauchamp, an auctioneer, purchased the property. The house had fifteen rooms.

In 1892 Andrew Drummond, a jeweller, leased the property from Beauchamp, and purchased it from him the following year. Drummond remained there in 1898.

By 1900 Mrs Mary Crosbie of St Kilda had purchased the property, leasing it to Charles McEvoy, an agent. The property was known as "Chiselhurst" by that time. Emma Wimberley was tenant in 1906 and the Misses Day in 1908. In 1909 the Misses Day - Louisa, Annie and Jane purchased the property and set up a boarding school known as "Cromarty School for Girls". The School continued until the end of 1923.

In 1929-30 "Cromarty" was leased from Miss Annie Day to the Methodist Ladies College, Hawthorn. By 1934 it had been purchased by the Roman Catholic Church and was used as St. Joseph's Primary School. From 1942 it became the "Presentation Convent".

References: CCC Rate Books 1884-1897, 1900, 1906-1910
MMBW Plan No. 49, 1898 and 1928
Murray. P., and Wells J. From Sand, Swamp and Heath ... A History of Caulfield, City of Caulfield, 1980, p.254
National trust of Australia (Victoria) File No. 2713

Thematic Context: Worship : Catholic
Education : Private
Caulfield as a location for Melbourne's gentry

28 Sandham Street

"Presentation Convent", formerly "Cromarty School for Girls", "Chiselhurst"

Statement of

Significance: The "Presentation Convent" is locally significant as a substantial late Victorian villa residence in Elsternwick and for its more recent role in the educational and spiritual lives of the community.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1994

CAULFIELD CONSERVATION STUDY

2-4 Selwyn Street

Former Elsternwick Fire Station and quarters (1895-1926)

Former "Esquire Motors"



Photo: September 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Reported Place
National Trust Register :	Recorded

Description:

Unusual public building having Classical Revival references and distinguishing horse shoe shaped cart entry with original timber gates to the facade. Bricks are black body bricks with red dressings, white and black tuckpointed respectively. Sills and stonework to the lower sides of the cartway entry are bluestone, dressed and axe finished whilst remaining stonework is freestone, dressed and axe finished with red tuckpointing. A surmounting heraldic emblem displays emblems now difficult to interpret but appearing to include a fire cart and hose. Carved tympana are contributory elements as is the

2-4 Selwyn Street

Former Elsternwick Fire Station and quarters (1895-1926)

Former "Esquire Motors"

Baroque influenced gable end to the entry whilst the use of banding shows Edwardian influenced. Gothic revival copings are in cast cement.

Inside, the rooms have been renovated but retain original elements including timber lined ceiling with centre flower to front office and asphalt pavement to cart way.

Condition: Good

Integrity: Good

History:

The Metropolitan Fire Brigade was founded in 1891. In 1895, a four roomed brick fire station was built in Selwyn Street, west side adjacent to the right of way. It was owned by the Metropolitan Fire Brigade and was Station No. 31. It was described as being "large enough to contain a horse-drawn carriage".

Firemen Francis Bellamine lived there prior to the fire station's closure in 1926. At that time the property was described as a "Fire Station on lot 23, measuring 33' x 110' with NAV £60". It had been "closed to be sold". J.J. Webster Pty Ltd purchased the property in 1927. Joseph J. Webster, ironmonger and Mrs Annie Webster, owned timber yards adjacent to the fire station.

Sometime later the property became "Esquire Motors" and was operating as such in 1989. Subsequently it has ceased operation and is now occupied by the Australian Broadcasting Commission.

References: CCC Rate Books 1895, 1900, 1901, 1926
Solomon G. Caulfield's Heritage Vol 1, City of Caulfield, 1989, page 81-82.
MMBW Plan No. 49, 1898 and 1928

Thematic Context: Public Services: Metropolitan Fire Brigade

2-4 Selwyn Street

Former Elsternwick Fire Station and quarters (1895-1926)

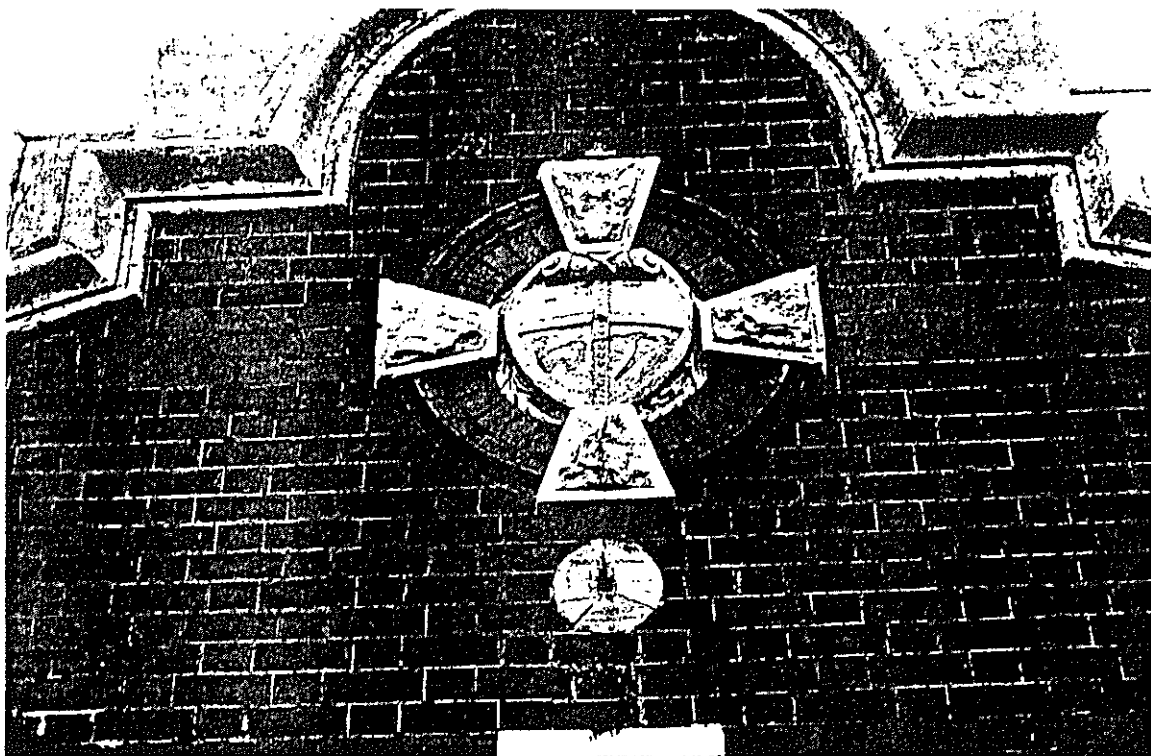
Former "Esquire Motors"

Statement of

Significance: The former Elsternwick Fire station has regional significance as a rare surviving suburban fire station from the Brigade's formative years, comparing with architecturally comparable buildings at Flemington and Spotswood. Its unusual eclectic design is especially noteworthy as an early somewhat standard approach to the design of the Brigade's first fire stations.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme control.

Assessment: Andrew Ward, September 1994





CAULFIELD CONSERVATION STUDY

85 Seymour Road

House, "Beemery" (1891), Bellecourt (1989)



Photo: January, 1975

85 Seymour Road

House, "Beemery" (1891), Bellecourt (1989)

Existing Conditions:

Historic Buildings Register:	Nil
National Estate Register:	Reported Place (File No. 005761)
National Trust Register:	Recorded (File No. 3374)

Description:

An imposing two storeyed stuccoed Italianate villa with asymmetrical facade and faceted bay. The two storeyed verandah has arcaded treatment with cast iron columns, distinguishing features including the entrance with stained glass work, encaustic tiled verandah floor and fretted fascias. Openings are segmental at ground floor level and round arched above.

Condition: Good

Integrity: Good, front garden gate in situ, steps and alterations associated with period of occupancy as flats.

History:

In March 1886, twenty two allotments of land were offered for auction in the area bounded by Glen Eira and Kooyong Roads, Seymour "Street" and Blanche Street, east and west sides. The land was described as being in the "Kooyong Estate, Caulfield". The same land allotments were offered for sale as the "Beemery Park Extension, Caulfield", No. 85 Seymour Road, No. 19 Blanche Street and No. 356 Glen Eira Road were part of this subdivision. The land was purchased by H.J. Langdon of "Rosecraddock", his son Montague Langdon of "Tarqua", late "Lirrewa" and Samuel Rennick of "The Garrell" and totalled more than seven acres. The three above mentioned lots were retained by the Langdons and became the sites of family homes.

In 1891, Charles Petley Langdon of "Neringa" (now Little Gromer") was owner of the land on the north-west corner of Seymour Road and Blanche Street. In 1891, he built a two-storey brick house there and leased it to Charles Parsons.

In 1900 the house was vacant. In 1901, Charles Langdon and his family moved to "Beemery", and continued there until 1912 despite inheriting "Rosecraddock" in 1898. By 1915, James Moloney lived there and continued to do so in 1920. Alex Trezise was in residence in 1930. By 1941, the house had been altered to form two flats upstairs. At that time the house was occupied by Albert Vassy.

In the late 1940's Mr & Mrs Johnston purchased the property and the house reverted to a private residence. The Johnstons continued as owner/occupants in 1989 at which time the house was named "Bellecourt".

85 Seymour Road

House, "Beemery" (1891), Bellecourt (1989)

References: MMBW Plan No. 47, 1898 and 1928
National Trust of Australia (Victoria) File No. 3374
Solomon, G., Caulfield's Heritage, Vol. 1, City of Caulfield, 1989,
pp. 44-45
Vale Collection, State Library (Victoria), "Kooyong Estate", "Beemery Park
Extension"
Sands and McDougall Directories 1895, 1900, 1910, 1920, 1930, 1941.

Thematic Context: Caulfield as a location for Melbourne's gentry.

Statement of Significance:

"Beemery" at 85 Seymour Road, is an imposing Italianate villa with arcaded asymmetrical facade built in 1891 for Charles Langdon. It has aesthetic, historical and social significance.

Its aesthetic value rests with the facade which is highly representative of a not uncommon villa form of the late Victorian period. Its historical value derives from its association with the Langdon family in Caulfield (compare "Rosecraddock", "Tarqua" and "Hengar"). Its social value derives from its ability to demonstrate a lifestyle in late Victorian Caulfield.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, January, 1995

CAULFIELD CONSERVATION STUDY

88 Shoobra Road
House



Photo: October, 1994

Existing Registrations:

Historic Buildings Register:	Nil
National Estate Register :	Nil
National Trust Register :	Nil

Description:

A prominent Arts and Crafts influenced post Edwardian villa with attic storey having dominant and picturesque rough cast and shingled gable ends with terra Cotta tiled roof and ridge cresting. The south facing gables are most picturesque, forming an entry porch and upper level room with flared shingle work overhanging a segmental arched leadlight window. Bay windows are triangular, rectangular and curved and the front chimney stack is a prominent element.

88 Shoobra Road
House

Condition: Good

Integrity: Good, timber stables at rear.

History:

On 13 November 1886, the Garden Vale Estate, comprising sixty acres, formed a part of this estate. In 1909, Samuel Brook, a builder, owned lot 80 in Shoobra Road, on the north-west corner of Riddell Parade. Brook commenced building a brick house with eight rooms on the site in 1910. In 1911, the house was completed and sold to Alfred Morris, an auctioneer. The property was described as "brick, ten rooms, on lot 80" with approximately 105' frontage. NAV was £80. Morris continued to live there in 1920, however by 1927 F.G. Wilson was owner and Elizabeth Moreland was tenant. The house was described as having eight rooms. Five people lived there and NAV was £100.

By 1930, Thos. Scott occupied the house and continued to do so in 1941.

References: CCC Rate Books 1909-14, 1927
Sands and McDougall Directories 1920, 1930, 1941
Gardenvale Estate, 13 November 1886, Vale Collection, Latrobe Library. Melb.
MMBW Plan No. 82, 1934

Thematic Context: Caulfield's post Federation suburban expansion.

Statement of

Significance: No. 88 Shoobra Road has architectural importance at the local level as a sophisticated example of the emerging Arts and Crafts influenced villas of the period and which became popular during the second decade of this century (compare "Kerrimuir" of 1914 (qv). Its association with the local builder, Samuel Brook, who appears to have built other houses in Shoobra Road is of interest.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, October, 1994

CAULFIELD CONSERVATION STUDY

51 Truganini Road, Carnegie
Carnegie Primary School

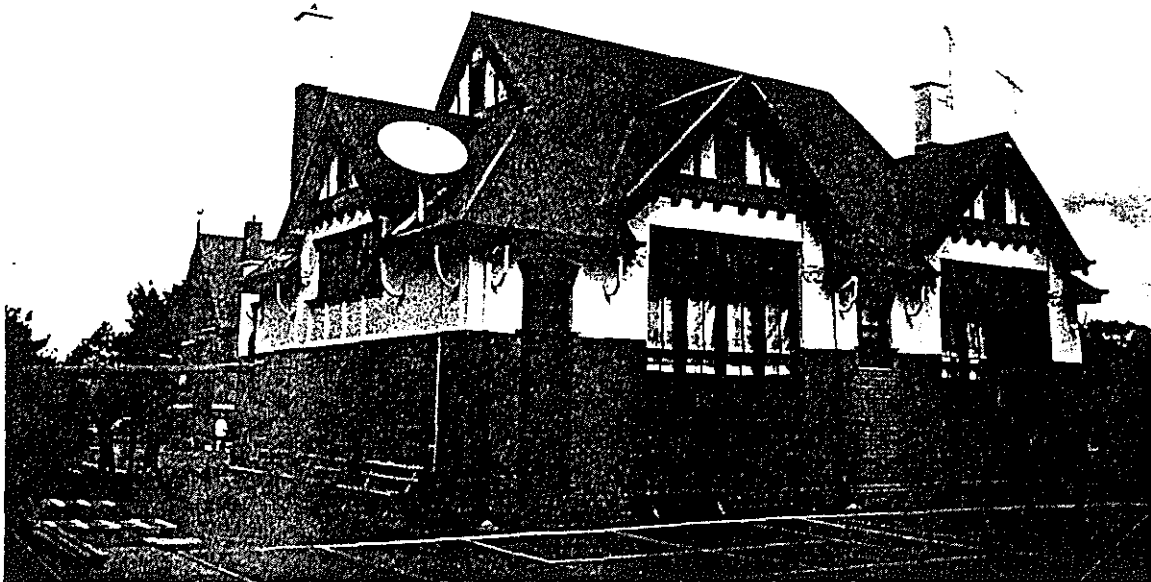


Photo: March, 1995

51 Truganini Road, Carnegie
Carnegie Primary School

Description:

A picturesque single storeyed polychrome brick school with steeply sloping gable ended and hipped roofs, erected in stages. The earliest late Victorian section is distinguished by Queen Anne influenced joinery including eaves brackets, barges and window shade. The white tuck pointed red bricks are relieved with white tuckpointed white brick dressings with blackened courses. Stone sills and grouped gable lights, characteristic of the period are key elements.

A later wing is sympathetic though further distinguished by Arts and Crafts influenced joinery, rough cast work and Serlian window motif to the main gable end window.

A distinctive north addition also demonstrating Arts and Crafts influence incorporates a front porch, now out of use, with cast cement semi-circular pediment with the words "Carnegie No. 2897 State School". Massing is picturesque with multiple half timbered gables complemented by distinctive detail including the roof vent treatment, wrought iron gutter brackets, ashlar work and Medieval influenced (?) stuccoed enrichment to the lower gable ends.

The west elevation includes a verandah with Tuscan Order timber columns.

Inside, timber lined ceilings follow the slope of the roof with exposed tie rods.

Condition: Good, substantial detached wing (1921) at rear, now defaced.

Integrity: Good, covered way attached at rear, some openings bricked up and altered.

History:

The Carnegie Primary School has its origins in the settlement of Rosstown towards the end of the Victorian period. Land was acquired in Truganini Road in 1887 but the school was first opened in the local Wesleyan Church on 31.1.1888. A tender for the first brick building in Truganini Road was accepted in 1889, measuring 6m x 15m. Extensions were undertaken in 1909 when the school's name was changed from Rosstown to Carnegie Primary School.

51 Truganini Road, Carnegie
Carnegie Primary School

References: Education Department of Victoria: Vision and Realisation, Vol. 3
pp. 390-91.
Solomon, Dr. G., Caulfield's Building Heritage, City of Caulfield
(1989) Vol. 1, p.75.

Thematic Context: Public Services: Education

Statement of Significance:

The front wing of the Carnegie State School has aesthetic importance for its Arts and Crafts influenced additions of 1909 which are picturesque and distinguished by their unusual details including wrought iron gutter brackets and cast cement decoration. The earlier (original) southern portion of this wing has been altered but is locally important as a surviving nineteenth century public building in Carnegie.

Recommendations: Recommended for inclusion on the Australian Heritage Commission Register and for planning scheme control.

Assessment: Andrew Ward, March, 1995

CAULFIELD CONSERVATION STUDY

17 Wyuna Road

House, "Kerrimuir" (1918). "Brodiess" (?) (1915)



Photo: August 1994

Existing Registrations:

Historic Buildings Register: -
National Estate Register : -
National Trust Register : -

Description:

A substantial Arts and Crafts villa with dominant slated gable roof and oriel window in the principal shingled gable end. The facade has symmetrically placed bayed windows with flat roofs and a pillard north facing verandah. The roof is enhanced by a dormer window and tall chimney stacks with terra cotta pots.

17 Wyuna Road

House, "Kerrimuir" (1918). "Brodis" (?) (1915)

Condition: Good

Integrity: Good

History:

By 1910 the land in Wyuna Road, west side, had been subdivided and lots 19 and 20 had been purchased by William Matheson, a bank manager of Brunswick. In 1913 Matheson sold lot 20 to Mrs Elizabeth Harding of South Melbourne. The land measured 68 x 174 feet and had an NAV of £9. In 1915 Mrs Harding built a six roomed brick house on the site. She lived there and named the property "Brodis" (?). It had an NAV of £55.

By 1918 Mrs Agnes Ward had become owner/occupant and the property had been renamed "Kerrimuir".

The property had changed hands again by 1925 when Mrs Mary Johnson was the owner/occupant. It continued to be described as "a six roomed brick house on lot 20, the land measuring 68 x 174 feet". The NAV was £95 and five people lived there.

References: CCC Rate Books 1910-1915, 1918, 1925
MMBW Plans No. 79, 1908 and 1934

Thematic Context: Caulfield as a pre-eminent inter-war suburb

Statement of

Significance: "Kerrimuir" is locally important as an intact Arts and Crafts influenced residence, distinguished by its dominant gabled roof and bay windows to the facade, contrived to enhance their impact upon the villa's picturesque character.

Recommendations: Recommended for planning scheme control.

Assessment: Andrew Ward, August 1994
