

City of Port Phillip Heritage Review

Place name: Attached Houses
Other names:

Citation No:
2442

INSERT MAP



Address: 2 and 4 Queen Street, St Kilda East

Heritage Precinct: Not applicable

Category: Residential: House

Heritage Overlay: TBC

Style: Victorian

Graded as: Significant

Constructed: 1878

Victorian Heritage Register: No

Designer: Unknown

Amendment: TBC

Comment: New citation

Significance

What is significant?

The attached houses at 2 and 4 Queen Street, St Kilda East, built 1878 for grocer John Drew, are significant.

The attached, single storey houses have a transverse gable roof clad in corrugated sheet metal that is divided by a brick party wall. A bichrome brick chimney (brown and cream brick) with a corbelled cap survives to no. 2 and another brick chimney survives to the rear on the shared internal wall. The façades are clad in ashlar boards, and the sides walls are clad in weatherboards. The full width front verandahs are supported by turned timber posts (different profile to each cottage so presumably at least one of these elements has been replaced) and have matching cast iron friezes. The hipped verandah roof is clad in corrugated sheet metal and has a convex profile. There are timber brackets to the cornice above the verandah to no. 2. The façade compositions are mirrored, with one window and one door to each dwelling. The windows have moulded timber frames, with panelled mullions, in a tripartite format with double hung sashes. The entrances have narrow sidelights and highlights.

Alterations and additions to the rear are not significant. The current paint colour scheme is not significant.

How is it significant?

The attached houses at 2 and 4 Queen Street, St Kilda East, are of local historical and representative significance to the City of Port Phillip.

Why is it significant?

The attached houses are historically significant for their association with an early phase of development in St Kilda East which accelerated following the 1859 introduction of the railway. Throughout the 19th century modest timber cottages proliferated in pockets of St Kilda East and Balaclava, particularly on the lower lying land known as the 'Balaclava Flats', contrasting with more substantial houses on nearby surrounding higher ground. The attached houses are amongst the earliest surviving in Balaclava/St Kilda East and a now comparatively small number dating from pre-1880. (Criterion A)

The attached houses are of representative significance as uncommon examples of modest pre-1880 timber houses in the municipality, of which many were built (particularly in the St Kilda East/Balaclava area) but few survive. The houses are one of only two known surviving pre-1880 paired examples in the St Kilda East/Balaclava area, the others being located opposite at 151 and 153 Argyle Street. Although they have undergone some change, as almost invariably occurs with early timber houses, they are largely intact, more so than most examples of this period. Importantly, they retain original building formats, and where fabric has been replaced it has generally been in a similar manner or in keeping with the original character/period. They are typical of the period having a symmetrical composition, transverse gable roofs, brick chimneys and full width verandahs. (Criterion D)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.1 Early dwellings, 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.2 Workers and artisan housing)

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East and Balaclava areas by comparison, were largely undeveloped, particularly east of Chapel Street.

In 1859, the railway to Brighton was opened, spurring subdivision and development in the St Kilda East and Balaclava areas. Throughout the 19th century, modest timber cottages proliferated in pockets of St Kilda East and Balaclava, particularly on the lower lying land known as the 'Balaclava Flats', contrasting with more substantial houses on nearby surrounding higher ground.

2 and 4 Queen Street, St Kilda East

The subject site formed part of Crown Allotment 138A Parish of Prahran, County of Bourke. The approximately 5-acre allotment was purchased in the 1850s (probably 1853 or 1854) by E De Carle and H Holmes (PP).

The Kearney plan of 1855 (Figure 1) shows that Queen Street and the short section of Argyle Street east of Chapel Street had been formed and there was some sparse development. The 1864 Cox plan (Figure 2) shows some limited further development in the vicinity. Both plans show the subject sites vacant.

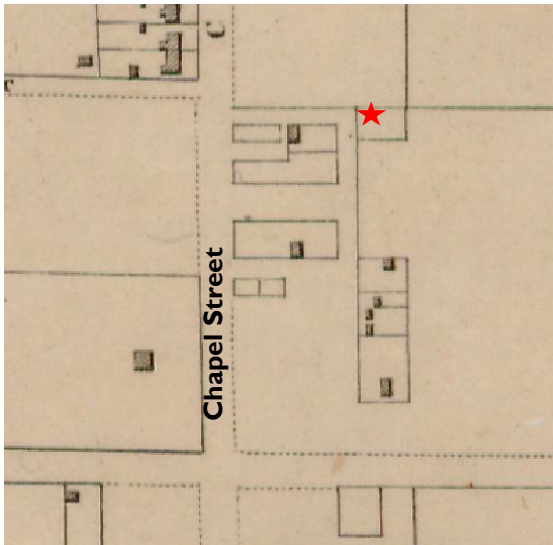


Figure 1 - Plan dated 1855 'Melbourne and its suburbs' compiled by James Kearney.

Figure 2 - Plan dated 1864 'Hobson Bay and River Yarra leading to Melbourne' surveyed by Henry L Cox. (Source: State Library of Victoria)

By 1869, a land parcel containing the subject site (which also encompassed the adjacent block at 8 Queen Street) was owned by John Drew. Drew had also acquired other land nearby in Queen, Inkerman and Chapel streets (CT v.308 F.454). Drew was a widower (his wife Mary had died in 1867) who lived with his children on the corner of Chapel and Crews streets where he also had a grocery shop.

The 1873 Vardy Plan (Figure 3) shows the subject site vacant, although a timber house had been built adjacent on the site of no. 8.

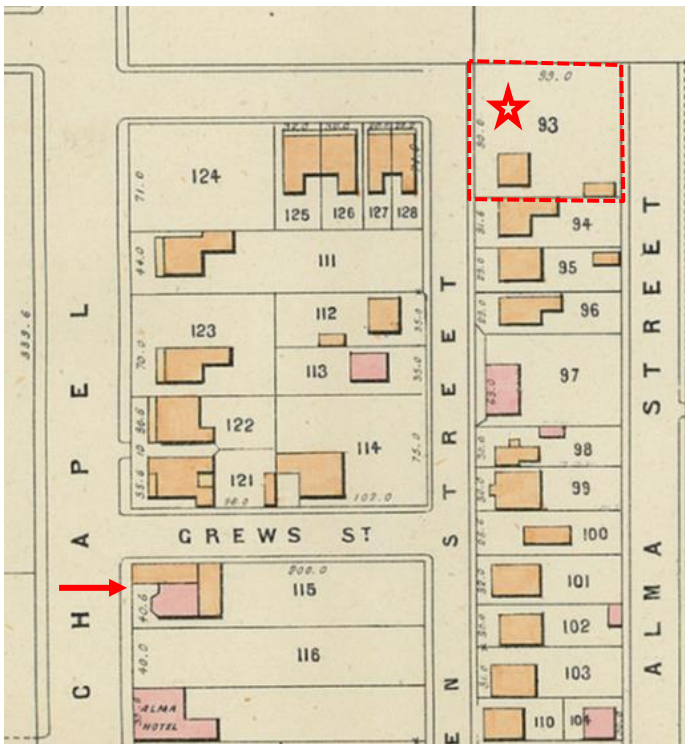


Figure 3 - Plan of the Borough of St Kilda, North Ward No. 6 (J.E.S. Vardy, 1873). Land parcel owned by John Drew is shown outlined, subject site is indicated with a star. Also indicated (arrow) is the home and grocery shop of John Drew on Chapel Street. Timber buildings are shaded orange and brick buildings are shaded pink. (Source: St Kilda Historical Society)

The subject pair of houses were first recorded in the rate book for December 1878 (RB nos 882 and 883), described as four-roomed wood houses with NAVs of £28 and £26 and leased to Lewis Goldsmith, surveyor, and Michael Murphy, clerk. Over the ensuing decades, they were occupied by several other tenants.

The 1897 MMBW plan (Figure 4) shows the footprints of the attached houses, each with front and side verandahs. At the rear there were water closets positioned on the shared boundary.

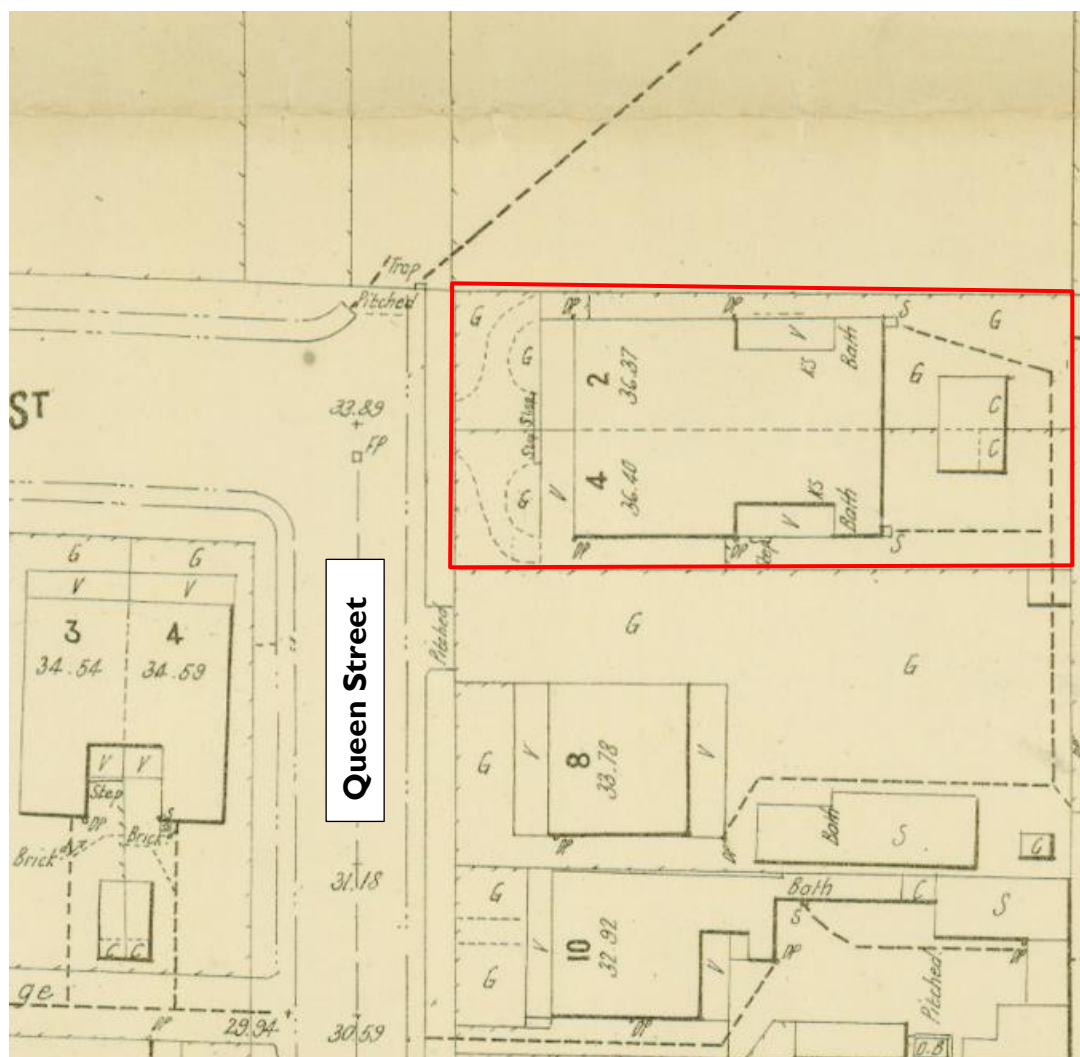


Figure 4 - MMBW Detail Plan No. 1423 (dated 1897) (Source: State Library of Victoria)

John Drew died in 1901 and probate of his will was granted to his son John Vincent, farmer of *Darlimurla* in Gippsland and daughters Caroline Eugina Emma, Edith Blanche and Bertha Alice of 30 Chapel Street St Kilda (CT v.308 f.454). In 1904 the subject site (and land associated with no.8) was transferred to the sole ownership of Caroline Eugina Emma Drew (CT v.3004 f.678). In 1950, the land was subdivided into two parts, that containing nos 2 and 4 and that containing no. 8.

The 1945 aerial photograph (Figure 5) shows the subject pair consistent with the footprint shown on the earlier MMBW plan, comprised of a front gable roofed section and a rear skillion section. Note three chimneys can be seen (two at the front and one at the rear).



Figure 5 - Aerial photograph dated 1945. (Source: Landata, Proj No 5, Run 17E, Frame 58013)

In 1951, following Caroline Drew's death, ownership was transferred to Mary Ellen Cuthbertson. In 1994, nos 2 and 4 were subdivided into separate parcels (PS 336823E).

References

Certificates of Title (CT)

Plan of Subdivision (PS)

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Parish Plan - at Elwood, Parish of Prahran, P81-13 (PP)

Port Phillip Thematic Environmental History (TEH), February 2021

Sands and McDougall's street directories (SM)

St Kilda Rate Books (RB) 1859-1900 viewed at Ancestry.com

Description

The site is rectangular and located on the east side of Queen Street. The attached pair of single storey timber cottages are set back a few metres from the front boundary. There are narrow setbacks from the side boundaries.

The original 1878 building footprint to the front survives consistent with the 1897 MMBW plan. It is comprised of a transverse gable roof section that is divided by a red brick party wall with a rendered coping which is corbelled at the front of the verandah section. There are full width front verandahs to each cottage. The rear skillion sections do not appear to survive.

The roof is clad in corrugated sheet metal. A bichrome brick chimney (brown and cream brick) with a corbelled cap survives to no. 2. The chimney has been removed to no. 4. Another brick chimney survives to the rear on the party wall.

The façades are clad in ashlar boards, and the sides walls are clad in weatherboards. There are louvred vents to the roof spaces. The front verandahs are supported by turned timber posts (different pattern to each cottage) and have matching cast iron friezes with a floriated scroll pattern and a narrow fringe, and a narrow timber fascia with a semi-circular motif above. The hipped verandah roof is clad in corrugated sheet

metal and has a convex profile. There are timber brackets to the cornice above the verandah to no. 2 but not to no. 4. The brick dividing wall has an arched niche. The decks are timber.

The façade compositions are mirrored, with one window and one door to each dwelling. The windows have moulded timber frames with panelled mullions in a tripartite format with double hung sashes. The entrances have narrow sidelights and highlights.

The front gardens have various low plantings. The front fences are neither original nor early.

Comparative analysis

The subject pair are examples of modest 1870s timber houses in the St Kilda/Balaclava area, of which many were built but few survive. Such houses were commonly replaced with brick from the latter part of the 19th century onwards.

While there are many modest timber cottages dating from the late 1880s and early 1890s represented in the Heritage Overlay, examples from pre-1880 are much rarer. Other surviving examples of comparable pre-1880 single storey timber houses within the St Kilda East/Balaclava area include:

- 149 & 151 Argyle Street (1872) and 1 Queen Street (1876). (Citation 2418). An attached pair and a freestanding house, built by the same owner builder. Symmetrical/mirrored façade compositions, transverse gable roofs, brick chimneys and full width front verandahs. 149 & 151 Argyle Street are an unusual early (pre-1880) paired example that share an undivided gable roof.
- 22 Blenheim Street, Balaclava (1872, additions 1890s). (Citation 2437). Asymmetrical (although originally symmetrical), full width verandah, transverse gable roof, brick chimneys.
- 34 Young Street, St Kilda East (1870). (Citation 2309, HO401). Double fronted, symmetrical, full width straight-roofed verandah built to the front boundary with timber frieze, transverse gable roof, short brick chimney.
- 16 Balston Street, Balaclava (c.1863). (Citation 2303, HO395). Double fronted, symmetrical, full width bullnose verandah with non-original timber posts and cast iron, transverse gable roof, brick chimney to gable end, altered windows.
- 62 Octavia Street, St Kilda (c.1862). (Citation 2389, HO6 precinct). Double fronted, symmetrical, full width verandah with straight roof with timber frieze and cast-iron bracket (possibly not original), transverse slate-clad gable roof, brick chimney.
- 41 Rosamond Street, Balaclava (thought to be pre-1873). (Contributory within HO439). Double fronted, symmetrical, full width verandah with early 20th century type of cast iron frieze, hipped roof, brick chimney, windows possibly altered.
- 51-57 Leslie Street, St Kilda East. No. 53 thought to be built in 1873 and nos 51+55 in 1875. The date for no. 57 is unclear. (Not in heritage overlay). Double fronted, symmetrical, full width verandahs, transverse gable roofs, some with brick chimneys.

The subject pair are one of only two known surviving pre-1880 paired examples in the St Kilda East/Balaclava area, the others being located opposite at 151 and 153 Argyle Street. Although they have undergone some change, as almost invariably occurs with early timber houses, they are largely intact, more so than most other examples of this period. Importantly, they retain original building formats, and where fabric has been replaced it has generally been in a similar manner or in keeping with the original character/period. They are typical of the period having a symmetrical composition, transverse gable roofs, brick chimneys and full width verandahs.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to the Heritage Overlay as an individual place.

Apply external paint controls in the Schedule to the Heritage Overlay (to ensure complementary colour schemes are employed).

Primary source

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2*, 2021

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images



South side of no. 4

Area to be included in HO

