

City of Port Phillip Heritage Review

Place name: Tringingham
Other names: House

Citation No:
326



Address: 2 Glen Eira Road, Ripponlea

Heritage Precinct: Ripponlea
Residential

Category: Residential: House

Heritage Overlay: **HO7**

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: No

Designer: Unknown

Amendment: TBA

Comment: Revised citation

Significance

What is significant?

Tringingham, a rendered brick, single-storey, Italianate-style villa built in 1891 for George Connibere at 2 Glen Eira Road, Ripponlea is significant.

Alterations and additions are not significant.

How is it significant?

Tringingham, 2 Glen Eira Road, Ripponlea is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Tringingham is of historical significance as an example of speculative housing development that occurred during the Land Boom in Melbourne in the late nineteenth century. In contrast to many other parts of Port Phillip, this speculative development was relatively limited in Ripponlea. (Criterion A)

Tringingham is of aesthetic significance as a fine and well-detailed example of an Italianate-style villa. This includes the front veranda that has fluted cast iron columns, with cast iron brackets and a frieze with a Greek key motif below a finely-patterned fascia, and the encaustic tessellated floor tiles set within a bluestone border. Intricate detailing is also expressed on the eaves of the house with scalloped fascia mouldings, scrolled eaves brackets, and a tiled frieze and the chimneys, which are embellished with bracketed cornices, and panels of tiling set within a moulding on the shaft. (Criterion E)

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: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.1 Mansions and grand villas)

7. Governing: 7.4 Health and welfare (7.4.2 Community housing and development)

History

Contextual history

Private development in the City of Port Phillip began from the time of the first sales of Crown land in the 1840s and 1850s. The gradual development of infrastructure, including roads, public transport networks and utilities, paved the way for increasing development of private land. Private subdivision within the broad framework set out by Hoddle's survey saw neighbourhoods in the City of Port Phillip grow into populated, thriving communities (TEH).

Mansion estates – large, detached homes on generous allotments – defined early, permanent housing in Elwood and St Kilda, in the mid-nineteenth century. Although the oldest surviving houses in Elwood – such as Vautier House, built in the mid-1850s – are terrace houses, it was mansions on large allotments that came to characterise the neighbourhood in its early years. The estates were located in four distinct clusters: St Kilda Hill; the semi-rural estates occupying the high ground on the south side of Dandenong Road from the Nepean Road (now St Kilda Road) to Orrong Road; those surrounding the St Kilda Botanical Gardens and along Brighton Road; and the remote 'sea-side' estates along Ormond Esplanade. Kearney's 1855 map of the area shows the contrast between dense residential development in St Kilda, and the large mansion estates to the east of the Nepean Road including Charnwood and Marlton, south of Carlisle Street (then known as Beach Road), and on both sides of Brighton Road, including Erindale and Chiverton, and Bramshaw, Osborne House and Wiltonia further south (TEH).

Apart from the mansion estates, most of the development in Port Phillip prior to 1880 was confined to the early township reserves. However, the boom era of the 1880s saw intense land speculation across Melbourne, with large estates and the original crown allotments carved up into much smaller allotments for residential development that filled in the gaps shown on that plan (TEH).

During the peak of Melbourne's building boom in the 1880s, almost all the remaining land in Port Phillip (with the exception of the Elwood Swamp and the Fishermans Bend area) was subdivided and offered for sale. Prosperity saw land speculation intensify across the suburbs during that period in areas such as Elwood, Balaclava, Ripponlea, and St Kilda East that were remote from transport and services. When one of Elwood's oldest estates, Chiverton, was subdivided in 1885, it created 85 allotments. Despite the eager subdivision of land and colourful advertising, however, the actual building of homes in these remote subdivisions was slow. With the onset of the 1890s economic depression, many estates failed and remained undeveloped for a decade or more. Maps of Elwood in the late 1890s, for example, show that residential development was still sparse and the beachside estates had failed spectacularly, with only a few houses on the Elwood Esplanade and Elwood Hill estates. Hood Street and Bluff Avenue remained entirely undeveloped at the turn of the century (TEH).

Tringingham

Land to the north and south of Glen Eira Road between Brighton Road and the Sandringham railway was subdivided and offered for sale during the Land Boom of the late nineteenth century and by 1904 eight villas had been constructed, including a group of five along the south side (see Figure 1). To the south of these houses was the Erindale estate, which had been established c.1855 for Thomas Monahan and to the east of the railway was Quat Quatta, built in 1890-91. However, the economic depression of the 1890s halted development and it was not until the Ripponlea railway station was opened in 1913 that building recommenced.

This house, originally known as Tringingham, was constructed by 1891 as an investment for George Connibere. The first tenant was Charles Hicks, an importer (RB).

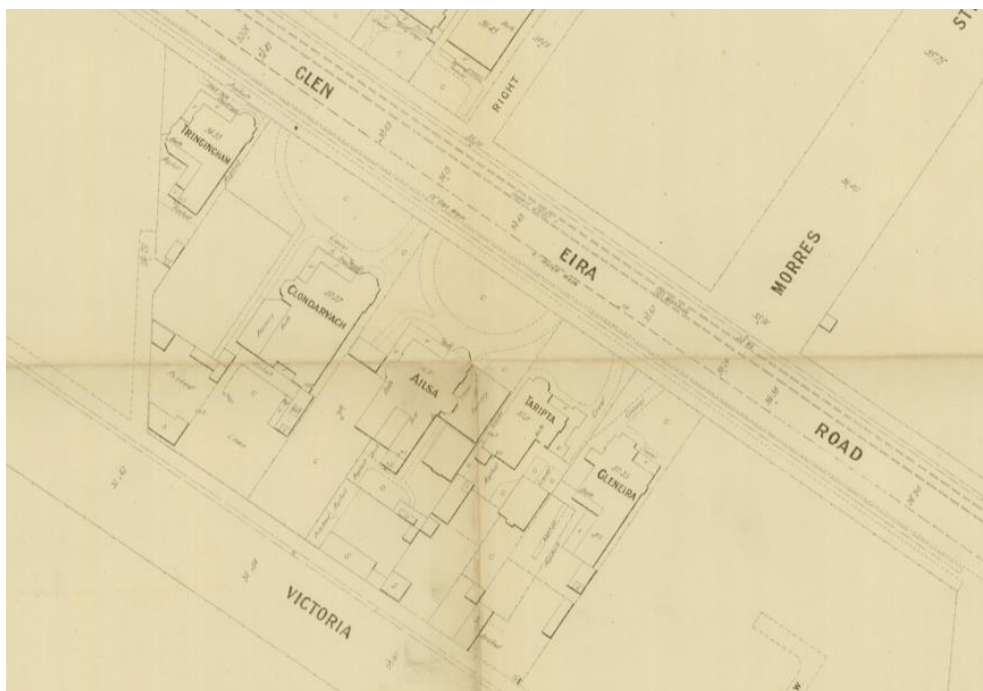


Figure 1: MMBW Detail Plan No.1451 (detail) with Tringingham on the extreme left

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1451, dated 1904

Port Phillip Thematic Environmental History (TEH) **Version 1, July 2020**

St Kilda Rate Books (RB) 1890/91 no. 3920, George Connibere owner, Charles Hicks importer occupant, N.A.V. 90 pounds

Description

Tringingham is a rendered brick, single-storey, late-Victorian, Italianate villa. Asymmetrical in plan, it has a hip roof clad in slate tiles and a verandah that extends to the right of the canted bay at front and returns to a projecting bay on the side. The house is finely detailed, its rendered brick walls and its verandah sit upon an expressed bluestone base. The verandah has fluted cast iron columns, with cast iron brackets that support a frieze with a Greek key motif, which is below a finely patterned fascia. The verandah has encaustic tessellated floor tiles set within a bluestone border. The chimneys are embellished with bracketed cornices, and panels of tiling set within a moulding on the shaft. Intricate detailing is also expressed on the eaves of the house with scalloped fascia mouldings, scrolled eaves brackets and a tiled frieze.

The canted front bay has timber frame double-hung sash windows, with semi-circular arched heads that are framed within pointed arched mouldings above. Between the windows and the mouldings is tuckpointed

brick which has been overpainting. Adjacent to this bay is the front door, which has sidelights and a fanlight, and to the right are two segmental-arched timber frame windows. A similar arched window is at the end of the return of the verandah on the side projecting bay.

This house is sited on an irregular-shaped block, with a diagonal side boundary at west, and has a shallow setback from the street boundary. Much of the house is obscured from view by a high brick fence of recent origin.

The house is in good condition and has a relatively high degree of external intactness.

Comparative analysis

During the Land Boom of the 1880s, most houses were built in the Italianate style. Characteristics of this style typically include an asymmetrical form with squared or canted bay projecting to one side, a front verandah with cast iron posts and frieze and tessellated tiled floor, an M-profile, hipped roof clad in slate, brick or rendered chimneys, rendered or face brick façade (sometimes with bi-chromatic detailing), cast cement decorative elements applied to the façade, and rectangular or round-headed double-hung sash windows.

Tringham is a fine example of the Italianate style and is especially notable for the intricate detailing to the chimneys, canted bay, eaves and verandah. The significance of the place is enhanced by its high degree of intactness. Within the Ripponlea area it is also one of a small number of surviving nineteenth century houses that illustrate the limited first phase of suburban development. Of the eight houses in this section of Glen Eira Road shown in the 1904 MMBW Detail Plan Tringham is one of only three to survive today. The others are Gleneira at 12 Glen Eira Road (see below) and 5 Glen Eira Road, which is much altered.

Comparable examples of Italianate houses include:

- Gleneira (1891), 12 Glen Eira Road, Ripponlea (Citation 328). Two storey villa and finely detailed with elaborate rendered mouldings.
- House (1891), 6 Dickens Street, St Kilda (Citation 323). Rendered, asymmetrical form with fine detailing. The canted front bay has an unusual conical tower with cast iron cresting, the verandah has an elaborate frieze and is set below a gable with intricate timber trusswork.
- House (c.1885) 31 Vautier Street, Elwood (Citation 375). Rendered, symmetrical form with twin canted bays and intricate verandah details.
- Houses (c.1888) 121-25 Hotham, Balaclava (Citation 2195-97). Simple asymmetrical villas, two with canted bays and one with a flat bay and typical detailing including cement mouldings and cast iron frieze. Some alterations and reconstruction of original details.
- House (c.1891) 20 Scott Street, Elwood (Citation 11). Rendered, symmetrical form with twin canted bays. Altered – verandah frieze removed.

Assessment

This place has been assessed using with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, and applying the Hercon criteria in accordance with PPN1: *Applying the heritage overlay*.

Recommendations

Retain in the Heritage Overlay with paint controls.

Encourage removal of paintwork from brick to reveal tuckpointing.



Primary source

Peter Andrew Barrett, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations*, 2021

Other studies

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

David Bick, *St Kilda Conservation Study. Area 2*, 1985

Other images