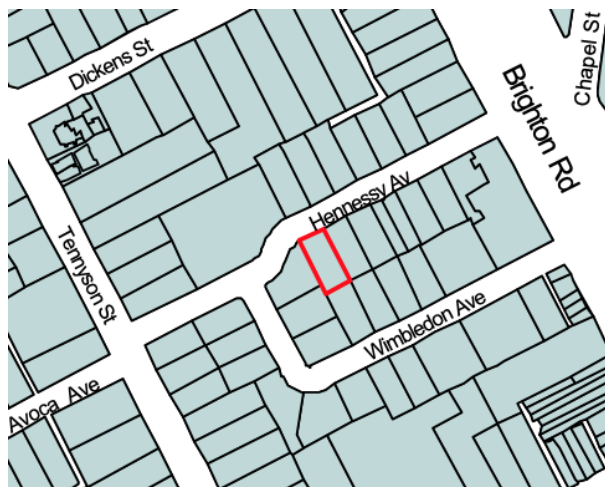


City of Port Phillip Heritage Review

Place name: House
Other names: Attic bungalow

Citation No:
2014



Address: 11 Hennessy Avenue, Elwood

Heritage Precinct: St Kilda
Botanical Gardens & Environs

Category: Residential: House

Heritage Overlay: **HO7**

Style: Federation/Edwardian:
Arts & Crafts

Graded as: Significant

Constructed: 1919

Victorian Heritage Register: No

Designer: Carleton & Carleton

Amendment: TBA

Comment: Revised citation

Significance

What is significant?

The house, designed by Carleton & Carleton and constructed by T. Stamp in 1919 for Cecil Telford-Smith, at 11 Hennessy Avenue, Elwood is significant. It is an Arts & Crafts, brick, attic-storey villa, with steep and dominant intersecting gable tiled roofs.

Alterations and additions and the front fence are not significant.

How is it significant?

The house at 11 Hennessy Avenue, Elwood is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

This house is of aesthetic significance as a fine and substantial example of an attic-style bungalow built around the end of World War I. It is notable for its high-level of detailing; much of this derived from English Vernacular and Arts & Crafts influences. These include the steep interconnecting gable roofs clad in unglazed terracotta tiles with a chimney on the street facing gable that has a distinct projecting rectangular mass towards the top of the shaft and is capped with a terracotta pot. The eaves of the street-facing gable are supported by large timber brackets, and the gable end is shingled with a vent. It is the gable end on the east elevation that is the most notable, demonstrating the subtlest of detailing. The gable end has an attic window flanked by a pair of squat timber columns, and an exquisite bowed-ledge supported by staggered timber brackets forms the ledge to the window. The shingle gable end projects to form a shallow hood

supported by small timber brackets above the window. The gable end of the east elevation is also supported by timber brackets. Other detailing that is of note on the house includes the semi-circular arched wall opening of the porch, the chimney shaft on the street-facing elevation which has windows towards its base, and pairs of double-hung timber frame sash windows on this elevation and the east elevation. (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 (5.3.3 Suburban bungalows)

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).

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, 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).

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century the number of residents in St Kilda almost doubled between 1901 and 1921 rising from 20,500 to 38,500 as land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. This development was encouraged by improvements to transport including the electrification and expansion of the tramway and railway network, which enabled people to live further from the city.

Most of the development that occurred during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava and Ripponlea. The exception is the low-lying parts of Elwood, which were subdivided and developed following completion of the Elwood Swamp reclamation project in 1910 (TEH).

House, 11 Hennessy Avenue

The development of the St Kilda Botanical Gardens from c.1860 led to the surrounding streets becoming a desirable residential area. By the end of the nineteenth century Blessington, Tennyson, Dickens and

Herbert streets were lined with substantial villas, and mansions set in large grounds. One of these was Sydenham, which occupied a large allotment on the west side of Brighton Road, south of Dickens Street (MMBW).

In 1916 Sydenham was demolished and the land subdivided to create the eastern half of Hennessy Avenue, which contained 12 lots with a further four facing Brighton Road (LV). Development was swift: in Hennessy Avenue five houses were erected in 1917 and the remaining allotments were all built on by 1920 (BP).

This house, designed by Carleton & Carleton architects, was erected by builder T. Stamp in 1919 for Cecil Telford-Smith as his own residence (BP). Telford-Smith was still the occupant in 1930 (SM).

References

Land Victoria (LV), LP 7000

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1385, dated 1905

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

St Kilda Council building permit (BP) no. 3982, 1 October 1919

Sands & McDougall Directories (SM), 1920, 1925, 1930

Description

An Arts & Crafts, brick, attic villa, distinct for its steep and dominant intersecting gable roofs. The roofs are clad in unglazed terracotta tiles, and the deep gable ends of the roofs are supported by pronounced timber brackets. The street-facing gable is shingled with a latticed-vent at the peak, while the east-facing gable features an attic window that is well-detailed, with the gable end forming a hood with small brackets above, and the wall opening flanked by squat columns. The sill of the window is expressed as a bowed ledge supported by staggered timber brackets. On this elevation on the ground floor there is a semi-circular arched wall opening to the entry porch. To the left of this, is one of three sets of paired timber sash windows, which have brick sills with curved profiles. There is another pair of windows in the east side wall of the street-facing gable, and another pair on the façade to the right of the chimney. The chimney has a broad base and small square windows with projecting angled brick sills with curved profiles. The top of the chimney is expressed with a projecting panel on each side, and there is a single terracotta chimney pot.

The house is set back from Hennessy Avenue behind a mature garden. A high timber fence, with some transparency, extends along the Hennessy Avenue boundary. A gate in this fence provides vehicle access to a drive along the site's east boundary.

Comparative analysis

Following the economic depression of the 1890s, there was concern that inner Melbourne was becoming overcrowded. Terrace houses fell out of favour, as they were perceived as being cold and dark with limited garden space. Instead, detached bungalows became the most popular form of housing from the Federation/Edwardian period onward.

This house is a fine and substantial example of an attic-storey bungalow built around the end of World War I. It is notable for its high-level of detailing; much of this derived from English Vernacular and Arts & Crafts influences. A similar roof form is used at 37 Southey Street, Elwood (Citation 922) Designed by architect W.H. Smith, it was erected in 1916. Other individually significant Federation/Edwardian attic bungalows included in the HO in St Kilda or Elwood include:

- 29 Westbury Street, St Kilda East (1913) designed by Leonard J. Flannagan (Citation 956)
- Dartington, 14 Selwyn Avenue, Elwood (1914) (Citation 802)
- Eumana, 76 Blessington Street, St Kilda (1914) (Citation 297)
- 31 Redan Street, St Kilda (1914-15) designed by Edwin J. Ruck (Citation 787)

- 329 Barkly Street, Elwood (1916) (Citation 194)
- 48 Blessington Street, Elwood (1918) designed by Gawler & Drummond (Citation 426)
- 18 Normandy Road, Elwood (1919) designed and constructed by Matthew Sherlock (Citation 747)
- 69A Alma Road, St Kilda (1920) designed by Sydney Smith & Ogg, architects (Citation 144)
- Sur La Mer, 382 Barkly Street, Elwood (1921) (Significant within HO8, Citation 2182)

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

Retain in the Heritage Overlay.

Primary source

Peter Andrew Barrett, *HO7 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

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images



