
Ripponlea Residential Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 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)

2.0 History

Early Land Sales

The Ripponlea Residential Precinct formed parts of Crown portions 232, 237, 238, 255, 256, 257 and 258 in the parish of Prahran (PP).

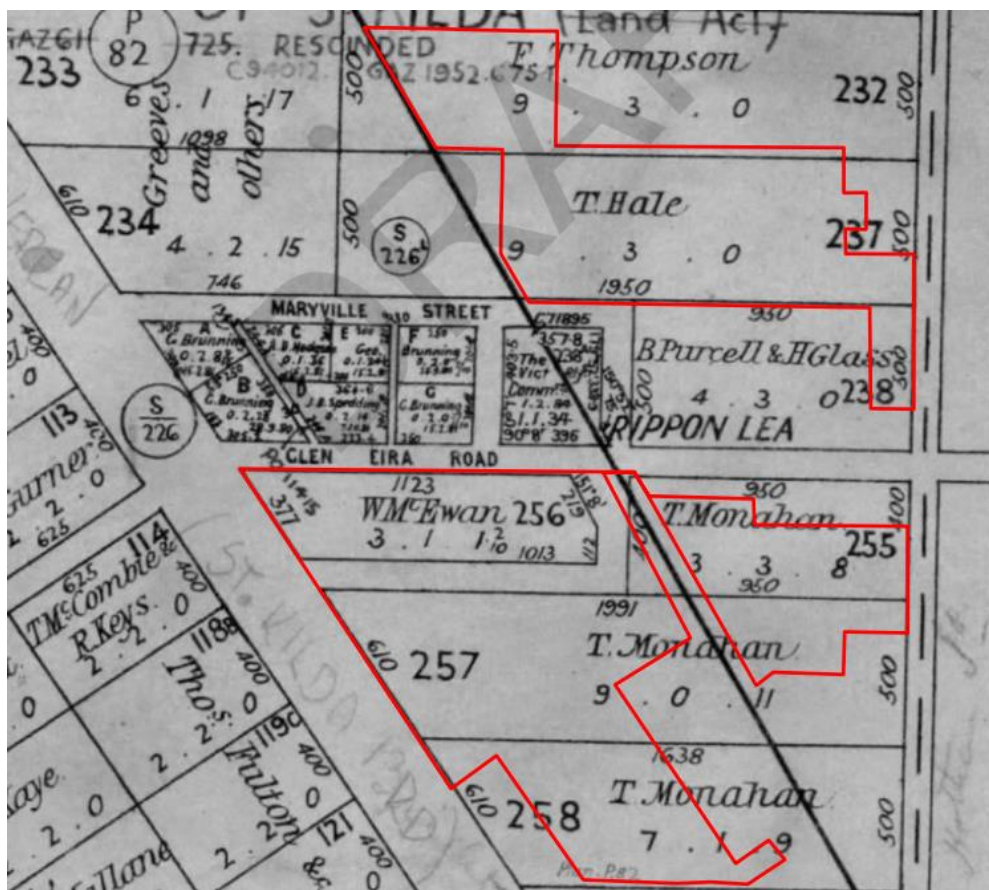


Figure 1 – Extract from Parish Plan (at Elwood Parish of Prahran P81(13)) showing Crown portions. The approximate boundaries of the subject precinct are indicated. (Source: Landata)

Portions 255, 257 and 258, south of Glen Eira Road, were purchased by Thomas Monahan which together totalled about 20 acres. Monahan purchased portion 257 in November 1853, and probably the other two also around the same time. Monahan was an Irish immigrant who made his fortune in

Melbourne as a property owner. By 1856, Monahan had also acquired portion 238, on the north side of Glen Eira Road, another almost 5 acres, which had originally been purchased jointly by wealthy speculator Hugh Glass and auctioneer Brabazon Purcell.

Portions 232 and 237, north of Glen Eira Road, each comprised of almost 10 acres, were purchased respectively by F Thompson in November 1853 and Thomas Hale, of Robertson & Hale architects and estate agents prior to 1857.

Portion 256, at just over three acres, originally formed part of a larger public reserve that included land on both sides of Glen Eira Road. In 1864, it was subdivided into eleven allotments, all of which were purchased by W McEwan in 1866.

In 1859, the railway to Brighton was opened, bisecting the southern part of the precinct. Evidently a station at Glen Eira Road was originally proposed, with reference to it featuring in advertisements for nearby land sales of that year (Age 7 Sep 1859 p7), however it did not eventuate at that time.

The first houses in the precinct were constructed in the 1850s and 1860s, but only limited development occurred until the late nineteenth century. The 1864 Cox plan (Figure 2) shows the Brighton railway line, as well as Brighton Road, Glen Eira Road, and Hotham Street. None of the smaller roads within the precinct had yet been formed. The plan also shows two residences in the precinct, one to the south of Glen Eira Road and one to the north, neither of which survive. To the south was Thomas and Mary Monahan's *Erindale*, a substantial residence which they had constructed in 1854-55 designed by architect Joseph R Burns (*Argus* 18 October 1854 p.1). To the north was a brick residence which had been built by 1862 when it was owned by Joseph Collie and described in the rate books as having 10 rooms and a NAV of £90 (RB 1862 no.1810).

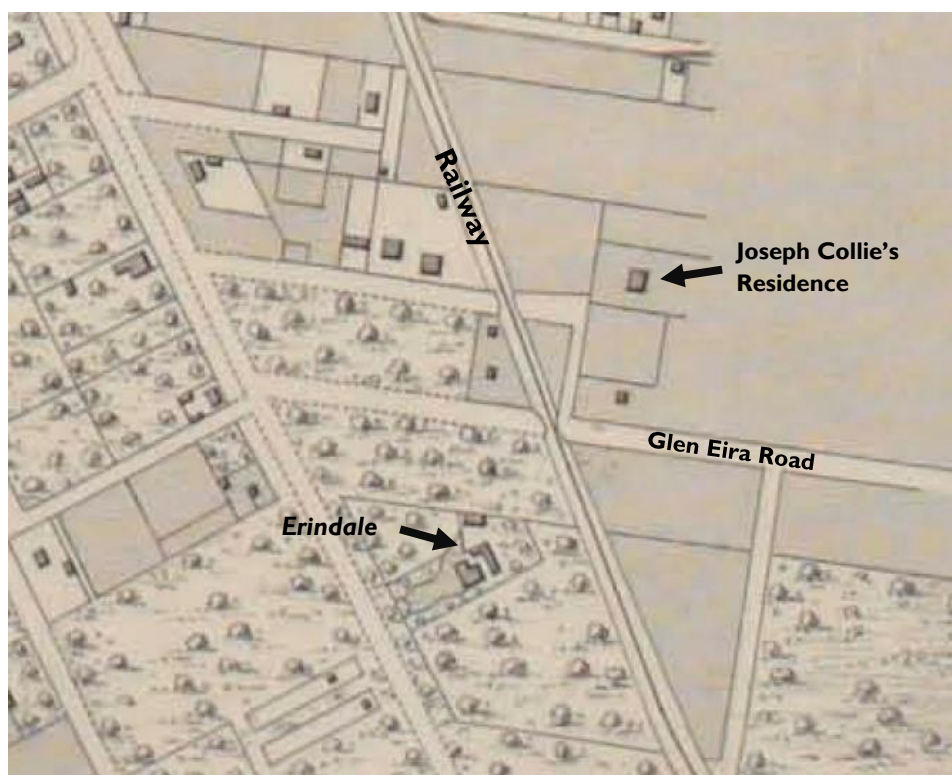


Figure 2 - Cox Plan, 1864. Showing development in precinct. (Source: State Library of Victoria)

The 1873 Vardy plan (not included) shows there had been no further development since the Cox Plan, although it is noted that the now demolished residence *Barholme* (which is shown on the later MMBW plan between Elm and Sycamore groves and partly within the precinct) may actually have

been built by this time but appears to be incorrectly located on the Vardy Plan (i.e. north of Sycamore Grove).

Development and subdivision north of Glen Eira Road (East St Kilda Estate)

In October 1888, about 100 sites were auctioned in the 'East St Kilda Estate' subdivisional sale of Crown portions 238, 237 and 232 between Glen Eira Road and Grosvenor Street (Figure 3. These were advertised as 'remarkably well-situated mansion and villa allotments' 'only five minutes' walk from Balaclava Station' (Age 13 October 1888 p.5).

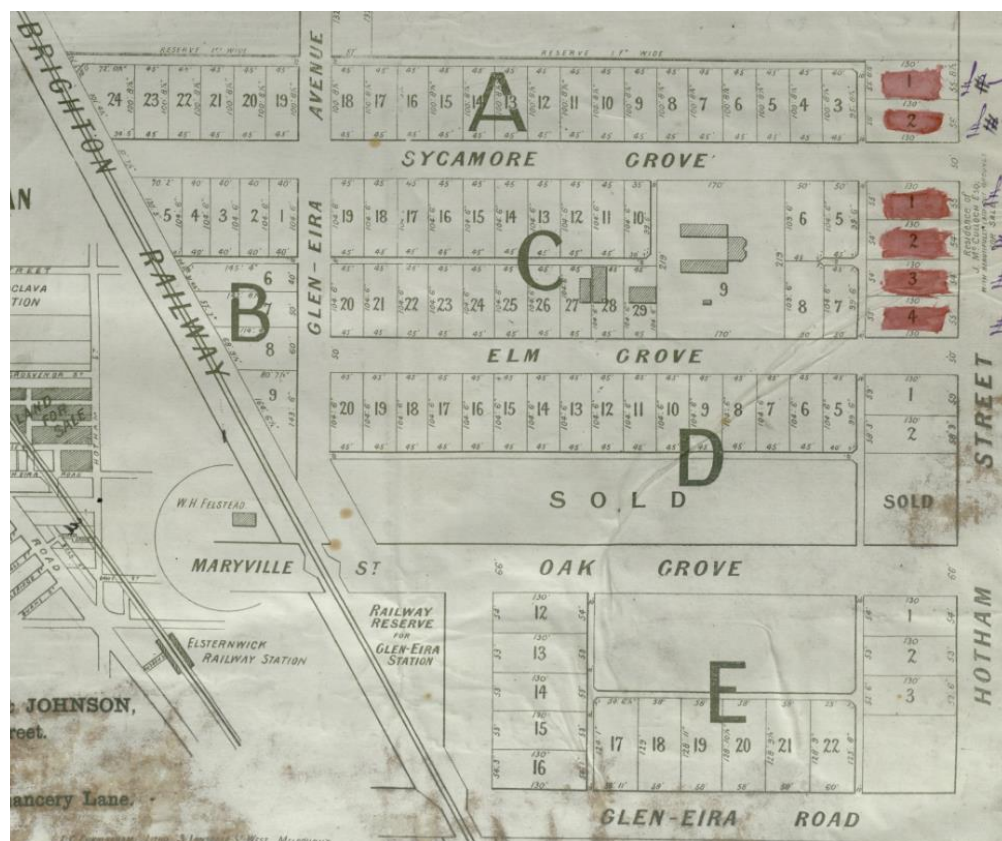


Figure 3 - 'East St Kilda Estate' (1888, published by L C Cunningham, from the Haughton Collection) (Source: State Library of Victoria)

The MMBW plans (Figures 4 and 5), dated variously between 1899 and 1904, show that limited development had ensued in the East St Kilda Estate subdivision since the sale some twelve years earlier. On the north side of Oak Grove, a substantial 12-roomed brick residence *Oakdene* was built in 1888 for auctioneer Robert Curtain at nos. 2-16 (RB 1888 no. 3707), later replaced, and another eight-roomed brick residence at no. 28 (RB 1897 no. 3775), later extended. On the south side of Oak Grove, a two storey six roomed brick residence *Belgravia* was built c.1890 (RB 1891 no. 3895) which survives at no. 11. On the south side of Elm Grove, six houses are shown, of which four survive (37, 39, 41, 47 Elm Grove), and on the north side of Sycamore Grove three houses are shown within the precinct which all survive (42, 44 and 46 Sycamore Grove).

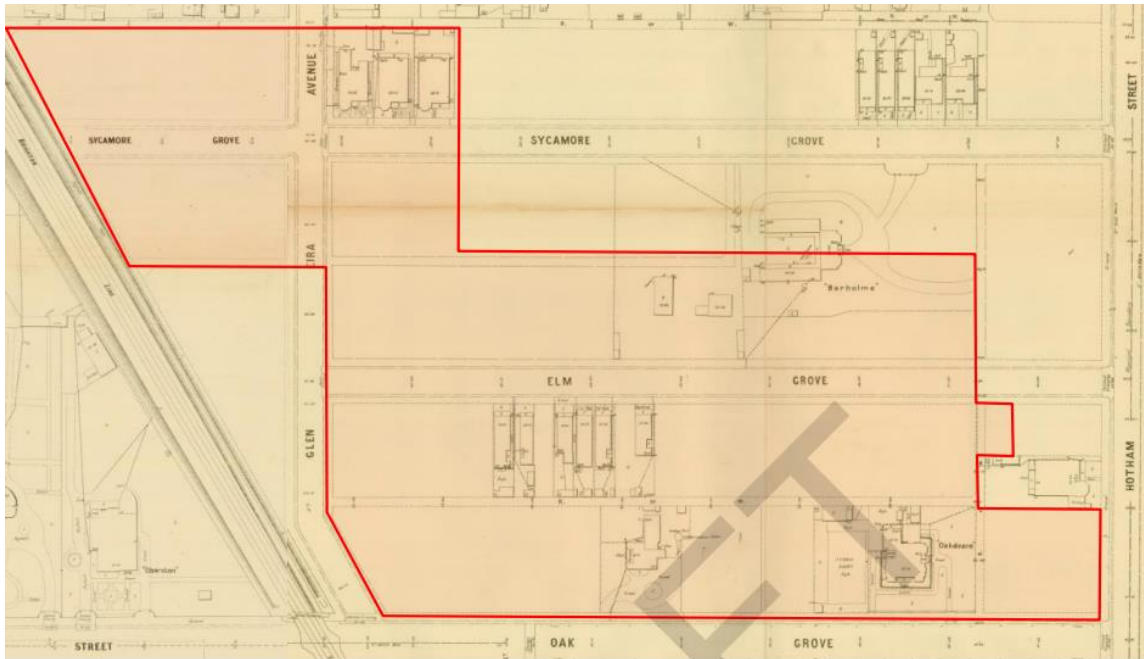


Figure 4 - MMBW Detail Plan No. 1450 at left (dated 1899) and No. 1449 at right (dated 1901). (Source: State Library of Victoria)

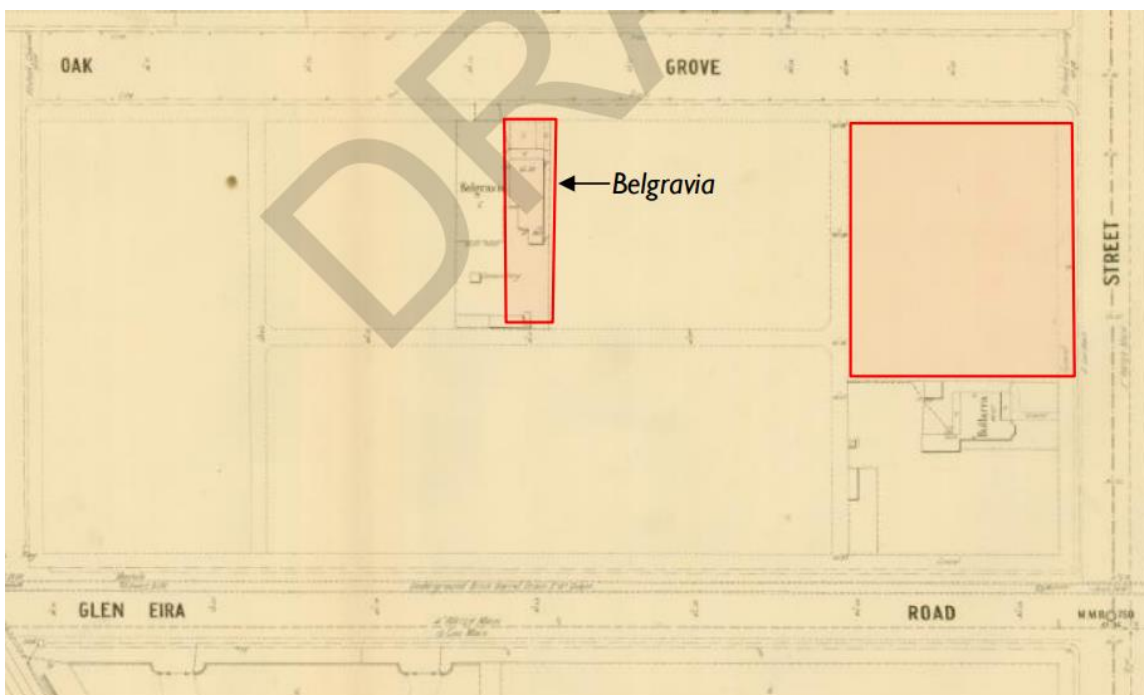


Figure 5 - MMBW Detail Plan No. 1452 (dated 1901), showing Belgravia on the south side of Oak Grove. (Source: State Library of Victoria)

Development and subdivision south of Glen Eira Road (Erindale & Quat Quatta estates)

In February 1876, eleven allotments (to be sold in one lot) between Glen Eira Road and Victoria Avenue, on the former public reserve, were auctioned (*Argus* 31 January 1876 p2). The following subdivisional plan (Figure 6), although undated, apparently relates to this auction. In the late 1880s (i.e. by 1890) some of these allotments were developed with five generous sized residences fronting Glen Eira Road. Of these, three survive *Tringingham* (no. 2), *Taripta* (no. 10), and *Gleneira* (no. 12).

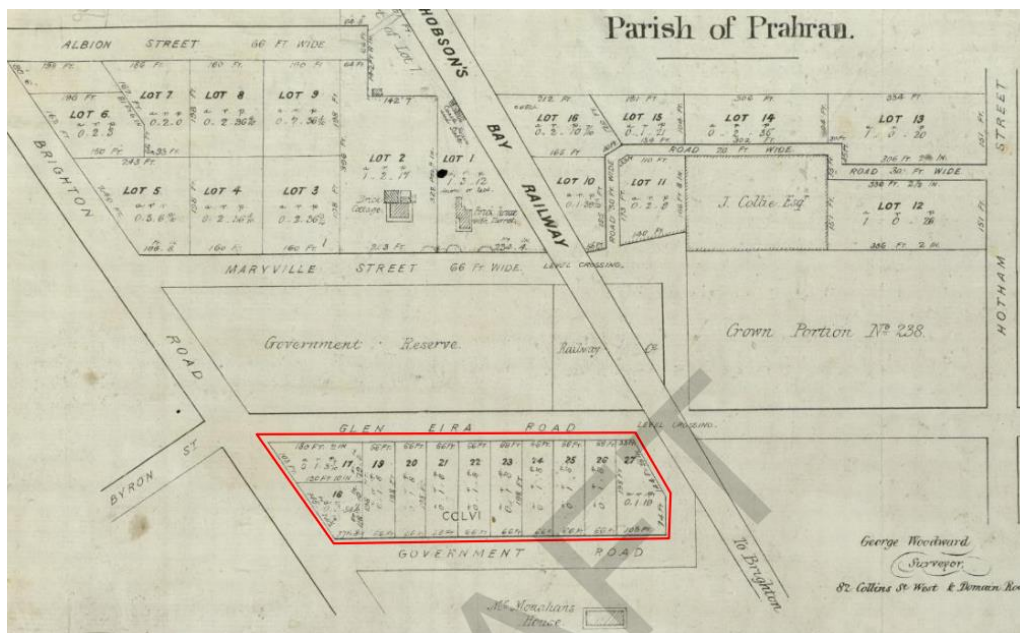


Figure 6 - 'Plan of valuable freehold properties, family residence and cottage adjoining, together with splendid villa sites'. Undated, but appears to relate to an auction held in February 1876. (Source: State Library of Victoria)

In 1890, following Thomas Monahan's death, his daughter Betsy Keogh had the substantial residence *Quat Quatta* designed by architect W H Cooper built in the grounds of the *Erindale* estate on the east side of the railway line fronting Glen Eira Road (Figure 8).

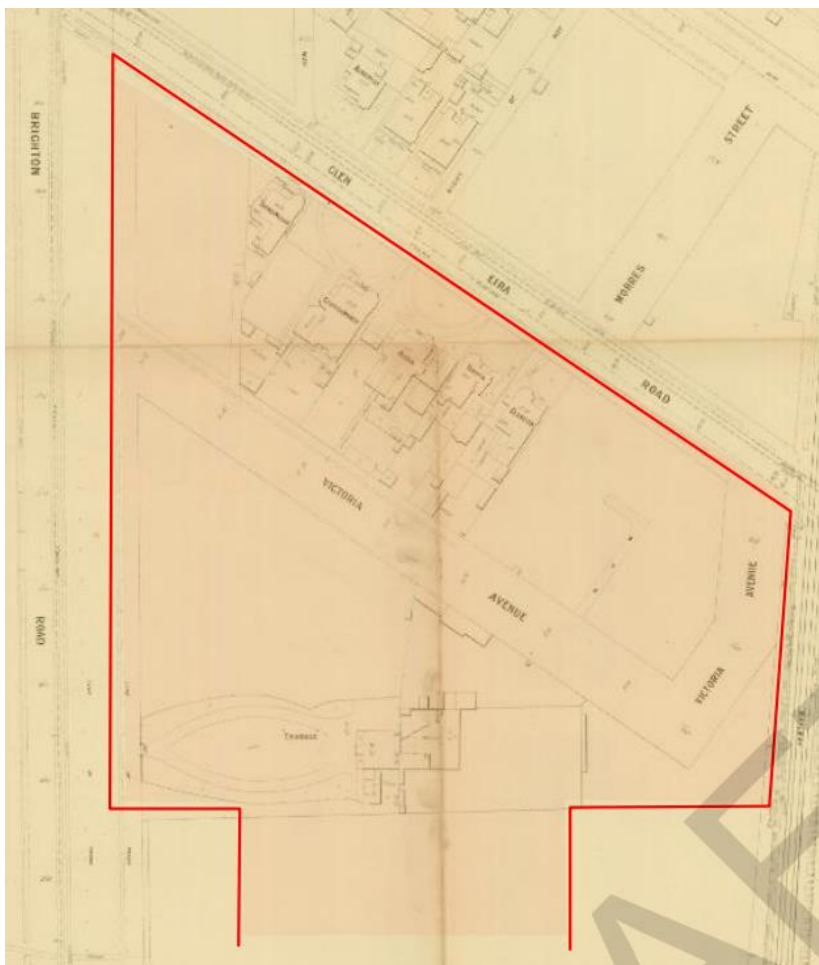


Figure 7 - MMBW Detail Plan No. 1451 (dated 1904) showing the houses on the south side of Glen Eira Road west of the railway line. (Source: State Library of Victoria)

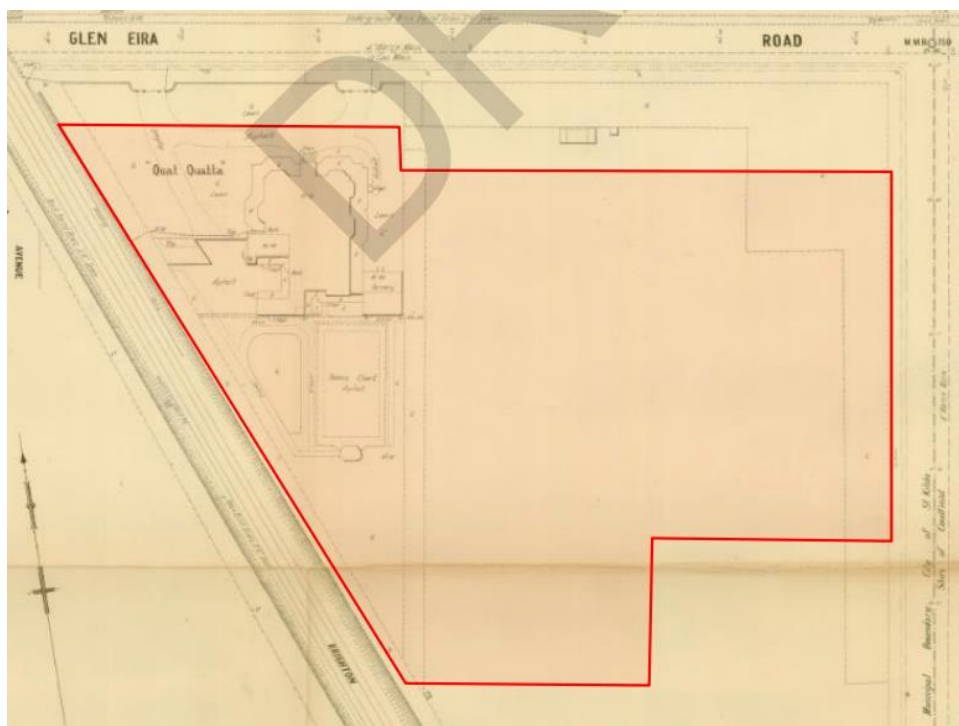


Figure 8 - MMBW Detail Plan No. 1452 (dated 1901), showing Quat Quatta. (Source: State Library of Victoria)

Twentieth Century development

Some limited development occurred in the north part of the precinct in the first decade of the 20th century, however it was not until the 1911 decision to finally provide the long-awaited station at Ripponlea, and its opening in 1912, that there was a strong surge of development in both the northern and southern parts of the precinct.

The west section of Sycamore Grove was mostly developed with weatherboard villas during the first decade of the 20th century. For example, a building permit was issued in 1908 for the attached weatherboard villas at nos. 48 and 50 (BP 620).

In Elm Grove, a flurry of building permits was issued, initially in 1912 mostly for weatherboard villas, and in subsequent years mostly for brick villas (freestanding and attached). Development in Oak Grove followed a similar pattern. In 1906 the Victorian era house at no.28 was altered and extended and between 1908 and 1914 permits were issued for more than 10 brick or timber houses (BP).

By the mid-1920s, the northern part of the precinct had been largely developed, as shown in the c.1925 photograph (Figure 9) which covers parts of Sycamore, Elm and Oak groves.

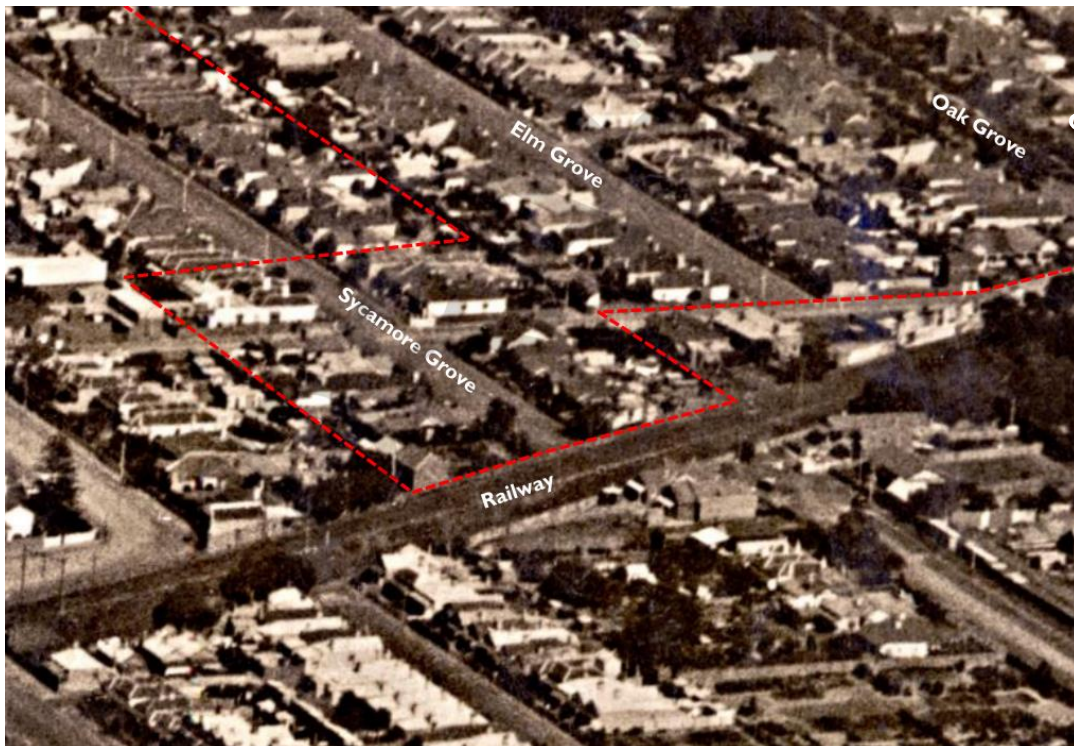


Figure 9 - Aerial Photograph c. 1925 (W R Garrett) from the west showing the northern part of the precinct. Approximate precinct boundaries are indicated. (Source: State Library of Victoria, H98.129/21)

To the south of Glen Eira Road, the news that the Ripponlea railway station was to be built coincided with the October 1911 subdivisional sale of the Erindale and Quat Quatta estates (Figure 10). This naturally generated much interest and the majority of the over 60 allotments offered were sold (Herald 31 October 1912 p.3).

One of the most significant proofs of confidence in the Ripponlea proposition was the notable auction sale of the Quat Quatta Estate in October of last year. The public at that time had early advice of the fact that a railway station was a 'certainty' and attended in great numbers. On the day of the sale all but five of the 62 lots offered were sold at prices ranging from £11/7/6 to £5/15 a foot. The vendor's total realisation on the day was £11,000. (Herald 31 October 1912 p.3)

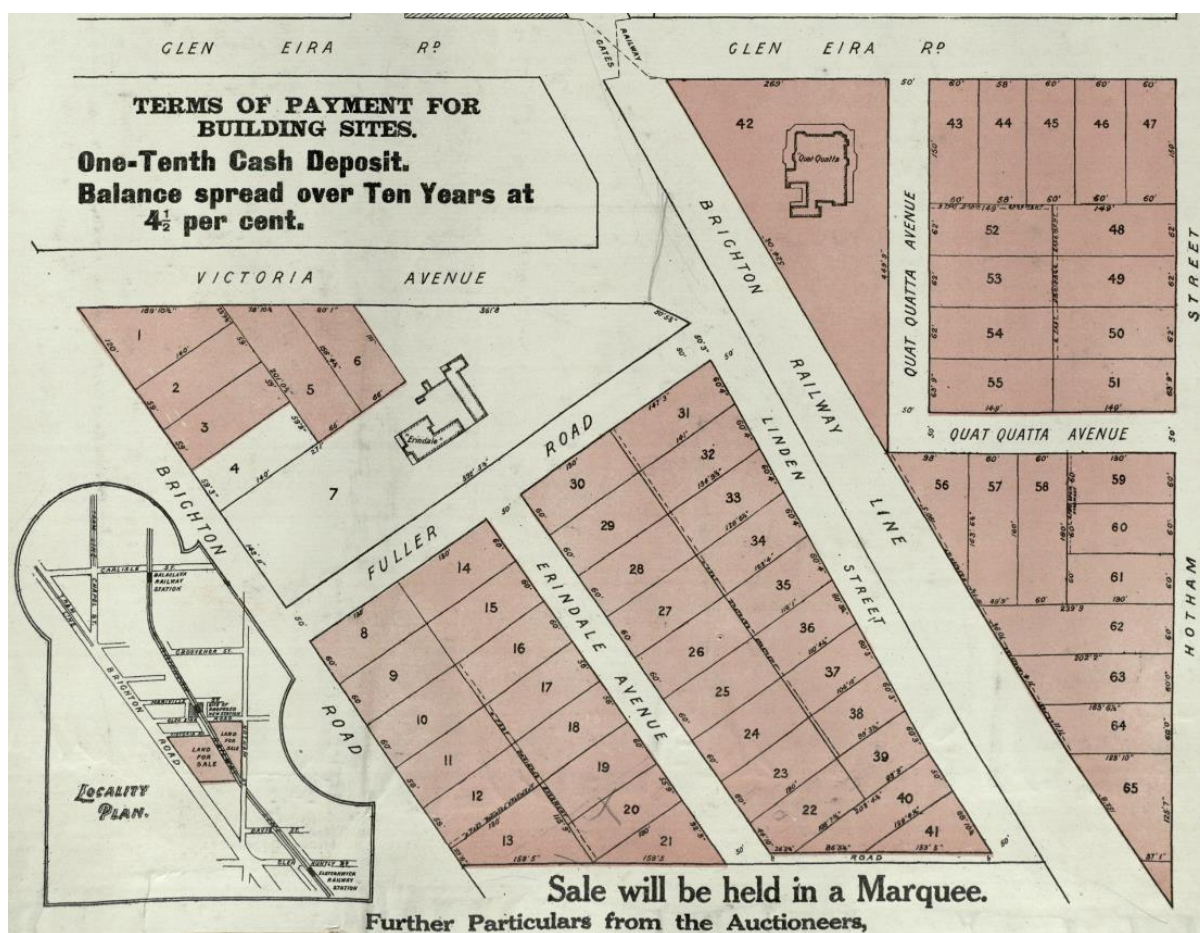


Figure 10 - Subdivision notice for the Erindale and Quat Quatta estates. (Source: State Library of Victoria)

The lots in the Erindale and Quat Quatta estates were developed from 1912:

Since the auction many blocks have been re-sold at advanced rates, and the whole property is rapidly being built over. (Herald 31 Oct 1912 p3)

Some of the earliest houses in the Erindale and Quat Quatta estates subdivision, built in 1912, include 191 Hotham Street (BP 1527), the attached pair at 193/195 (BP 1489) Hotham Street, and 16 Erindale Avenue which was built by C Trencher (BP 1514). The allotments were steadily developed into the early 1920s.

In October 1920, further subdivision of the remaining *Quat Quatta* holdings occurred, creating 12 shop sites fronting Glen Eira Road (outside the precinct) and four residential sites on the west side of Quat Quatta Avenue at nos 9, 11, 15A and 15 (*Argus* 20 October 1920 p.2). The following year, in 1921, further subdivision of the remaining *Erindale* holdings created eight allotments, including one larger containing the Erindale mansion, fronting Brighton Road, Fuller Road and Victoria Avenue, which is illustrated in the subdivision plan at Figure 11 (*Argus* 17 September 1921 p.3). The *Erindale* mansion was subsequently demolished and in 1923 its allotment was further subdivided into 6 lots, although a building permit had already been issued to builders Miller and Armfield in late 1921 for six villas fronting Fuller Road (nos. 1, 3, 5, 7 and 9) and Victoria Avenue (no. 10) (LP 9261, BP 4684).

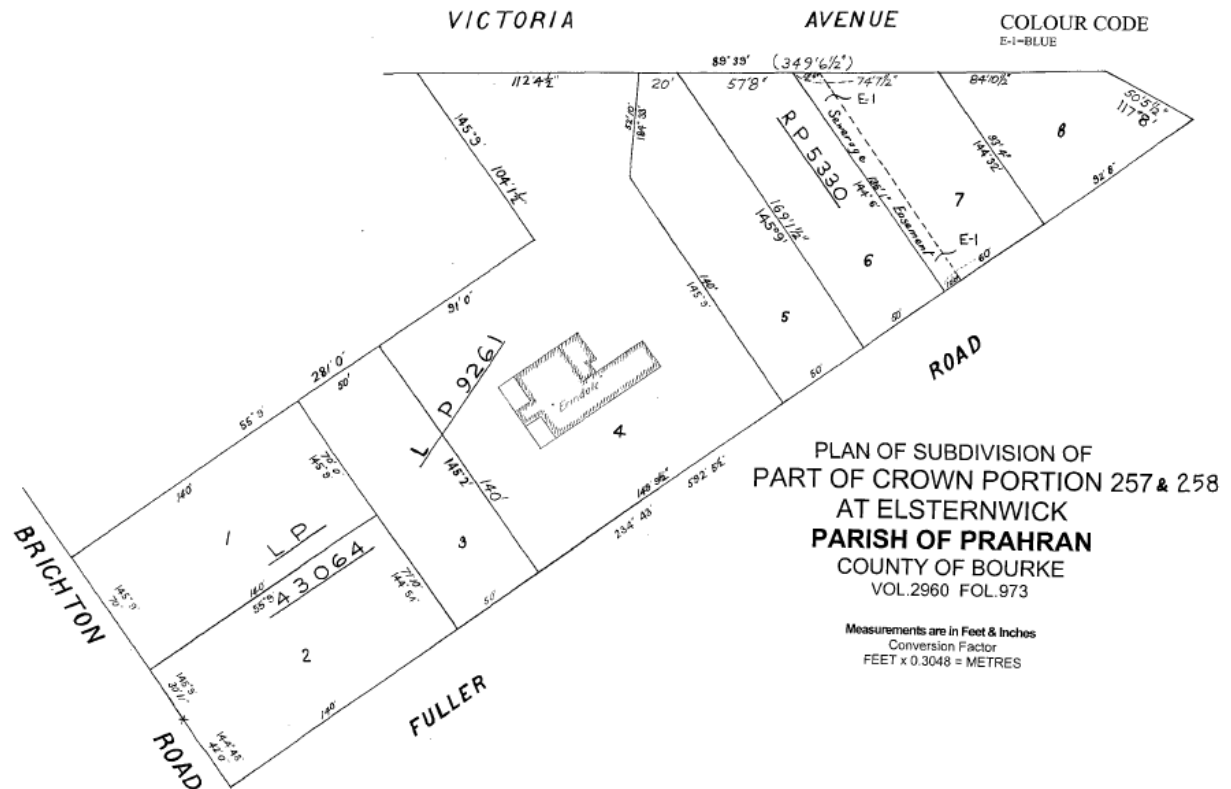


Figure 11 - Subdivision Plan LP 8559, further subdivision of Erindale holdings. Note Erindale mansion in centre. Dated 14/11/1921. (Source: Landata)

The electrification of the railway by 1919 (the first in Melbourne), resulting in quicker and more frequent services, and the opening of the Brighton Road electric tramway extension to Glenhuntly Road (previously it had terminated at Brunning Street) in August 1926, was a further encouragement for development in this area, including flat development. The earliest flats in the precinct were constructed at 1 Oak Grove in 1927 (BP 6761).

By late 1931, as evidenced by an aerial photograph of that year (Figure 12), almost all the sites within the precinct had been developed. More flats in the precinct were constructed during the 1930s, in some cases replacing earlier development, particularly to the main thoroughfares, including *Amelita* and *Brightlea* at 74 and 98 Brighton Road, 171 Hotham Street, and 18, 20 and 22 Glen Eira Road. Others were built in more discrete locations such as *Grovesend* at 60 Sycamore Grove and 1 Victoria Avenue. In 1935 *Oakdene* was demolished and replaced with three semi-detached houses, built for the St Moritz Investment Co. at nos. 6-16 Oak Grove.



Figure 12 - Aerial Photograph (dated Nov. 1931) showing the precinct. (Source: Landata, Proj No 1931, Run 15, Frame 2750)

References

Lodged Plans (LP) Nos LP 9261 and LP 8559

Longmire, Anne (1989), 'St Kilda – the show goes on', Hawthorn (AL)

Newspapers, various

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

Port Phillip Thematic Environmental History (TEH), February 2021

Sands and McDougall's Street Directories (SM)

St Kilda Rate Books (RB) 1859-1900

St Kilda Council building permit records (BP). Accessed via the Australian Architectural Index.

3.0 Description

The precinct is comprised of two parts – north and south- of Glen Eira Road, Ripponlea, and the southern part is further bisected by the Sandringham Railway Line. To the north, it is bound by Sycamore and Elm groves, to the east by Hotham Street, to the south by Erindale Avenue, and to the west by the railway and Glen Eira Avenue (northern part) and Brighton Road (southern part). The terrain very gradually slopes upwards from the south-west end to the north-east of the precinct.

Major thoroughfares either define the boundary or bisect the precinct with the other streets deriving from the three relevant subdivisions. Generally, the carriageway surface is asphalt, and the channelling and kerbing is basalt. Footpaths are either asphalt (northern part) or concrete (southern part) and crossovers are mostly concrete.

The street planting varies across the precinct and consists of both native and exotic species, in general relating to the north and south parts respectively. The planting is generally well-established except for Elm Grove. To the south, there is a mixture of mature London planes (*Platanus × acerifolia*) - for example, Erindale Avenue and Brighton Road – and Desert ash (*Fraxinus oxycarpa*), which are evident in the 1931 aerial photograph and for which there was a preference during mid-20th century in the municipality (AL, pp. 127, 161). The latter are evident in Oak Grove, parts of Fuller and Victoria streets, and Glen Eira Road. To the north, the planting, which is later, includes eucalypts on Hotham Street and paperbarks in Sycamore Grove.

Victorian Period

The few houses from the Victorian period in the precinct are concentrated in two groups in the northern part of the precinct in Sycamore Grove (nos. 42, 44 and 46) and Elm Grove (nos. 37, 39, 41 and 47), as well as one example in Oak Grove (no. 11). To the southern part of the precinct, there is the Quat Quatta mansion and three villas or mansions on Glen Eira Road (nos. 2, 10 and 12).

The houses are generally indicative of the Italianate style, regardless of their scale and wall material (rendered masonry or timber), as they feature some classicising decorative elements, often in combination with cast iron detailing to a verandah. The decorative elements include cornices with brackets and mouldings to windows. Roofs are typically hipped, clad in slate, mostly expressed though there are parapeted examples, and chimneys are usually rendered with a moulded cap.

The larger examples – villas and mansions - have an asymmetric façade. Windows are timber-framed, almost exclusively with double hung sashes, with those to the façade often having a tripartite configuration (wide central sash with narrow flanking side sashes). Front doors are panelled timber.

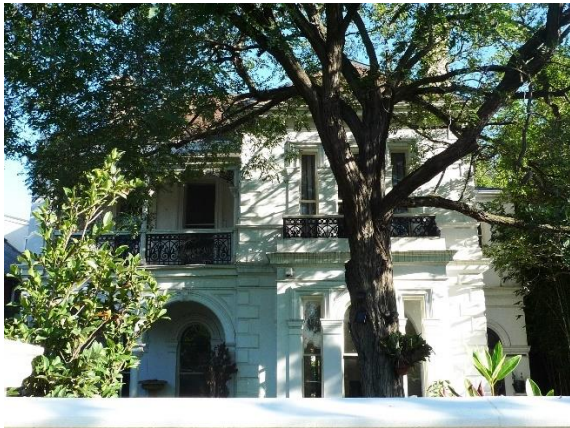
Quat Quatta at 17 Quat Quatta Avenue (Figure 13) (**PPHR 368**) is a gracious single storey, rendered mansion with prominent balustraded parapet with urns and corbelled course to the cornice. The verandah has distinctive columns which are flared to the lower part and its roof is unusually clad in slate.



Figure 13 - Quat Quatta, 17 Quat Quatta Avenue

Tringham, 2 Glen Eira Road (Figure 15) (**PPHR 326**) is a rendered single storey villa with pointed arch (Gothic style) label mouldings and unusually with tiling to the cornice and chimney shafts in a high Victorian manner. Nearby at 10 and 12 Glen Eira Road are two storey mansions (Figure 14). The former is altered with a Moderne or Functionalist addition to much of the front. The latter, known as Gleneira (**PPHR 328**), is rendered with quoining, an arcaded loggia to ground

floor and cast iron detailing to the upper level (balconette over the bay window and balustrading to the verandah).



Figures 14 & 15 - 12 Glen Eira Road (left) and 2 Glen Eira Road (right)

In Sycamore Grove, there is a group of three villas, two of which are timber-framed (nos. 44 & 46) and one is rendered masonry (no. 42). They all have a similar façade configuration with a faceted bay window and bracketed cornice. The offset verandahs are intact to nos 42 & 44 with cast iron detailing however that to no. 46 was replaced during the interwar period.

The group of four cottages in Elm Grove (nos. 37, 39, 41 & 47) are all timber-framed and all retain slate roof cladding and rendered chimneys. Nos. 37-41 have hipped roofs and ashlar boards to the façade with nos. 37 and 39 are a pair with same bracketed cornice detailing. No. 47 is differentiated by having a gable roof and channelled façade cladding. Nos 41 & 47 (Figures 16 and 17) retain decorative cast iron elements.



Figures 16 & 17 - 41 Elm Grove (left) and 47 Elm Grove (right)

There is a lone, freestanding, two storey terrace-type house at 11 Oak Grove (Figure 18). It has a rendered façade, arched openings to the ground floor (including the stepped tripartite window) and cast iron detailing to the two level verandah.



Figure 18 - 11 Oak Grove

Federation Period

The Federation period housing differs from that of the late 19th century by being more informal and a prevailing use of 'natural' materials such as brick, roughcast render, and timber, and is generally devoid of classicising detailing. This design approach reflected the tenets espoused by the Arts and Crafts Movement, which originated in England. In Australia, this approach resulted in two inter-related styles – the Queen Anne as well as the Art and Crafts style.

The Queen Anne style is readily identified by picturesque roofscapes, typically consisting of a front gable end with gambrel or hipped sections behind, having a steeper pitch than 19th century roofs, and exposed rafter ends. More complex versions might include a corner accent. Roofs are clad in either terracotta tiles or slate with terracotta ridge tiles. The terracotta ridge tiles are often decorative and terminated with a finial. Chimneys are red brick with rendered or corbelled brick caps, typically with terracotta chimney pots. For the most part, masonry walls to the façade are of tuck-pointed red brick with some areas of render, either smooth or roughcast, such as a band or the upper part of the wall/gable end. Timber-framed examples often have some shingled boards and/or sections with roughcast sheeting to the walls and timber decks but otherwise the same detailing/material palette as their brick counterparts, although the roofs may be clad in corrugated metal sheeting.

Timber detailing was favoured to gable ends and verandahs. Verandahs were supported by turned posts and geometric patterns were employed to the friezes, usually timber (fretwork) though cast iron friezes are not uncommon (though typically wider than the 19th century type). Decks are often tiled decks with terracotta and cream (or a contrasting dark) tile. Front windows, often including a bay, were predominantly casements with toplights, often with some leadlight and decorative glass with floral motifs, the latter reflecting an Art Nouveau influence. The gable roof would typically project forward over the bay window. Hoods were also common as were picture/porthole windows to the larger examples. Front doors usually include an upper light and panelling to the lower part.

There are many semi-detached brick pairs in the precinct at 76-82 Brighton Road; 3-25, 6-16, 26-32, 51-53 Elm Grove; 7-9, 13-15, 21-23 Erindale Avenue; uneven pairs in terms of size at 18-20, 24-26 Oak Grove; 41-43 Sycamore Grove; and 2-4 Victoria Avenue. The pair at 30-32 Elm Grove (Figure 19) unusually have a slate clad roof for this typology.



Figures 19 & 20 - 30-32 Elm Grove (left) and 23-25 Elm Grove (right)

There are also some semi-detached timber pairs but these are on larger allotments and are commensurate with the scale of a typical timber villa. There are timber pairs at 48-50, 51-57 Sycamore Grove and at 28-30 Glen Eira Avenue, the latter forms a group with adjacent free-standing villa at no. 26. The latter group feature alternating panels of weatherboards and roughcast sheeting to the gable end and the pairs in Sycamore Grove have a timber screen to the gable end.

The timber villas are all located in the north-eastern part of the precinct except for the example at 25 Erindale Avenue. There are several in Elm Grove (nos 1, 36, 42-50, 45, 57), and at the west ends of Oak Grove (nos 34-38) and Sycamore Grove (nos 45, 47, 52). Most of those on the north side of Elm Grove include varying, but relatively large areas, of roughcast sheeting. 36-38 Oak Grove have similar facades with ashlar boards and bay window detailing.

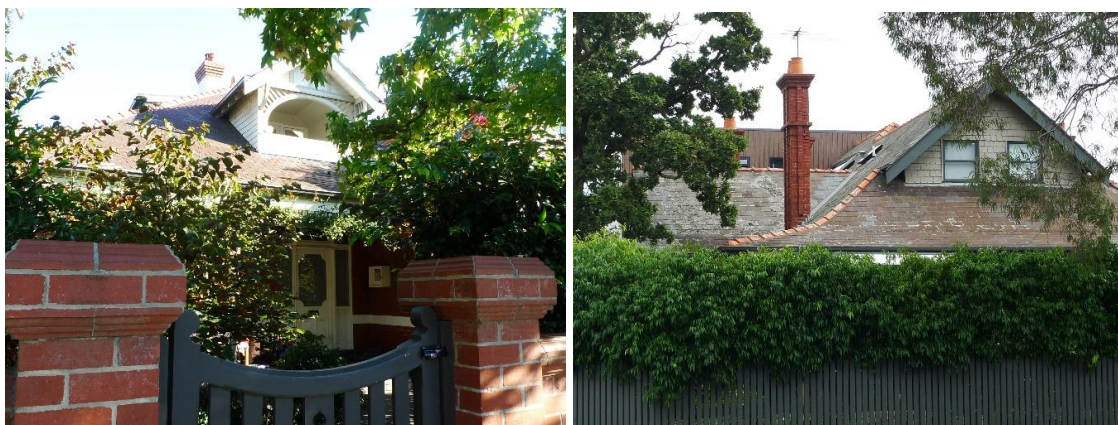


Figures 21 & 22 - 50 Elm Grove (left) and 38 Oak Grove (right)



Figures 23 & 24 - 26 Glen Eira Avenue (left) and 51-53 Sycamore Grove (right)

There are several free-standing Queen Anne style villas located throughout the precinct, often with slate roof cladding. Many of the larger examples are distinctive such as 16 Glen Eira Road (Figure 25) which features an attic level with balcony and an original red brick fence. Two nearby examples in Hotham Street - nos 173 and 179 – are of a similar ilk with the former having brick piers supporting the verandah. The house at 28 Oak Grove is a distinctive example, with two gabled bays, contrasting face red brick and render, circular window, tiled gambrel roof and unusual battered chimneys with brick banding. Other examples are located at 12 +16, 15-19 Erindale Avenue, 16-18 Lyndon Street, and 29 Oak Grove.



Figures 25 & 26 - 16 Glen Eira Road (left) and 173 Hotham Street (right)

There are only a few examples of the Federation Bungalow in the precinct but they are located near each other on Brighton Road. This type dates to the mid to late 1910s and features several elements similar to the Queen Anne and/or Arts and Crafts styles, however they generally have broader and simpler gable roofs and masonry elements to a porch/verandah, with either full height columns or shorter versions on a pedestal or plinth wall. Gable ends feature timber shingles or the like rather than a roughcast finish and battening. Windows are more likely to be double-hung sashes than casements.

The house at 96 Brighton Road, designed by Twentyman & Askew in 1927, is a large example with an attic level, faceted porch with Tuscan Order columns and granolithic deck (BP 6811). 100 Brighton Road (Figure 28), built in 1923, has a porch with paired Doric Order columns, a dado of clinker (lower) and red (upper) brick with roughcast render above though with banding and quoining in brick, leadlight with lozenges. There are also smaller versions at 84 and 86 Brighton Road, the former with wide piers to a narrow gable ended porch and the latter, built 1915/16, with Tuscan Order columns (BP 2799).



Figures 27 & 28 - 86 Brighton Road (left) and 100 Brighton Road (right)

There are also a few examples of the Arts and Crafts style, which was popular during the end of the Federation period and beginning of the Interwar period. This style is generally distinguished by the extensive use of roughcast render, battened chimneys, and shingles. Whilst gable roof forms are employed, they are less elaborate than the earlier picturesque roof forms associated with the Queen Anne style, often singular and often incorporating an attic level. Generally timber shingles are employed to the gable ends and/or a bay, and windows are double-hung sashes with plain leadlight.

A key example is Bon Jours at 1 Erindale Avenue which was designed by Thomas W Pearce and constructed in 1917 (BP 3358, 9 August 1917). It is largely roughcast above a red brick dado with weatherboards to the gable end and exposed rafter ends. It has an asymmetric pair of windows to the façade – a faceted bay and box-framed group - and has a corner timber lych-gate.

Opposite at 15 Fuller Road is a latter example. It has red and clinker brick base, shingles to the gable end and skirts above the bay, less colourful stained glass to the upper window sashes, and possibly a concrete lintel to the entry, all of which are elements indicative of the early 1920s.

The house at 16 Erindale Avenue, built 1912, is an unusually late transitional example which is broadly Victorian in form but Federation in palette (BP 1514, 10 March 1912).

Interwar Period

The building stock from the Interwar period represents about a quarter of that in the precinct with most of the houses dating to the 1920s and indicative of the bungalow type, whereas the flats mostly date to the 1930s in some of the contemporary popular styles. Stylistically, some of the houses from the World War II years relate to the Interwar period.

Bungalows characteristically have an informal design which reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. Broad gables predominate with the main ridge being either transverse (parallel to the street front) or perpendicular to it, and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. The chimneys tend to be relatively short and simply detailed with a square cross-section. The wall finish is usually brick (red and clinker), and often tuck-pointed, in combination with render (often roughcast), though they may also be mostly rendered. There is often some decorative brickwork to the walls and arches including bands, diamonds, etc. Windows are timber-framed often in groups with some detailing to the upper sash (multi-paned or leadlight) with a feature bay window and/or boxed-framed windows being common. Porches typically are masonry and consists of a low balustrade wall and piers and/or columns. Some have ached porches, usually indicative of the Arts and Crafts bungalow sub-type.

There are groups of bungalows in Quat Quatta Avenue (nos. 4-14, 9-15), in Erindale Avenue on the west side (nos. 4-10) and east side (nos. 29-31), to most of the north side of Fuller Road (nos. 1-11), a few on Brighton Road (nos. 84, 92 and 94) and a smaller pair at 29-31 Elm Grove. Some of the

group on the east side of Quat Quatta Avenue feature splayed timber brackets to their verandah/porch. 4 Erindale Avenue (Figure 30), built in 1918 by P Cope, is indicative of the Craftsman Bungalow sub-type by way of its dormer to a single transverse gable ridge. Both 29 and 31 Erindale Avenue were designed and built by architect and builder P S Walsh in 1915 and 1916 respectively (BP 2769; BP 2812). In Quat Quatta Avenue, the gable-fronted bungalow at no. 12 was designed by Arthur Plaisted and constructed in 1916 by W B Plaisted (BP 2914), no. 14 was designed and constructed in 1914 by Dunlop & Hunt (BP 2466), and the attic bungalow at no. 6 was designed and built by F G Tucker in 1921 (BP 4627).



Figures 29 & 30 - 10A Quat Quatta Avenue (left) and 4 Erindale Avenue (right)

Distinctive examples in the precinct include the Arts and Crafts type at 72 Brighton Road (Figure 31), designed and built by Reginald F. Cream in 1926 (BP 6629 8 Nov 1926), which has an attic and arched openings/porches with a brick label moulding. Similarly, the house at 175 Hotham Street (Figure 32) (in conjunction with the adjacent flats at 1-3 Oak Grove) are also indicative of the Arts and Crafts type with its roughcast render, attic level and jerkinhead roof (hipped gable), it has boxed-framed windows with lozenge quarrels to the upper sashes.



Figures 31 & 32 - 72 Brighton Road (left) and 175 Hotham Street (right)

Tintara, designed by noted architect E.F. Billson and constructed in 1923, at 20 Lyndon Street (Figure 33) (**PPHR 346**) is the among most distinctive houses in the precinct. This austere red brick example has an attic wing with an encompassing gable roof extending forward with deep soffits and pronounced piers framing the gable ends. Attached at the east end is single storey, hipped roof wing. The crystalline glazing bars to the upper part of the casement windows are a hallmark of the Griffin school.

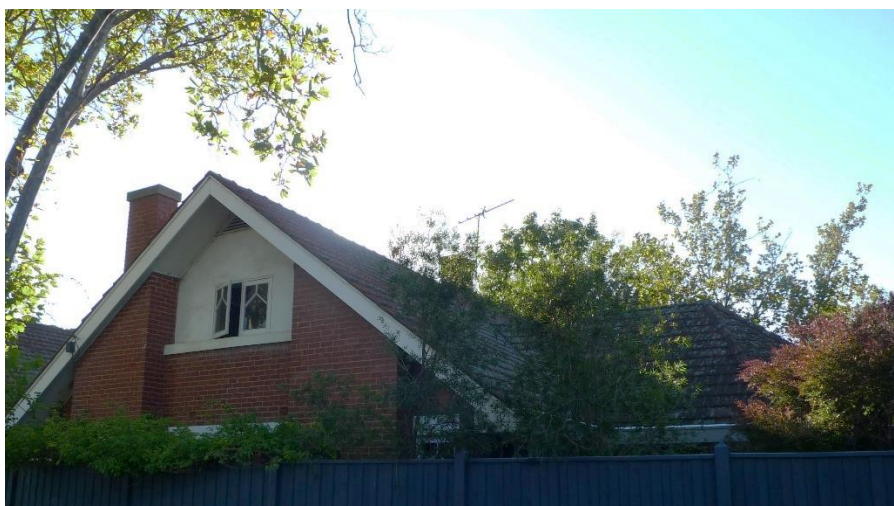


Figure 33 – *Tintara*, 20 Lyndon Street

The substantial two-storey Mediterranean style house at 112 Brighton Road is one of the few 1920s houses not in the Bungalow idiom. It was designed and constructed in 1928 by C.T. Suhr (BP 7327).

There are only a few houses dating to the 1930s in the precinct, which typically have a hipped roof clad in glazed terracotta tiles, unless they are reflective of the Tudor Revival style, and so feature a gable end. *Moir* at 16 Glen Eira Road (Figure 34) (**PPHR 1497**), designed by H V Gillespie and built in 1936, is a hybrid example that is largely demonstrative of the Mediterranean style by way of its arched openings, including a balconette, and Tuscan order columns to the porch. It is mostly rendered with tapestry bricks trims to the openings and is distinguished by its unusually stepped form and large steel-framed windows. 4 Glen Eira Road is broadly Tudor-Moderne with its gable roofs, steel-framed windows, porthole window, and side porch with a flat roof and steel pole.



Figures 34 & 35 - 16 Glen Eira Road (left) and 16 Oak Grove (right)

There are a few groups of semi-detached pairs including those at 6-16 Oak Grove, with the outer pairs with some Tudor Revival style elements. This group is rendered with tapestry brick highlights (lintels, random/vestigial quoining, etc.) and retain original masonry front fences (the fences to nos. 10-12 feature unusual wrought ironwork, which may have been salvaged from the Oakdene mansion that previously occupied the site). A clinker brick pair is located at 37-39 Sycamore Grove.

The eight blocks of flats in the precinct are generally two storey with some retaining an original low masonry fence.

Two small blocks, both designed by Schreiber & Jorgensen, are indicative of the Arts and Crafts style at 1-3 Oak Grove built in 1927 (**PPHR 748**) and *Glen Flats* at 18 Glen Eira Road built in 1929 which has an unusual split/alternating stair design. The former retains unpainted roughcast render over a red brick plinth, exposed rafter ends, and multi-paned upper sashes and retains its original steel gate

and post and wire mesh fence. The latter is largely obscured but has a part crenulated parapet, red brick walls and box-framed windows.

Amelita at 74 Brighton Road, designed by Dickson & Yorston and built 1933, is indicative of the Mediterranean style with its symmetrical façade and central tower with an arched opening. It is mostly rendered above a clinker brick plinth and its recessed balconies have been filled in with steel-framed windows.

The other flats date to the mid to late 1930s and are indicative of either the Moderne or Tudor Revival styles, or the hybrid Tudor-Moderne style, which is evident in nearby parts of the municipality, such as Elwood.

Yolande Flats at 20 Glen Eira Road is a small, Moderne style block with rendered walls, a curved corner, and flat roof section to the front.

Milverton at 22 Glen Eira Road (Figure 36) is long Tudor-Moderne block in a stepped form which cascades along Lyndon Street. It has a red brick dado with render above and various types of brick detailing (banding, random quoining, patterned to the central gable end with half-timbering over), hip and gable tiled roofs and a section with a crenulated parapet. Most of the windows feature horizontal glazing bars though a few have diamond quarrels. It is complemented by a low brick fence and a shaped privet hedge, which is a typical interwar planting.



Figures 36 & 37 – *Milverton*, 22 Glen Eira Road (left) and *Brightlea*, 98 Brighton Road (right)

Brightlea at 98 Brighton Road (Figure 37) is another Tudor-Moderne example, constructed in 1937 as substantial additions to an earlier Federation house (BP 9682). With clinker brick to the base and as bands to the rendered walls, chimneys and gables, it features curved balconies (one with *Brightlea* in raised letters) and limestone or sandstone piers to the side elevation.

171 Hotham Street (Figure 38) is the only three storey flats in the precinct. This Moderne style block features cream and clinker brick banding to the front, porthole windows, and horizontal glazing bars to the window sashes.



Figures 38 & 39 - 171 Hotham Street (left) and 4 Glen Eira Road (right)

There are three blocks in clinker brick from the end of the 1930s. *Merildene Flats* at 1 Victoria Avenue, designed by Gordon EE Gibbon and constructed in 1938, features a chimney breast with herringbone brickwork to the front indicative of the Tudor Revival style. The block at 60 Sycamore Grove (*Grovesend*, previously *Ziona Flats*) is largely obscured, but it is clinker brick with a hipped roof.

4.0 Comparative Analysis

The Ripponlea Residential Precinct retains a few Victorian period mansions and houses, however the area underwent rapid development during the Federation period and then consolidation during the Interwar period, including some blocks of flats particularly along the main thoroughfares. The styles represented span the breadth of these periods. Most of the houses are free-standing except for groups of semi-detached pairs in the eastern half of Elm Grove and the southern end of Erindale Avenue (east side only). The precinct is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided for more intensive development. Compared with most other precincts in the southern part of the municipality which contain building stock from similar development periods it contains a high proportion of houses.

The Elwood-Glenhuntly Rd, Ormond Rd precinct (HO8) has significant buildings from the Victorian, Federation and Interwar periods with a similarly small proportion from the Victorian, primarily two mansions in Tiuna Grove and another in Beach Avenue. Whilst Federation period villas and Interwar period bungalow types are well-represented, there is a much higher proportion of flats, generally two storey. It also includes a central commercial centre with both Federation and Interwar period shops.

St Kilda Botanical Gardens & Environs Precinct includes some similar housing stock but is a larger and more diverse precinct in terms of its periods of significance and the range of residential types. It retains several Victorian period mansions, terraces, villas and cottages and from the Federation period, large and small villas, as well as paired cottages. From the Interwar and Post-WWII periods, there is a preponderance of blocks of flats, both two and three storey.

St Kilda East precinct (HO6) is another large precinct which retains several Victorian period mansions, some incorporated into school complexes, and villas such as in Odessa Street. Most of the residences from the early 20th century are freestanding, however there are pockets of paired semi-detached Federation period brick cottages, such as in Lambeth Place, and Interwar period flats, such as in Charnwood Road. It has a more diverse range of building stock as it includes a commercial area to St Kilda Road and a few churches throughout.

St Kilda Hill precinct (HO5) also contains significant buildings from the Victorian, Federation and Interwar periods. Several Victorian period mansions survive on Grey and Princes streets as well terrace groups and villas throughout. The narrow streets at the south-west end (Havelock, Fawkner

and Clyde) have smaller residences - timber cottages (Victorian and Federation period) and paired brick houses (Federation period) – whereas the larger residences and blocks of flats are located on the wider streets further north. In the Eildon Road area, the building stock (houses and flats) mostly dates to the Interwar period. There are also commercial buildings on Fitzroy, Grey and Acland streets.

Addison Street /Milton Street Precinct (HO403) results from an early 20th century government land release. It includes mostly Federation period development, generally semi-detached pairs and small villas, with some Interwar period housing, mainly dating to the 1920s.

5.0 Statement of Significance

What is significant?

The Ripponlea Residential Precinct comprising approximately 180 residential properties in Brighton Road (part), Elm Grove, Erindale Avenue, Fuller Road, Glen Eira Avenue (part), Glen Eira Road (part), Hotham Street (part), Lyndon Street (part), Oak Grove (part), Sycamore Grove, Quat Quatta Avenue (part) and Victoria Avenue, in the suburbs of Balaclava and Ripponlea is significant.

This precinct consists predominantly of Federation and Interwar period residential development, with some Victorian period representation, derived from subdivision of estates in 1888 (north part) and 1911 (south part), with some smaller subdivisions in 1864 (former public reserve) and the 1920s. The building stock includes single houses, attached pairs and flats. Brick is the predominant building material, with some timber houses (mostly located in the north part) typically dating to pre-1912.

The following features contribute to the significance of the Ripponlea Residential Precinct:

- Houses and flats dating from the Victorian, Federation and Interwar periods (1880s-1945),
- The single storey scale with some interspersed attic or two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), slate and corrugated sheet metal,
- Chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Timber or face brick (red, clinker) walls, and/or rendered finishes, and contrasting detailing,
- Porches and verandahs,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early masonry front fences,
- Front garden settings,
- Basalt kerbing and channelling,
- Mature street trees – Plane trees and Ash trees.

The Significant places within the precinct are:

- *Tringham*, 2 Glen Eira Road (PPHR 326)
- *Gleneira*, 12 Glen Eira Road (PPHR 328)
- *Moir*, 16 Glen Eira Road (PPHR 1497)
- *Tintara*, 20 Lyndon Street (PPHR 346)

-
- House and flats, 175 Hotham Street and 1-3 Oak Grove (PPHR 748)
 - *Quat Quatta*, 17 Quat Quatta Avenue (PPHR 368)

The Non-contributory properties are:

- 88 Brighton Road
- 2, 5 and 14 Erindale Avenue
- 6 – 8 Glen Eira Road
- 2 – 4 Oak Grove
- 18, 34, 38, 40 and 55 Elm Grove, Balaclava
- 54 and 49 Sycamore Grove, Balaclava

All other properties not listed above are Contributory places within the precinct.

How is it significant?

The Ripponlea Residential Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

The Ripponlea Residential Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Federation and Interwar periods, particularly following the opening of the long-awaited Ripponlea Railway Station in 1912. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided for more intensive residential and commercial development, in this case, the East St Kilda Estate in 1888 and the Erindale and Quat Quatta Estates in 1911. The surviving pockets of Victorian period houses are remnants of an earlier phase of development in the precinct which is now largely removed. (Criterion A)

The Ripponlea Residential Precinct is of aesthetic significance as a large residential area containing a mix of Victorian, Federation and Interwar period development. The styles represented span the breadth of these periods; these include Italianate during the Victorian period, Queen Anne and Art and Crafts during the Federation period, and Arts and Crafts, Bungalow, Mediterranean and Old English/Tudor Revival during the Interwar period. Most of the flats date to the 1930s and are indicative of either the Moderne or Tudor Revival styles, or the hybrid Tudor-Moderne style. Many of the larger houses, in the southern part of the precinct, are distinctively designed. Some properties retain their original brick front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling for the most part and some streets with mature trees. (Criterion E)

6.0 Recommendations

Excise from HO7 to create separate precinct heritage overlay.

Extensions recommended (that is, not currently within the HO as part of HO7):

- 39-57 and 42-60 Sycamore Grove.

Removals recommended (that is, currently part of HO7) include:

- The south side of Oak Grove (nos. 5, 7, 9, 13, 15, 17, 19) because of the overall low integrity. (The Victorian residence at 11 Oak Grove is retained in the precinct and the heritage overlay).
- 181, 185, 197, 197A Hotham Street, and
- 2, 2A, 2B, 2C, 2D Quat Quatta Avenue.

Transfer the flats at 169 Hotham Street from HO7 to the Feldhagen Flats Group Listing I HO (together with 247 Inkerman Street, Balaclava and 99 Westbury Street, Balaclava).

The following places with PPHR citations become Contributory to the precinct:

- Milverton, 22 Glen Eira Road (PPHR 1498)
- 173 Hotham Street (PPHR 2020)
- 1 Victoria Avenue (PPHR 947)
- 100 Brighton Road (PPHR 439)
- 1 Erindale Avenue (PPHR 906)

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2, 2021*