

City of Port Phillip Heritage Review

Place name: Tintara
Other names: House

Citation No:
346



Address: 20 Lyndon Street, Ripponlea

Heritage Precinct: Not applicable

Category: Residential: House

Heritage Overlay: HO186

Style: Interwar: American Bungalow

Graded as: Significant

Constructed: 1923, 1936

Victorian Heritage Register: H842

Designer: E.F. Billson

Amendment: TBA

Comment: Revised citation

Significance

'Tintara' is included on the Victorian Heritage Register (H842) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

Tintara, the house designed by E.F. Billson and built in 1923 and extended in 1936 for John Keane at 20 Lyndon Street, Ripponlea is significant.

Later alterations and additions are not significant.

How is it significant?

Tintara at 20 Lyndon Street, Ripponlea is of local representative aesthetic significance to the City of Port Phillip.

Why is it significant?

Tintara is significant as a distinctive design by the architectural partnership of Billson and Lippincott, who were former employees of Walter Burley Griffin. It is a local interpretation of the American Prairie School brought to Australia by Griffin with features such as the encompassing roof, paired brickwork piers, infill panels and the use of the crystal motif in glazing derived from Griffin's work. Internal features of the house include the built-in sideboard, living room fireplace, ground floor ceiling bands, the leadlight windows, and the unusual skirtings. (Criteria D & 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 (except for 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 (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.

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 development following completion of the Elwood Swamp reclamation project in 1910 (TEH).

Tintara

Edward Fielder Billson (1) of the firm Lippincott and Billson Architects, designed Tintara for John Keane (2) a commercial traveller. J. Bain was the builder, whilst Bain and Farrell constructed the north west wing, a self-contained flat, in 1936 (2). Keane's wife owned the building in the 1930s (3).

E.F. Billson was the only student articulated to American Architect Walter Burley Griffin and worked with him for seven years (1). Lippincott (Griffin's brother-in-law) and Billson left Griffin in 1920/21 after they won the competition for the Arts building of the University of Auckland in New Zealand. Lippincott moved to New Zealand, whilst Billson made regular trips from Melbourne during the early 1920s maintaining the Melbourne office.

References

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

1. Recollections of Edward Fielder Billson, 650 Nepean Highway, Frankston Victoria.
2. City of St. Kilda building permit no. 5174 granted 2 February 1923, in working drawing; no. 9532 granted 25 November 1936, includes working drawing for north west addition
3. City of St. Kilda Rate Books, various years.

Description

Tintara is solid brick attic residence with a terracotta roof. The hip roofed verandah/living room roof is perpendicular to the gable of the main body. The entry porch is to one side of this wing, with the dining room to the other, both contained within the main body. Living and dining room open off each other, there being no doors between them. The house has only one main bedroom, on the ground floor. On the same level are the bathroom, kitchen and laundry. The attic contains a storeroom and the former sleepout. There is a garage abutting the rear wall. The detached flat contains a living room, bedroom, bathroom and kitchen. Windows and doors to both sections are timber.

This house is in good condition and is largely intact. The ground floor verandah, entry porch and attic sleepout have been glazed.

Comparative analysis

Griffin's and Lippincott's Lippincott House in Heidelberg of 1917 is the precursor of Billson's houses, which include Tintara and the similar house at 45 Balaclava Road, Caulfield (1922).

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 with external paint controls.

Primary source

City of Port Phillip, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations*, 2022

Other studies

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

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

Other images

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