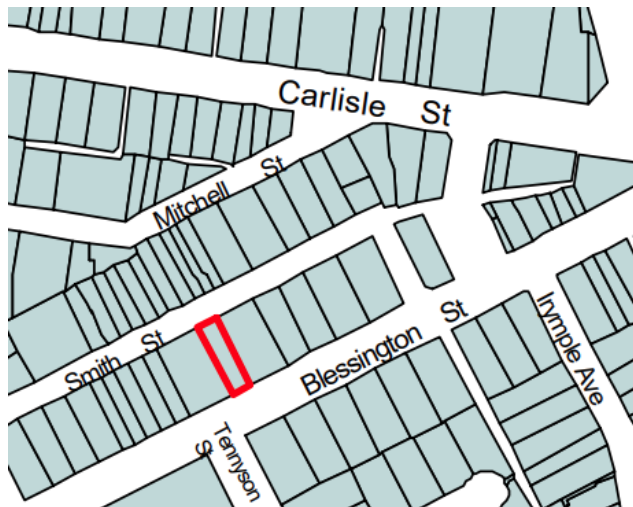


City of Port Phillip Heritage Review

Place name: Eumana
Other names: House

Citation No:
297



Address: 76 Blessington Street, St Kilda

Heritage Precinct: St Kilda Botanical Gardens & Environs

Category: Residential: House

Heritage Overlay: HO7

Style: Federation/Edwardian:
Arts & Crafts

Graded as: Significant

Constructed: 1914, 1980

Victorian Heritage Register: No

Designer: D. McKecknie (1914), Edmond & Corrigan (1980)

Amendment: TBA

Comment: Revised citation

Significance

What is significant?

Eumana, designed and constructed by D. McKecknie for J. Kendall in 1914 at 76 Blessington Street, St Kilda is significant.

Alterations and additions are not significant.

How is it significant?

Eumana at 76 Blessington Street, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Eumana is of aesthetic significance as an Arts & Crafts style attic bungalow with distinctive form and details including the jettied first floor, extensive leadlighting, the scalloped terracotta tiles to the gable ends, the leadlight name plate to the porch gable and the deep columned porch. (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 (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).

Eumana, 76 Blessington Street

The development of the St Kilda Botanical Gardens from c.1860 led to the surrounding area becoming a desirable residential neighbourhood. By the end of the nineteenth century Blessington, Tennyson, Dickens and Herbert streets contained substantial villas, and mansions set within large grounds. Blessington Street was almost fully developed by 1895, and in the early twentieth century new building lots were created by the subdivision of some of the original mansion estates.

In the late nineteenth century this property was part of the grounds of a large villa or mansion, which had been built prior to 1873 and survives today at 74 Blessington Street (see Figure 1). In the early twentieth the grounds of the mansion were subdivided creating building lots along Blessington Street and the building itself was converted to flats.

Eumana was constructed on one of the new lots for J. Kendall in the latter half of 1914, work commencing on the 20th of July. D. McKecknie was the supervisor and builder and the cost was around £700 (BP). The

house contained seven rooms, two of them within the attic, one front and one rear and each with a balcony.

Mrs. Isabella E.M. Kendall paid the first rates on the house, Herbert Kendall having paid rates on the land (as a separate entity) for the first time in the preceding year 1914/15. Edna and Phillipa Pettallack were living there in 1920/21 and Emily Scarce in 1926/27 (RB).

In 1980 architects Edmond & Corrigan designed minor alterations and additions at the rear of the house. The changes included a re-arrangement of the internal layout of the single storey section and the extension of the rear first floor attic bedroom over the ground floor (BP).

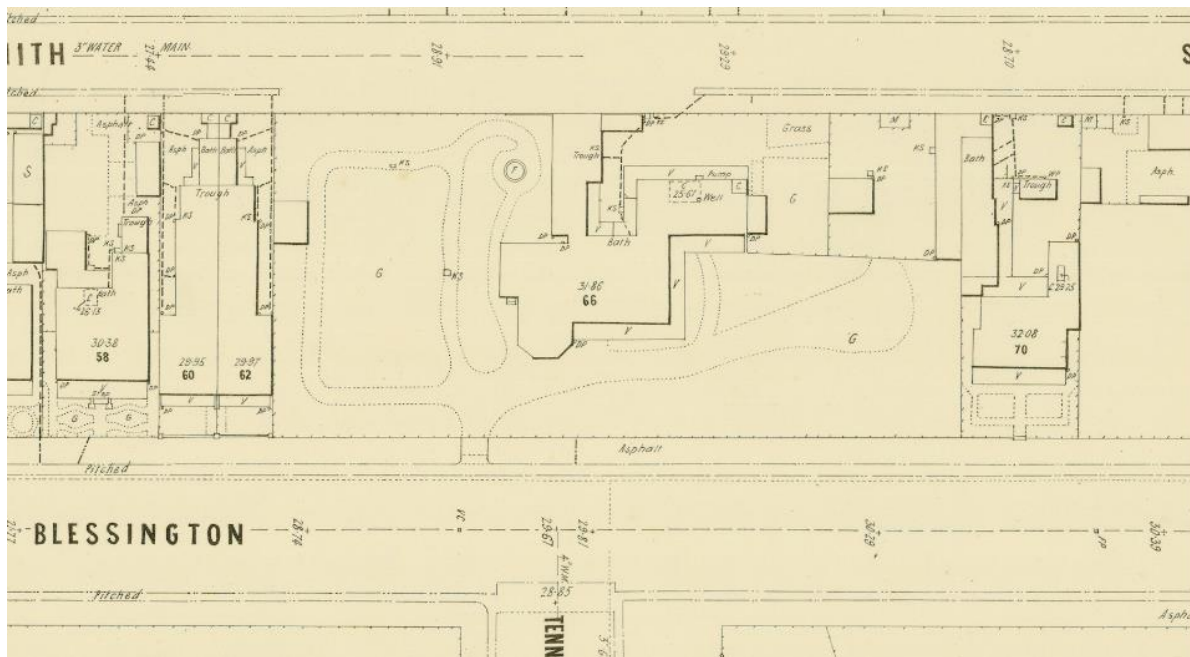


Figure 1: Extract of MMBW Detail Plan 1373 showing the house at 66 (now 74) Blessington Street and its grounds in 1897

References

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

St. Kilda Council building permit no. 2394 (BP) granted 17/7/1914, includes a drawing showing floor plans

St. Kilda Rate Books (RB) 1914/15 no. 4794 Herbert Kendall land; 1915/16 no. 4928 Isabella E. Kendall d.d., B 7 rooms, N.A.V. 60 pounds.

J.E.S. Vardy, Plan of the Borough of St. Kilda, surveyed and compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map no. 5 South Ward.

Sands & McDougall Directories (SM) 1920, 1930

Description

Eumana is an Arts & Crafts style gable-fronted attic residence in red face brickwork with terracotta tile roofs. The first floor is jettied (projects forward of) over the ground floor wall with timber brackets and the deep gable fronted porch projects forward of this and is supported by Doric style columns set on a low brick balustrade. The gables are clad in scalloped terracotta tiles and the porch gable also features Eumana set in leadlight glass, while there is a projecting latticed vent with exposed rafter tails at the apex of the main gable. The wide entry door features leadlight sidelights and highlight windows and is flanked by leadlight casement windows, which includes a shallow bow window to the right.

This building has good external integrity. The attic balcony has been glazed in and there have been alterations and additions at the rear.

Comparative analysis

No information.

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 as a Significant place within the St Kilda Botanical Gardens & Environs heritage precinct.

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

Other images

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