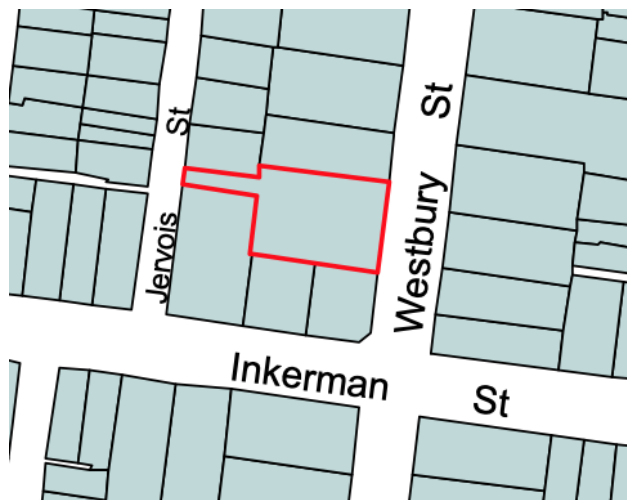


City of Port Phillip Heritage Review

Place name: Talana
Other names: House and fence

Citation No:
18



Address: 89 Westbury Street, St Kilda East

Heritage Precinct: None

Category: Residential: House, fence

Heritage Overlay: HO278

Style: Federation/Edwardian: Free Classical

Graded as: Significant

Constructed: 1905, 1914

Victorian Heritage Register: No

Designer: Unknown

Amendment: TBA

Comment: Revised citation

Significance

What is significant?

Talana, the Federation villa built in 1905 and extended in 1914 at 89 Westbury Street, St Kilda East is significant. The cast iron and bluestone front fence also contributes to the significance of the place.

Later alterations and additions are not significant.

How is it significant?

Talana at 89 Westbury Street, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Talana is of aesthetic significance as a substantial Federation villa, which is notable for ornate detailing of the three projecting bays, verandah and chimneys and is complemented by a cast iron front fence. The two front facing gables are the most complex having a pediment over the projecting window bay set against a larger pediment over the gable end wall. The tympana have incised decoration and are supported visually on pilasters with fluted volutes, which frame tall timber windows with leadlight toplights, moulded architraves and imposts and rendered bracketed sills. The side facing gable has similar treatment to the pediment but lacks the pilasters and other details to the windows. Other notable details are the pedimented treatment with cast iron screens at the corner of the verandah, and the tall chimneys with pedimented caps. (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)

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).

The land boom 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. 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. However, 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 during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of nineteenth century properties in St Kilda, Elwood, Balaclava and Ripponlea.

Talana, 89 Westbury Street

The development of Alma Park from c.1860 onwards encouraged the development of the surrounding area into a desirable residential neighbourhood. By the end of the nineteenth century Chapel Street, Alma Road and Westbury Street were lined with substantial villas and mansions set in large grounds.

In the late nineteenth century 89 Westbury Street formed part of a larger allotment at the north-west corner of Inkerman Street that contained a seven-roomed brick house owned and occupied by John Zevenboom, a brush manufacturer, which had been built prior to 1873 as it appears on Vardy Plan (LV, RB). The 1897 MMBW plan (Figure 1) shows the house, named as 'Amsterdam', which had deep setbacks to both Inkerman and Westbury streets.

Zevenboom took out a mortgage to the Commercial Bank of Australia Ltd in 1894 and, like many others at that time, appears to have found himself in financial difficulty for in 1903 the bank had taken possession and subdivided the land into two lots. The allotment containing the house was sold to Ellen Osborne, while an allotment at the corner of Inkerman Street was transferred to her husband John James Osborne. John and Ellen lived at the former Amsterdam, by then renamed as Talana and in 1905 they engaged builder H. Osborne to build a new house on this property, which is the present house at 89 Westbury Street (LV, BP).

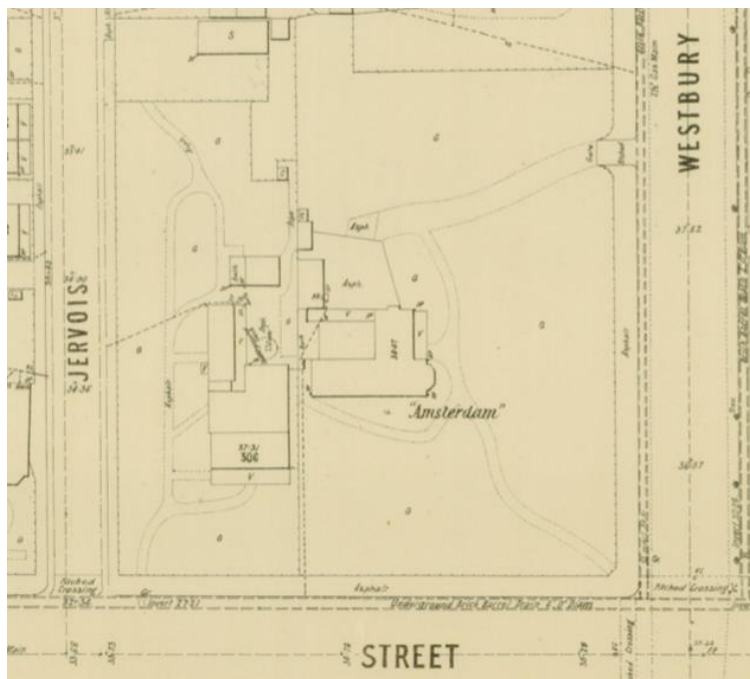


Figure 1: Extract of MMBW Detail Plan No. 1422 showing Amsterdam in 1897, prior to the construction of Talana

Ellen Osborne died in 1911 and in 1912 her husband sold what is now 89 Westbury Street to Norman Baillieu (LV).

In 1914, A. Cookson, builder constructed additions that contained two additional bedrooms, a scullery with access to the original kitchen, and a small pantry for then owner Mrs. G. Baillieu (BP). This is the projecting wing on the south side. It was detailed to match the front elevations of the house (Figure 2).

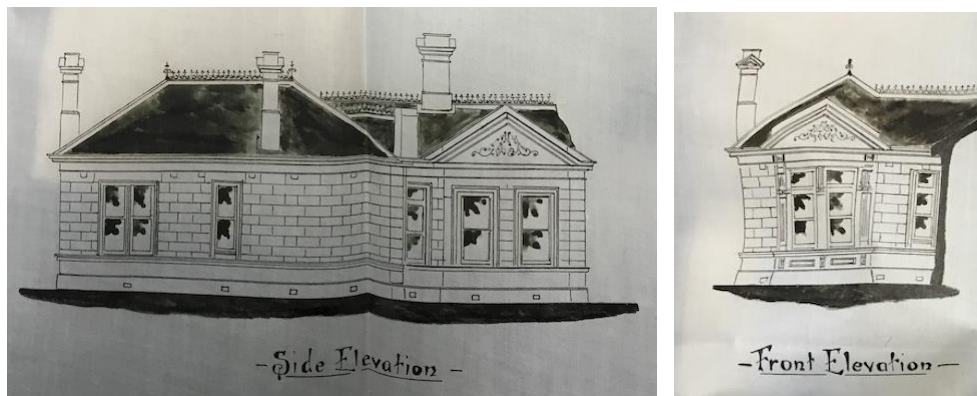


Figure 2: Extract of original building plans showing the additions to Talana in 1914

In 1920 the owner and occupier of the house, which retained the name Talana, was John Barrett, an auctioneer (LV).

References

Land Victoria certificates of title (LV): Vol. 1402 Fol. 230; Vol. 2966 Fol. 067

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1422, dated 1897

Port Phillip Thematic Environmental History (TEH) [Version 1, July 2020](#)

St Kilda Council building permit (BP): 322, 23 August 1905 ('B. villa Westbury Street'); 2457, 9 September 1914 (additions)

Sands & McDougall Directory (SM) 1905, 1910, 1920

Description

Talana is an unusual substantial Federation rendered villa with a complex hip and gable slate tiled roof. The original section, constructed in 1905, is asymmetrical in plan with a separate return bullnose cast iron verandah within projecting gabled bays to the front and south side, and the 1914 additions have extended the house on the south side, which features another projecting gabled bay at the front.

Talana is distinguished by the by the ornate detailing of pedimented ends to the three projecting bays. The two front facing gables are the most complex having a pediment over the projecting window bay set against a larger pediment over the gable end wall. The tympana have incised decoration and are supported visually on pilasters with fluted volutes, which frame tall timber windows with leadlight toplights, moulded architraves and imposts and rendered bracketed sills. The side facing gable has similar treatment to the pediment but lacks the pilasters and other details to the windows. Other notable details are the pedimented treatment with cast iron screens at the corner of the verandah, and the tall chimneys with pedimented caps.

Talana is in good condition and has good external integrity. Along the front boundary is an original or early cast iron fence on a bluestone base. At the north end, part of this has been removed to create a driveway opening.

Comparative analysis

No information.

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 applying the Hercon criteria in accordance with PPN1: *Applying the heritage overlay*.

Recommendations

Retain in the Heritage Overlay with external paint controls. Rename as Talana in the HO schedule entry.

Primary source

David Helms, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations (Part 2)*, 2022

Other studies

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

Other images

