

**BROCKLESBY HERITAGE PRECINCT
HERITAGE ASSESSMENT**

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1. INTRODUCTION AND THE BRIEF

This assessment was requested by City Strategy, City of Stonnington.

The scope of the brief is for Ray Tonkin to pursue the investigation of the heritage significance of the precinct by conducting a full assessment of the outlined area (map below) with the inclusion of a background report, a citation and a schedule of proposed gradings for all properties within the potential precinct. This is to be completed in conjunction with GJM Heritage.



ILLUSTRATION 1: AREA OF ASSESSMENT EXTENT MARKED IN YELLOW

2. DESCRIPTION OF PLACE

The precinct contains 13 allotments and forms part of the block bounded by Malvern Road, Kooyong Road, Horsburgh Grove and Erskine Street (along with the allotment and building located at 116 Kooyong Road) which in turn contains a significant number of late Victorian and Edwardian dwellings. The following images describe the buildings in this block.

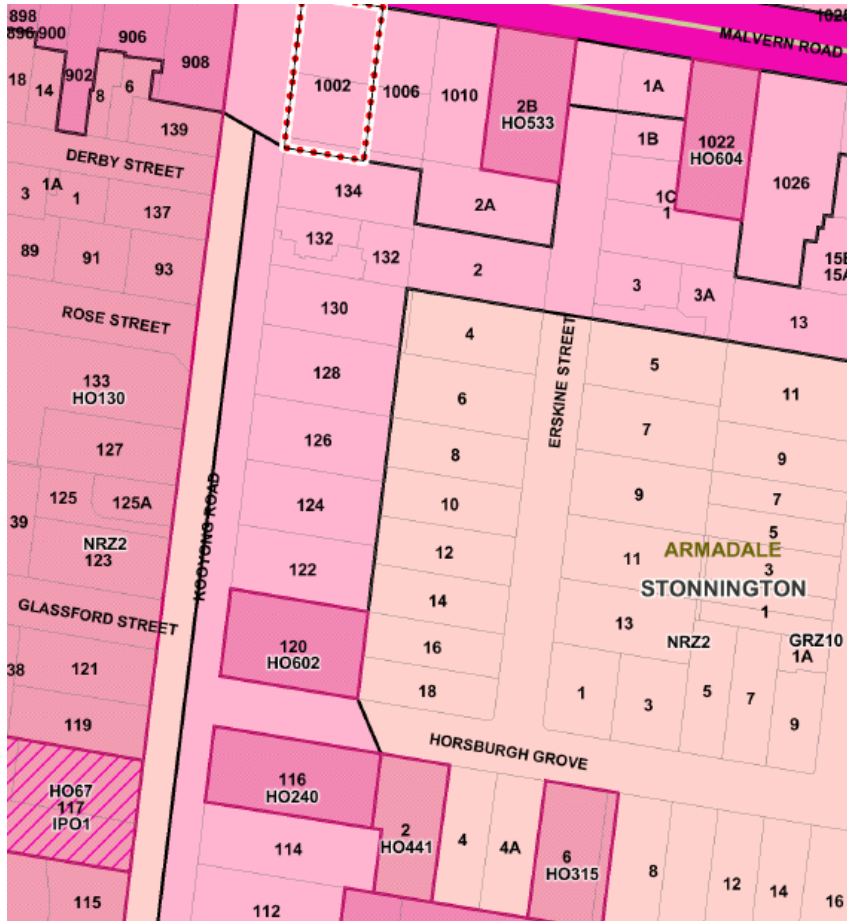


ILLUSTRATION 2: PLANNING SCHEME MAP FOR THE AREA.

The properties under review are located in a General Residential Zone (GRZ1) along the Malvern Road and the Kooyong Road frontage is included in the GRZ10. The properties at 2B Erskine Street (HO533), 120 Kooyong Road (HO602), and 116 Kooyong Road (HO240) are all covered by individual Heritage Overlays

The proposed precinct covers 13 properties, 12 of which are considered to make a contribution to the significance of the precinct (Nos 132A and 132B are a modern development)

BROCKLESBY HERITAGE PRECINCT CITATION

Address: 2B Erskine Street, 116-134 Kooyong Road and 1002-1010 Malvern Road

Prepared by: Ray Tonkin

Date: December 2019

Place type: Residential	Architects: Various
Precinct Grading: Locally significant	Builders: Various
Integrity: Very High / High	Construction Date: 1886-1914
Recommendation: Include in the Heritage Overlay	Extent of Overlay: See Illustration 1 on p1.

HISTORICAL CONTEXT

Crown Portion 1 at the corner of Malvern and Kooyong Roads was first sold in 1854 and by 1885 Portions 1 & 2 (the adjacent allotment facing Kooyong Road) were owned by William Bushby Jones. He had owned Portion 3 since 1866 and on that had built his mansion “Brocklesby”.

In 1886 Bushby Jones subdivided Portions 1& 2 creating Erskine Street, Murray Street and Horsburgh Grove. The western portion of this subdivision contains the 13 properties that are part of this assessment. The sale brochure for the Estate is reproduced at Illustration 4 below.

By 1902 the MMBW plan for the area shows that all of these allotments with the exception of 120 Kooyong Road had been built upon.

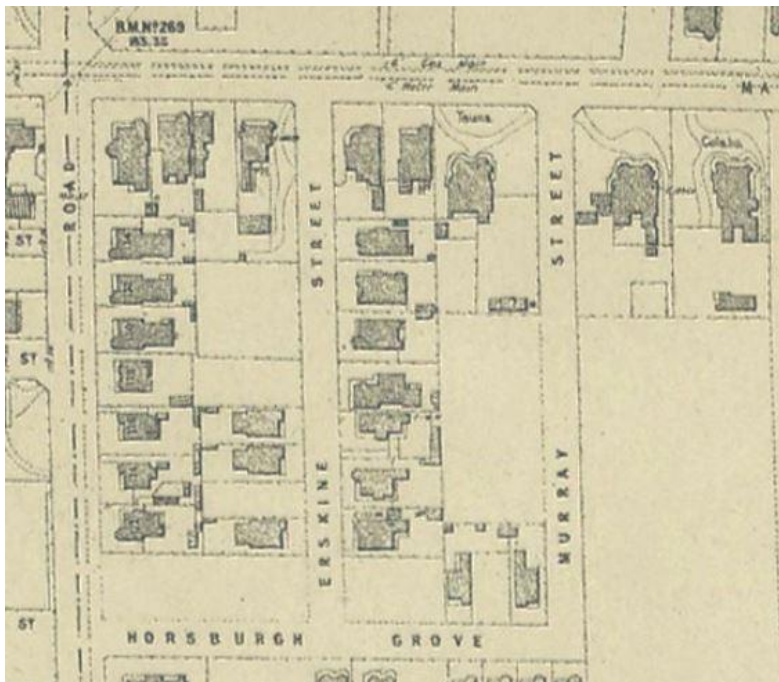


ILLUSTRATION 3: MMBW PLAN 23, 1902. (State Library of Victoria)

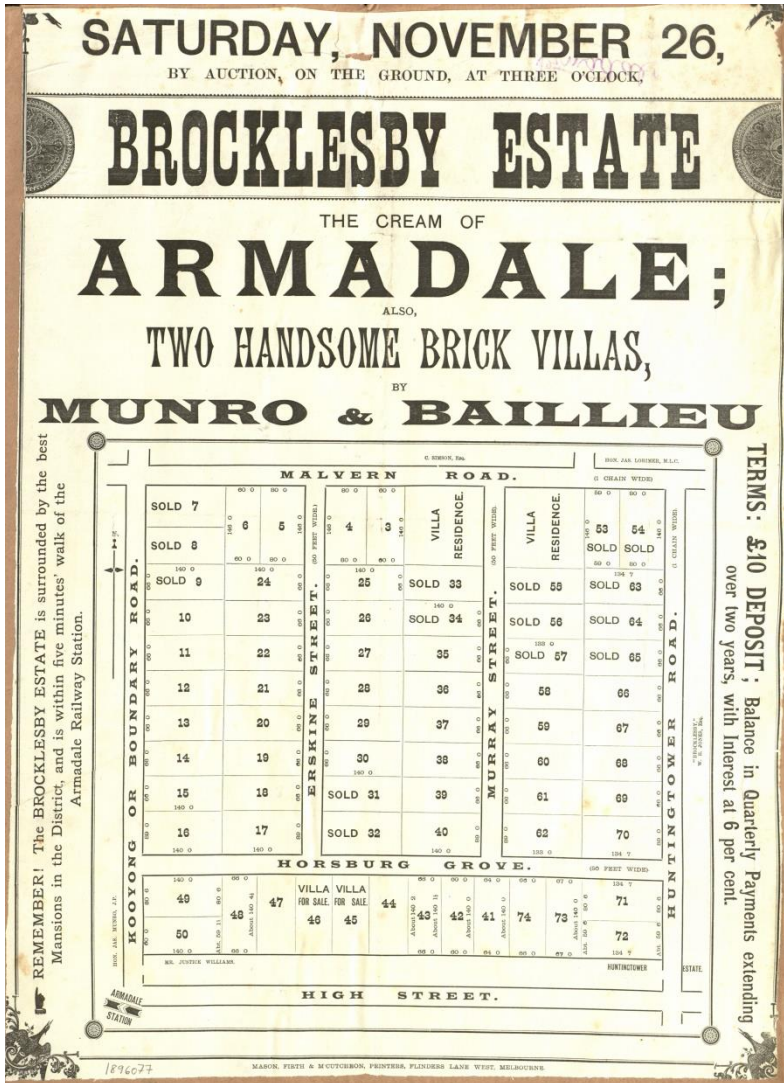


ILLUSTRATION 4: BROCHURE ADVERTISING SALE OF ALLOTMENTS IN BROCKLESBY ESTATE

The history of the development of these lots is detailed in the DESCRIPTION below. However the lots would appear to have been developed by the following dates.

2B Erskine Street:	1891	for Charles Shuter
116 Kooyong Road	1890	for Fred Aplin
120	1912	
122	1889/90	for Robert and Catherine McMurtrie
124	1890	for Everest (?) (built by Henry Harrison)
126	1890	probably built by Harrison
128	1889	also built by Harrison
130	uncertain	
132	modern redevelopment	
134	uncertain	
1002 Malvern Road	uncertain	
1008	uncertain	
1010	1890	for Henry Everest

The short period of development of these sites between 1887 and 1900 (excepting no 120 which wasn't built until 1912) has in itself led to a consistent set of late Victorian villa. It also appears that

several of the houses were built as speculative ventures with the local builder Henry Harrison constructing at least three of them.

Relevant Victorian Historical Themes

Peopling Victoria's places and landscapes

2.7 Promoting settlement

DESCRIPTION

This precinct consists of twelve properties facing Malvern and Kooyong Roads. Specific descriptions of eleven of these properties is provided below. The remaining property (132 Kooyong Road) is occupied by a modern dual occupancy development which is considered to not contribute to the heritage significance of the precinct, but needs to be included as a non-contributory element to ensure the ongoing cohesiveness of the precinct

Places with Heritage Overlay

2B Erskine Street

As indicated this property is covered by an individual overlay (HO533) and the following Statement of Significance is attached to it.

What is significant?

'Wykeham Lodge', at 2B Erskine Road, Armadale, was built in 1891 for Charles Shuter, a police Magistrate, as his retirement home. Considering stylistic similarities, it appears that the house was designed by prominent Melbourne architectural practice Reed, Smart & Tappin.

The house is a substantial two-storey brick residence with cement-render detail (all overpainted). The roof has a high hip, with a corner tower which retains terracotta shingles. The house is entered via an inset porch on the east elevation. It once had a front verandah facing Malvern Road, but this has been removed.

The front carport, rear addition and the brick front fence are not significant.

How is it significant?

'Wykeham Lodge' is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Architecturally, it is an example of a substantial early Queen Anne Revival house, here with an eclectic Scottish Baronial influence seen in the corner tower. It displays features that would become typical of Queen Anne Revival houses such as the use of red face brick with cement-render dressings, a high hipped roof, corner bay windows to create diagonal axes, projecting gables, and highlight windows with tiny coloured panes of glass. (Criterion D)

Aesthetically, the house is distinguished by high-quality details from eclectic stylistic sources used in a free manner. They include the elaborate gable treatment like a hammer-beam truss with infill of sunburst motifs, the terracotta shingles and flared eaves of the corner tower, the elaborate classical pedimented hood marking the entrance porch, and other cement-render details such as the ox-eye gable vent and the scalloped apron mouldings to the windows. (Criterion E)



ILLUSTRATION 5; 2B ERSKINE ROAD (Raworth, 2018)

116 Kooyong Road

As indicated this place has an individual overlay (HO240) and the following citation applies to it

Wuyna, 116 Kooyong Road was built in 1890 by builder Fred Aplin, for rental occupancy. Wuyna is of regional significance for a large Italianate single storey villa with an unusual verandah configuration and tower.

Physical elements that contribute to this significance are:

- balustraded tower
- bull-nose cast iron verandah with encaustic tiles
- slate roof and chimneys
- face brickwork (painted)
- rendered detailing
- fenestration

120 Kooyong Road

As indicated this place has an individual overlay (HO602) and the following citation (prepared by GJM Heritage, June 2017) applies to it:

What is significant?

The Federation house known as Chesil Dene, 120 Kooyong Road, Armadale, a single-storey dwelling built in 1912.

Elements that contribute to the significance of the place include (but are not limited to):

- *The house's original external form, materials and detailing*
- *The house's high level of integrity to its original design.*

Later alterations and additions, such as the attached garage and boundary fence, are not significant.

How is it significant?

Chesil Dene, 120 Kooyong Road, Armadale, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Chesil Dene, 120 Kooyong Road, Armadale, is a fine and highly intact example of a Federation house. The house reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly. The asymmetrical composition with complex roof form and diagonal emphasis, including prominent corner bay window and gablet above, and multiple gable bays are typical of the style; as are architectural elements and materials such as decorative red brick and render

chimneys, and half-timbering with rough cast render. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Armadale in the early twentieth century (Criterion D).

Chesil Dene, 120 Kooyong Road, Armadale, is a carefully designed and well-resolved example of a Federation house. The corner composition with sweeping roofs, projecting gable bays and polygonal window bays - combined with the use of decorative encaustic verandah tiling, leadlight glass and timber wall-hung shingles - presents a picturesque composition of this architectural style (Criterion E)



ILLUSTRATION 6; 120 KOOYONG ROAD; (Raworth, 2018)

Not currently within HO:

122 Kooyong Road

Description/history

This house was built on lot 15 of the Brocklesby Estate. In 1889 the owner of the lot sold it to bank manager, Robert Mc Murtrie and his wife Catherine who built the current house. It was described as a 9 roomed house and was occupied by Mrs McMurtrie until 1901. It is a single-storey late-Victorian Italianate style villa with rendered masonry walls and a hipped slate roof. It appears largely intact although garden setting has been impacted on by a tall fence and modern landscaping to the front setback.



ILLUSTRATION 7; 122 KOOYONG ROAD; (Raworth, 2018)

124 Kooyong Road

Description/history

This house (known as Tatyon) was built in 1890 on lot 14 of the Brocklesby Estate by Henry Harrison, a local builder. It is suggested that the owner was Everest who had purchased the property from Walter Whitehead in 1889. It is a double-storey late-nineteenth century villa which seems to have been built/designed as an (almost) matching pair with the neighbouring house at 126 Kooyong Road. The original face brick walls have been covered with roughcast render.



ILLUSTRATION 8; 124 KOOYONG ROAD; (Raworth, 2018)

126 Kooyong Road

Description/history

A double storey late Victorian villa closely matching the design of 124 Kooyong Road. It is understood that they were both built by local builder Henry Harrison.

The original face brick walls have been painted over and the first floor verandah roof has been removed.



ILLUSTRATION 9; 126 KOOYONG ROAD; (Raworth, 2018)

128 Kooyong Road

Description/history

A double-storey Victorian Italianate style house built in 1889 as a speculative development by Henry Harrison, an Armadale builder. The front elevation was remodelled in a neo-Georgian/Regency style c1947. The first floor verandah roof was demolished and its cast iron posts cut off to create a balcony (with original cast iron work retained as a balustrade).

First floor windows were fitted with shutters. The original bay windows to the ground floor were replaced with large multi-pane windows.

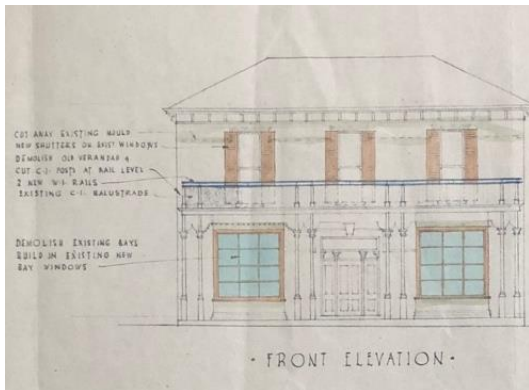


ILLUSTRATION 10;
Extract from the 1947 plans showing alterations to the façade of 128 Kooyong Road. Source: Stonnington History Centre.



ILLUSTRATION 11; 128 KOOYONG ROAD; (Raworth, 2018)

130 Kooyong Road

Description/history

A single-storey late-Victorian Italianate style villa with rendered masonry walls and a hipped slate roof. The house has largely intact façade but there is a relatively prominent double storey rear addition projecting out from the north side of the house.



ILLUSTRATION 12; 130 KOOYONG ROAD; (Raworth, 2018)

132 Kooyong Road

This property supports a modern two unit development and is non- contributory element in the precinct.



ILLUSTRATION 13; 132 KOOYONG ROAD; Tonkin, 2019)

134 Kooyong Road

Description/history

A single-storey late Victorian Italianate style villa with rendered masonry walls and a slate roof. A faux Victorian style carport has been built in the front setback and there is a high solid fence to the Kooyong Road boundary.



ILLUSTRATION 14; 134 KOOYONG ROAD; (Raworth, 2018)

1002 Malvern Road

Description/history

A single-storey rendered masonry late Victorian villa. It was altered c1921 with large round arched windows introduced to the front façade. The roughcast render wall finish was presumably applied at this time. The front and side verandahs appear to have been rebuilt entirely in recent years and French doors placed along the Kooyong Road elevation. Chimneys have plain roughcast rendered shafts with original detailing removed. Remnant Victorian detailing, including the eaves brackets, is standard for the period.



ILLUSTRATION 15;
1002 MALVERN ROAD, KOOYONG ROAD ELEVATION



ILLUSTRATION 16;
1002 MALVERN ROAD, MALVERN ROAD ELEVATION

1008 Malvern Road

Description/history

A single storey late-Victorian villa with original render finish removed from the walls to expose face brickwork.



ILLUSTRATION 17; 1008 MALVERN ROAD; (Raworth, 2018)

1010 Malvern Road

Description/history

A freestanding double-storey late-Victorian villa adopting a terrace house form. The land was lot 6 of the Brocklesby Estate subdivision and had been bought by builder Charles Dukes who proceeded to build the current house. It was occupied by him until around 1900. A double garage has been built to the east side and the front verandah is a relatively recent reconstruction (a 1992 photograph shows the building without a verandah).



ILLUSTRATION 18; 1010 MALVERN ROAD; (Raworth, 2018)

INTEGRITY

The integrity of this precinct is remarkably high. The property at 132 Kooyong Road is a modern development, but the remainder of the sites support the dwellings that were constructed immediately following the 1886 sale of allotments. The exception to this is 120 Kooyong Road which was constructed in 1912.

Most of the dwellings have been changed to some extent. For example, the façade of 128 Kooyong Road was altered around 1947 to present a more neo Georgian/Regency appearance to the street. However, details of the original house remain apparent and it remains clear that this was originally a late Victorian dwelling.

COMPARATIVE ANALYSIS

The City of Stonnington has extensive areas of heritage overlays. Few, if any of them provide a good comparison with this proposed precinct.

Immediately to the west of Kooyong Road is the large Armadale Precinct (HO130) The Statement of Significance for this precinct identifies the following elements as contributing to the significance of the precinct:

- *The high degree of intactness of the area to its c1930 state arising from the low proportion of later infill;*
- ***The intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining facades, verandahs and decorative detailing intact;***
- *The consistent single-storey height and modest scale of the residential built form; largely derived from the prevalence of the freestanding single-storey villas and modest semi-detached pairs on generous allotments.*
- ***The consistent face brick, timber or render materiality and gabled or hipped roofscapes with chimneys and roofs in slate or terracotta tiles;***
- ***The landscaped character of the area arising from mature street plantings in conjunction with open, landscaped front and side setbacks to individual properties;***
- *Low and permeable front fences in most sections of the precinct;*
- ***Road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions;***
- *The general absence of vehicle accommodation in front setbacks, particularly in some areas to the east of the Armadale Primary School such as Glassford Street and in more modest streets such as Watson and Eileen Streets;*
- *The Railway Station and shops in Beatty Avenue and their relationship to nearby residential stock.*
- *Early stables to the rear of dwellings at 28 Northcote Road and 64 Rose Street.*
- *Mid-twentieth century flats, Clendon and Clendon Corner in Clendon Road are atypical elements within this precinct but remain significant buildings in their own rights.*

The bolded elements above could equally be applied to the proposed Brocklesby precinct. However this small precinct is far more coherent as a late nineteenth century development, largely constructed in a period of five years from the date of subdivision. It is also without many later intrusions.

By comparison, the New Street Heritage Precinct (HO371) to the south west is also a product of late nineteenth century speculative subdivision but it resulted in a much more modest series of buildings built on a much tighter subdivision. The Statement of Significance for this precinct identifies the following as elements of importance:

- high degree of intactness of the area to its c1920 state arising from the low proportion of modern infill;*
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative timber or cast iron detailing;*
- consistent single-storey height and modest scale of built form;*
- face brick, timber or render materiality and gabled or hipped roofscapes with chimneys and roofs in slate or terracotta tiles or plain galvanised corrugated metal;*
- generally uniform pattern of small front and side setbacks;*
- low front fences in most sections of the precinct;*
- road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions; and,*
- the almost total absence of vehicle accommodation in front or side setbacks.*

Hence it is a good comparator in demonstrating how the Brocklesby Heritage Precinct was based on a subdivision addressing more upper middle class expectations.

Whilst this proposed precinct bears similarities to parts of the Armadale Heritage Precinct it is a more coherent and consistent group of buildings within a specific speculative subdivision.

ASSESSMENT OF BROCKLESBY HERITAGE PRECINCT AGAINST HERITAGE CRITERIA

Criterion A

Importance to the course, or pattern, of Stonnington's cultural history.

The Brocklesby Precinct is of historical significance as a largely intact product of the subdivision of the former Brocklesby Estate in 1886

Criterion B

Possession of uncommon, rare or endangered aspects of Stonnington's cultural history.

Not applicable

Criterion C

Potential to yield information that will contribute to an understanding of Stonnington's cultural history.

Not applicable

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The Brocklesby Precinct is a highly intact example of an upper middle class residential subdivision and development between the late 1880s and the First World War. The individual houses represent the range of the architectural styles that were popular during the late-Victorian and Edwardian periods including the Italianate villa form and the Federation Queen Anne architectural style. The form, materials and architectural detailing of the individual houses is representative of the period of development in wealthy established areas such as Armadale.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

The Brocklesby Precinct consists of a remarkably consistent collection of finely detailed and intact late Victorian/Edwardian residences. Whilst some were built as speculative ventures they all demonstrate a refined, if conservative understanding of architectural design of the period and are demonstrative of the demand for high quality buildings in the subdivision.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable

Criterion H

Special association with the life or works of a person, or group of persons, of importance in Stonnington's history.

Not applicable

STATEMENT OF SIGNIFICANCE

What is significant?

Constructed on land purchased from the Crown in 1854, the Brocklesby Precinct developed as part of the broad surge of development through Prahran, Malvern and the inner suburbs more generally through the 1880s. It was the result of the subdivision of William Bushby Jones Brocklesby Estate.

Elements which contribute to the significance of the precinct include (but are not limited to):

- The high degree of intactness of the area to its Victorian and Edwardian state due to the low proportion of later infill;
- The intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining facades, verandahs and decorative detailing intact;
- The consistent scale of the residential built form (one and two storey in scale)
- The consistent face brick, and render materiality and gabled or hipped roofscapes with chimneys and roofs in slate or terracotta tiles;
- The landscaped character of the area arising from mature street plantings in conjunction with open, landscaped front and side setbacks to individual properties; and
- Road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions;

How is it significant?

The Brocklesby Precinct, Armadale is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

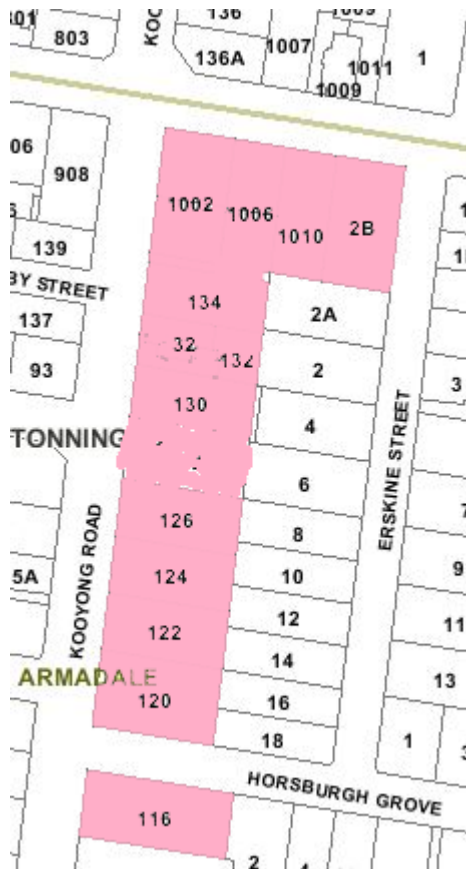
The Brocklesby Precinct is of historical significance as a largely intact product of the subdivision of the former Brocklesby Estate in 1886. The area survives as a historical record of local development of a large estate within the City of Stonnington. (Criterion A)

The Brocklesby Precinct is a highly intact example of an upper middle class residential subdivision and development between the late 1880s and the First World War. The individual houses represent the range of the architectural styles that were popular during the late-Victorian and Edwardian periods including the Italianate villa form and the Federation Queen Anne architectural style. The form, materials and architectural detailing of the individual houses is representative of the period of development in wealthy established areas such as Armadale (Criterion D)

The Brocklesby Precinct consists of a remarkably consistent collection of finely detailed and intact late Victorian/Edwardian villa residences. Whilst some were built as speculative ventures, they all demonstrate a refined, if conservative understanding of architectural design of the period and are demonstrative of the demand for high quality buildings in the subdivision (Criterion E).

RECOMMENDATIONS

4. That a Heritage Overlay be applied to the site to the extent indicated in the attached map



2. That the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

3. That the individual Heritage Overlays currently applying to 2B Erskine Street (HO533), 116 Kooyong Road, (HO240) and 120 Kooyong Road, (HO602) be removed and they be graded as significant/contributory buildings in the Brocklesby Heritage Precinct.

GRADING TABLE

2B Erskine Street:	Significant
116 Kooyong Road	Significant
120	Significant
122	Contributory
124	Contributory
126	Contributory
128	Contributory
130	Contributory
132	Non Contributory
134	Contributory
1002 Malvern Road	Contributory
1008	Contributory
1010	Contributory

SOURCES

Context Pty Ltd; Stonnington thematic environmental history; 2007

MMBW Plans (400ft to the inch), held by State Library of Victoria

Bryce Raworth Conservation /Heritage; *Memorandum of Heritage Advice, Stonnington Heritage Assessments (Group 3); prepared by Martin Turnor and Bryce Raworth; 9.3.2018*

State Library of Victoria; *copy of sale brochure for Brocklesby Estate, 1886*

Stonnington History Centre; various files and extracts from files