

Heritage Assessment,  
Frogmore 1 Wahgoo Road, Carnegie



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## FROGMORE 2015



Figure 1 Aerial view shows main stages of development with tiled roof marking Victorian-era building, (Google Earth, 2015), north up page.



## FROGMORE 1919.

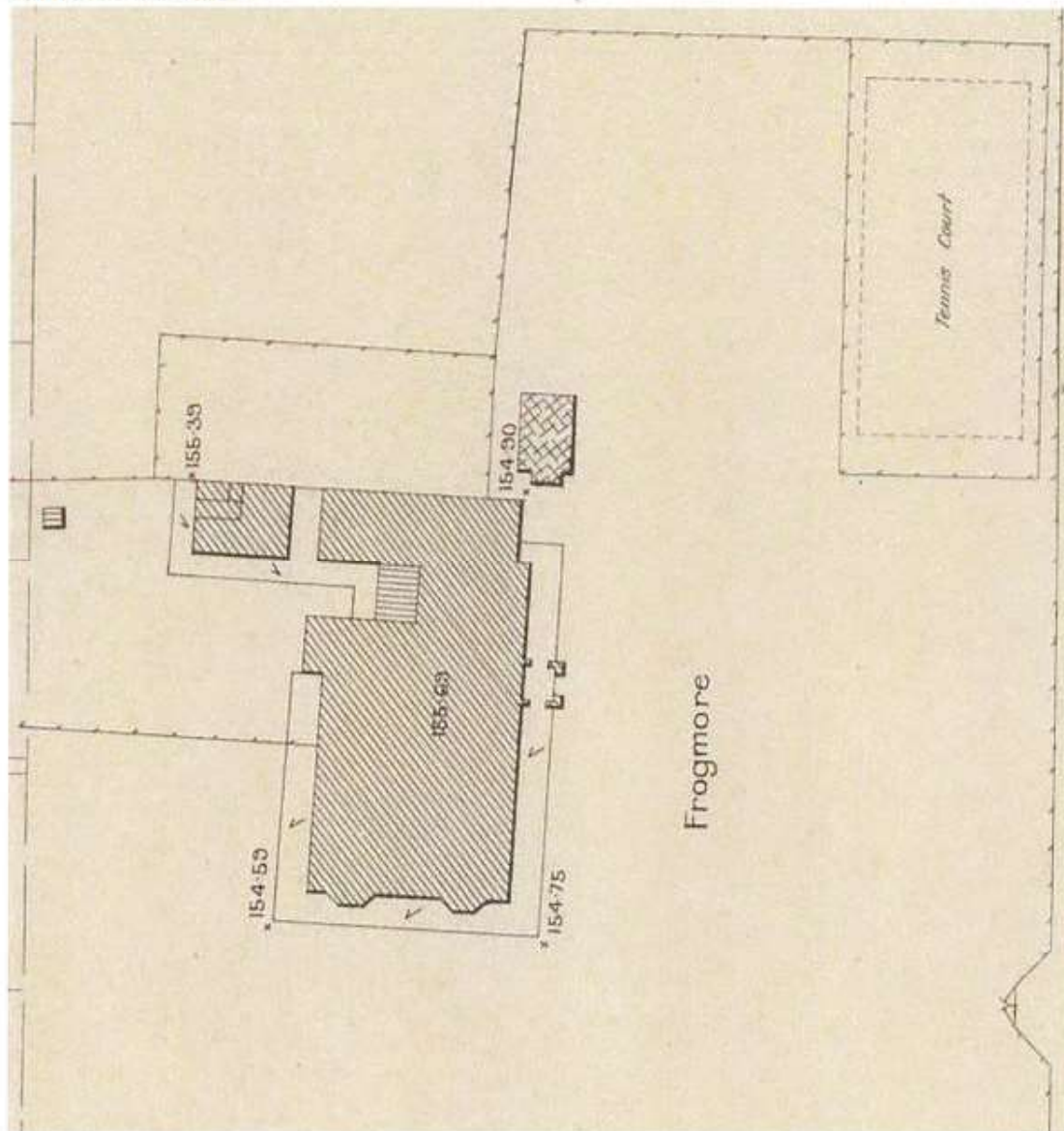


Figure 2 Frogmore: MMBW Detail Plan 2853, 1919, part, showing masonry towered villa with masonry north service wing, verandahs and drive entry from Wahgoo Road, all as existing (marked by tiled roof in Figure 1), timber shade house to north-east corner, and tennis court since removed.

### PREAMBLE

Graeme Butler & Associates was commissioned to carry out a brief heritage assessment by the City of Glen Eira after a Council resolution 16 December 2014 following receipt of a petition. The meeting minutes extract below describes these events.

*A petition signed by 936 signatories was tabled that read as follows:*

*"The petition of the following named citizens, draws to the attention of the council that the petitioners are concerned that Frogmore House at 1 Wahgoo Road, Carnegie, an historic 1850s house, is in grave danger of being demolished to make*

way for a 120 bed aged care facility. Frogmore was built c1857 for William Lyall by Melbourne's leading architect Joseph Reed (State Library, Melbourne Town Hall, Ripponlea etc). it is one of the earliest Italianate houses in Melbourne. Lyall was an important Victorian pastoralist who was a member of the first Caulfield Roads Board. At Frogmore, Lyall successfully bred cattle and horses and experimented with different types of pastures and grasses.

He sold Frogmore in 1868 to Archibald McLaurin, an overlander and pastoral figure of note in Port Phillip who later became a Caulfield Shire councillor. Your petitioners therefore request that Council conduct a heritage survey of this building immediately.

We believe Frogmore should be preserved for posterity and we ask that you consider its historical importance before issuing any demolition or planning permits."

Crs Delahunty/Lobo That the petition be received and noted and request Council's heritage advisor to reassess the heritage value of the property within 4 weeks for the council group to consider.

The MOTION was put and CARRIED unanimously.

#### Acknowledgments

Council planning officers who provided background for the assessment included:

- Jacqui Brasher
- Rocky Camera

#### METHODOLOGY

##### Assessment criteria and thresholds

The place has been assessed under the broad categories of aesthetic, historic, social and scientific significance. The comparative geographic base used is that of the 'locality' (all or part of the Murrumbeena or Carnegie district of the City of Glen Eira) and the State of Victoria. A place must be at least of local significance to be included in the *Glen Eira Planning Scheme* (GEPS) Heritage Overlay<sup>1</sup>.

<sup>1</sup> See MPS schedule to clause 43.01

#### Heritage criteria summary

The *Victorian Planning Provisions* (VPP) Practice Note, *Applying the heritage overlay* 2012 cites the following criteria as briefly described below:

A place may have:

- A importance to the course or pattern of our cultural or natural history (historical significance);
- B uncommon rare or endangered aspects of our cultural or natural history (rarity);
- C potential to yield information that will contribute to an understanding of our cultural or natural history (research potential);
- D importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness);
- E importance in exhibiting particular aesthetic characteristics (aesthetic significance);
- F importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance);
- 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 (social significance);
- H special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

#### Methodology details

The following work was undertaken for this heritage assessment as required:

- Site visit and recording photographically;
- Appraisal of the City Of Glen Eira Heritage Management Plan 1996;
- Brief appraisal of City of Glen Eira heritage policies;



- Check of municipal Building Permit Applications for the site as required;
- Check of newspaper references, National Library of Australia (TROVE);
- Check of land and title records;
- Check of the National Trust of Australia (Vic) and Heritage Council of Victoria web-sites and Hermes database;
- Reference to thematic history in City Of Glen Eira Heritage Management Plan 1996.
- Preparation of the written report with comparative analysis carried out within the City of Glen Eira context and a Statement of Significance in the *Applying the Heritage Overlay* practice note format.

#### *Statement of Significance format*

The Statement of Significance format used for the assessment is from *Applying the Heritage Overlay Practice Note 01* (as revised September 2012). This format is as follows:

- What is significant?
- How is it significant?
- Why is it significant?

#### *City of Glen Eira heritage strategies*

The local policy (clause 21.10 HERITAGE) states the following as an overview of the City's heritage.

*The City of Glen Eira is essentially an inter-war municipality founded upon the development of Melbourne's electric tramway system and the electrification of its suburban railways. Important examples of nineteenth and early twentieth century housing and commercial development add interest to the City. At the national level, it remains today as a rare, surviving, middle distance, middle class municipality of the inter-war era, retaining its system of street tramways. A number of areas and individual properties comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. These have been identified in the Glen Eira Heritage Management Plan. Some have also been recognised by Heritage Victoria and the National Trust.*

*Glen Eira is currently experiencing a development boom, which means the pressure to demolish older buildings will increase. It is becoming increasingly apparent that as property values rise, so too does the quality of the buildings which are making way for new development. One of the ways that residents can ensure that heritage values are protected is to embrace the introduction of heritage controls.*

The strategies laid out to achieve the adopted objectives of identification, protection, enhancement, promotion and understanding of Glen Eira's heritage are as follows.

#### *Strategies*

- Protect places identified as having architectural, cultural or historical significance.
- Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.
- Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.

This assessment of Frogmore follows on from those objectives.

#### *City Of Glen Eira Heritage Management Plan 1996*

The City of Glen Eira Heritage Management Plan 1996 is a referenced document under clause 21.10 of the Glen Eira planning scheme. The plan sets out the assessment criteria used in Volume 3 Individual Buildings and Places as follows:

*The Council's criteria are as follows:*

- *is important for reasons of artistic, religious, spiritual, symbolic, cultural, educational or social associations*
- *is a representative, extraordinary, rare or essentially intact example of a building type;*
- *demonstrates creative or technical, scientific accomplishment in the history of construction or settlement in Victoria;*

- demonstrates changing sequence of styles, patterns of occupancy, functions or sequence of usage over time;
- was influential in the development of style, technology, process or construction techniques, aesthetic theories, architectural design philosophy, or demonstrates new and innovative solutions to user requirements;
- demonstrates typical or outstanding craftsmanship, decoration or use of a particular material;
- demonstrates an association with an important figure or figures, cultural group or event;
- is a representative or extraordinary example of architectural style, construction technology, or of the practitioners work;
- represents or is an extraordinary example of a way of life, activity, custom, process or function;
- is of considerable age;"

Having regard to these criteria, importance has been attributed to a place if it is representative of the following themes:

**Public Services-**

- education (Public/private)
- transport (tramways, railways)
- post and telegraph
- fire prevention

**Worship -by denomination**

**Recreation-**

- horse racing
- locally based defence

**Commercial and Residential Settlement**

- mid Victorian (working class / middle class / gentry)
- late Victorian

- post Federation
- Inter War

**Industry -market gardening**

Recommendations have been made for the conservation of places on the basis of their significance. These address inclusion on the following registers if appropriate.

Heritage Council Register (formerly the Historic buildings Council Register) National Estate Register for transfer from the Government Buildings Register to the Heritage Council Register (formerly the Historic Buildings Council Register)

Recommendations have also been made for planning scheme control where appropriate.

The criteria used in 1996 broadly parallel the Applying the Heritage Overlay practice note criteria and the 1996 themes can be linked to selected Victorian Historical Themes.

The place assessment of Frogmore was recorded in the Appendix C, Field Surveys (surveyed 1990, separate to published report) as **C grade** which means:

*"Of local significance being representative of the period, style and/or house type and forming a supportive element in the heritage of the City. Preservation is important if a building of this quality is situated within an identified heritage area".* (Note, this site is not located within an identified heritage area)<sup>2</sup>.

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<sup>2</sup> provided by the City of Glen Eira 23 December 2014.



## STATEMENT OF SIGNIFICANCE

### *What is significant?*

Frogmore house is a one storey towered and verandahed late Victorian-era Italianate style villa on associated land with:

- pre-subdivision siting, angled to the adjacent street grid;
- symmetrical axial north-south plan;
- two colour (tuck-pointed red body brick cream quoining) face brick external walls on cemented plinth;
- red brick service wing remnants at the rear north end;
- window bays either side of south entry;
- arched doorway, with toplight, in south face;
- typically double-hung sash windows;
- M-hipped roof, once slated but now clad with Marseilles pattern variegated glazed tiles;
- moulded eaves brackets;
- parapeted two-colour brick tower on east side with cemented parapet cornice (potentially once with urns), string mould, double-hung sash windows and arched fenestration;
- return verandah;
- cast-iron verandah posts and palmette pattern frieze;
- concave profile verandah roof, clad with corrugated iron
- four visible two-colour brick chimneys in main roof with cemented moulded caps;
- part of its south garden setting in the form of two Canary Island Palms and one silky oak.

### *How is it significant?*

Frogmore house is significant to the City of Glen Eira, historically and aesthetically.

### *Why is it significant?*

#### **Historically**

- From the Lyall ownership to that of McLaurin, the Frogmore property echoes the early close association of the Caulfield

district with stock breeding and farming throughout the Victorian-era;

- Frogmore land was among this first wave of land alienation in the City, Lyall consolidating the Crown grants to provide for the formation of a model farm that he called his home;
- The 1880s redevelopment of Frogmore house places it among the City's Victorian architectural heritage and links the house firmly with a key early development era in the City, that of the late Victorian-era land boom. The McLaurin 1880s subdivision financed the rebuild of Frogmore, creating land packages that allowed the growth of the Caulfield municipality from 700 persons in 1871 to 6500 by 1890;
- McLaurin's subdivision was also linked with the Gippsland railway's opening and the access it gave would-be house buyers.
- Frogmore house's designer Sydney W Smith worked with Sydney William Smith his father, who was the architect of the new Caulfield Town Hall. McLaurin had also been a Caulfield councillor; the origins of his new home being shared with those of the Town hall, firmly linking him with municipal affairs in the Caulfield district;
- The further subdivision of Frogmore land in the Edwardian-era is another parallel with a major growth period in the City. Frogmore house, with its angled off-street siting, stands as a recognisable progenitor of these development eras.

#### **Rarity**

For the rarity of Frogmore as a former farm house in an area (Carnegie, Murrumbeena) where identified surviving Victorian-era villas are few and are of the suburban villa type, as residences of professional men who worked in the City, rather than the farmers or stock breeders associated with the area's early history;

Built in the 1880s, Frogmore is now of comparative considerable age and as such is part of a small minority group among the City's building stock,

particularly in the Carnegie and Murrumbeena area.

#### **Aesthetically**

Frogmore is an architect designed, large and competent example of a widely used Victorian-era villa style in suburbs closer to Melbourne (dichrome Italianate style Victorian-era verandahed villa) but not for that era in the Carnegie or Murrumbeena districts. The tower further distinguishes the house among other examples both locally and broadly across Melbourne while acting as a landmark within the suburbs that have grown around it.

Frogmore was at the beginning of the architect Sydney W Smith's long and distinguished career and a major achievement as such- no other known example of his work from this time directly parallels the design.

#### **By Association**

Because Frogmore house was custom designed for the family, the property has strong associations with the well known pastoralist McLaurin family, underscoring the rural dominance of the area until the Edwardian-era and inter-war periods when the large estates were broken up. McLaurin was also an early Caulfield Roads Board and Council member.

Lesser associations are with the Menck and Keys families, the latter having held it over a long period while the former used it as a vehicle for gala charity events, thus publicising the house widely throughout Victoria. Menck shared the theme of horse racing and breeding with the first owner of a house at Frogmore William Lyall and both echo the fame of the nearby Caulfield race course.

#### **RECOMMENDATIONS**

Frogmore is significant to the locality of Carnegie and Murrumbeena and City of Glen Eira and should be conserved as one of the cultural assets of the city.

The schedule to the heritage overlay in the Glen Eira planning scheme shows that typically external paint colour controls do not apply in the city so this option was not included, particularly given

Frogmore is a face brick building. The prohibited uses option has been used in the schedule albeit sparingly and would add flexibility for future uses but given the property is surrounded by low scale residential use this option is not recommended.

#### **Conclusion**

Frogmore house should be included in the schedule to the heritage overlay clause 43.01 in the Glen Eira Planning Scheme.



#### HISTORICAL CONTEXT FOR FROGMORE

The following extracts from the 1996 thematic history provide an historical context for the development of Frogmore (my bold).

*Glen Eira is a diverse municipality, retaining substantial evidence of growth from all of Melbourne's major development phases. Whilst its road grid and expansive public open spaces have their origins in the pastoral era, its homes demonstrate the excitement of the Land Boom, over a century ago, the eclecticism of the inter war period home builders and the comparatively recent demise of the land of the market gardeners. Caulfield is important, also, as a tramway suburb, demonstrating the impact of the Prahran and Malvern Tramways Trust and its successor, the Melbourne and Metropolitan Tramways Board, on the suburban expansion of the metropolis during their periods of ascendancy. This expansion is also witnessed in Glen Eira as a series of "waves", the first imparting a Victorian flavour to the municipality's north-west followed by second wave, "washing" over the first and sweeping further afield during the post Federation years. They were followed by a "tidal wave" after the Great War covering all of the former municipality of Caulfield and infiltrating the western end of Moorabbin's north ward. Finally, East Bentleigh yielded to the same wave effect in comparatively recent times.*

#### *Comment on 1996 introduction to Glen Eira*

Frogmore is in the eastern section of the city which was relatively unaffected by the Victorian-era building boom, described above as transforming the north west. Hence Frogmore remains a distinguishable landmark within an area of typically much later housing development, immediately surrounded by Edwardian-era and inter-war and later houses.

*Murray and Wells in From Sand, Swamp and Heath, note that Caulfield had become, by the 1850's, a stopover point for livestock. Given the prohibition of travelling livestock during daylight and evening hours, Caulfield with its wetlands, was a good spot for drovers to layover before embarking on the last leg of their journey to the stock markets.*

#### *Comment on Caulfield as a rural centre*

From this beginning, the Caulfield part of the city has strong rural and farming associations throughout the Victorian-era: the history of the Frogmore property echoes this, from Lyall to McLaurin, both closely associated with stock breeding and farming.

*Spurred on by the population influx associated with the gold rush commencing in 1851 and the return of disillusioned diggers following the exhaustion of alluvial gold, the Victorian Colonial Government 1. proceeded to survey its lands for sale. Henry Foot surveyed Caulfield in 1853-1856 2. along with East St Kilda and East Elsternwick. The first sale of crown allotments in these areas was held on 25.2.1854, the last major release occurring just over a decade later on 16.6.1864.*

*Amongst the earliest grantees were several pastoralists who secured the watering places which they had grown accustomed to treating as their own. William Lyall, stock broker and importer. ...*

*The influence of the pastoralists is clear, as also was the fact that the Melbourne land sales of the 'fifties were dominated by a comparatively small and elite group. They participated in the Colonial Government's early land sales throughout Melbourne contributing not only to sorely needed public revenue but also to their private fortunes. Their activities in Caulfield and Moorabbin were by no means exceptional...on 16.10.1857, the Caulfield Road Board District was gazetted with Board members including G.W. Harris, later of "Glenholme", William Lyall and G. Handasyde as chairman.*

#### *Comment on the role of pastoralists as early landholders, putting together estates in the area:*

The Frogmore land was among this first wave of land alienation, Lyall consolidating the Crown grants to provide for the formation of a model farm that he called his home for 12 years.

*Proclamation of Shires and the Land Boom (1870's - 1890's) Steady growth under the Caulfield District Road Board had resulted in the formation of an area populated with town houses in the St Kilda portion to the*



west and with less intensive but similar development in Caulfield itself. To the south, and east, land was mostly given over to farming with a substantial tract immediately to the east of Grange Road extending from Dandenong Road to North Road owned by W. Murray Ross. His holdings were situated in the centre of established market gardens by the 1870's, worked by farmers obtaining their supply of water from Leman's swamp...

The construction of villa residences of magnificent proportions continued throughout the decades up to the 1892 depression. **In spite of widespread demolition associated with the post First World War suburbanisation of Caulfield, the remaining examples constitute the highpoint of the City's Victorian architectural heritage.** Although predominantly in the north-west, they continue across the municipality and include "Heatherbrae" at the corner of Neerim and Booran Roads, and "Balranald" at its eastern extremity at 13 Poath Road. ...<sup>3</sup>

*Comment on the late Victorian-era land boom and the importance of examples from that era:*

The 1880s redevelopment of Frogmore house marks this period and makes it part of the City's Victorian-era architectural heritage. The parallel subdivision carried out by McLaurin financed the rebuild of Frogmore while creating the type of land package that allowed the growth of Caulfield from 700 persons in 1871 to 6500 by 1890.

*The Shire's first loan was for the sum of £7,000 for the erection of the town hall in 1884. Given his business partnership with Thomas Watts, architect and first Shire President, it is not surprising that Sydney Smith was appointed architect for this important project. Smith had been in partnership with Watts from 1864 to 1870 3. and also acted as engineer for the Road Board and Shire ...<sup>1</sup>*

*Comment on local government connections*

The architect of the new Caulfield Town Hall, Sydney Smith, was the former head of the firm

<sup>3</sup> Apparent from the 1990 survey sheet that the study's authors were not aware that Frogmore had survived, although graded C.

that designed the new Frogmore in the late 1880s. McLaurin had also been a Caulfield councillor, the origins of his new home shared with those of the Town hall itself.

*This railway (Gippsland railway link with Spencer St) was opened on 2.4.1879, providing a most satisfactory service for the Victorian Amateur Turf Club's racecourse at Caulfield ... Caulfield railway station was opened with the line, these important events giving rise to a spate of land subdivisions in the immediate vicinity of the racecourse..*

*Comment on transport context*

McLaurin's subdivision was directly linked with the railway's opening and the access it gave would-be house buyers, McLaurin having also sold part of the estate for the railway's construction.

*William Lyall's "Frogmore" Estate, extending from Koornang Road to Murrumbeena Road and from the Rosstown railway reservation north to McLaurin Road, was auctioned in 1911-12 and precipitated very little building development. Today only six houses in this area remain from the Edwardian years... Many of the larger mansion estates were re-subdivided.*

*Comment on the Edwardian-era Frogmore estate*

Although it was by then not Lyall's estate, the further division of the Frogmore lands in the Edwardian-era mark another parallel with a major growth period in the City. Frogmore house, with its angled off-street siting, stands as a recognisable progenitor of these development eras.



Figure 3 John Hart's "Glenholme", built in 1871, was subdivided in 1923 and subsequently demolished with the construction of Chloris Court. (V1:56). Frogmore escaped this fate.

### Conclusions from the contextual history

- From the Lyall ownership to that of McLaurin, the Frogmore property echoes the early close association of the Caulfield district with stock breeding and farming throughout the Victorian-era.
- Frogmore land was among this first wave of land alienation in the City, Lyall consolidating the Crown grants to provide for the formation of a model farm that he called his home.
- The 1880s redevelopment of Frogmore house places it among the City's Victorian architectural heritage and links the house firmly with a key development era in the City, that of the late Victorian-era land boom. The McLaurin 1880s subdivision financed the rebuild of Frogmore, creating land packages that allowed the growth of Caulfield from 700 persons in 1871 to 6500 by 1890.
- McLaurin's subdivision was also linked with the Gippsland railway's opening and the access it gave would-be house buyers.
- Frogmore house's designer was part of the same architect firm who designed the new Caulfield Town Hall. McLaurin had also been a Caulfield councillor; the origins of his new home being shared with those of the Town hall, firmly linking him with municipal affairs.
- The further subdivision of Frogmore land in the Edwardian-era is another parallel with a major growth period in the City. Frogmore house, with its angled off-street siting, stands as a recognisable progenitor of these development eras.

### HISTORICAL SUMMARY FOR FROGMORE

(Refer APPENDIX ONE: CHRONOLOGY FOR FROGMORE)

Well known pioneering pastoralists, John Mickle & John Bakewell purchased 90 acres (CA76 Prahran parish), in 1853, between Koornang and Murrumbeena Roads, forming the core of the future Frogmore property. Other adjoining Crown Grants were to also form part of the Frogmore holding.

Nationally known pastoralist, farmer, stock and horse breeder, parliamentarian, local councillor and acclimatization enthusiast, William Lyall (1821-1888)<sup>4</sup>, acquires many Crown Portions by the late 1850s, totalling 212 acres, and consolidates them to form Frogmore. Lyall builds a 4 room Italian villa, designed by the much noted colonial architect, Joseph Reed in 1856, and runs Frogmore as a model farm, breeding sheep and horses, and publicises the place in letters to newspapers and journals.

Bakewell and Lyall also run a pastoral lease at Western Port, later to become Harewood: Lyall sells Frogmore and moves to Harewood in 1868-9.

Another well known pastoralist Archibald McLaurin, acquires Frogmore- by then 212 acres (CP 76, part CP A/CS8, CPs 77, 80). McLaurin continues breeding activity at Frogmore while also becoming a Caulfield Road District Board member in 1869 and in the 1870s, Councillor of the Shire of Caulfield. By then Frogmore was a brick and timber house of 8 rooms.

McLaurin sells part of his Frogmore land to the Board of Land and Works for the Gippsland railway in 1876 which allows his later subdivision of the Frogmore property in the 1880s to prosper. His property reduces to 92 acres by the late 1880s.

Another well known architect, **Sydney W. Smith**, designs a brick villa residence for A. McLaurin Esq. at Murrumbeena in 1889 which is the present Frogmore house.

Archibald McLaurin of Frogmore, Murrumbeena, gentleman dies in 1891, leaving a massive £39,000 estate to his daughter who becomes Mrs Thomson. Frogmore house was then leased as a brick villa of 10 rooms, stabling, men's rooms, cottage, orchard, and 10 acres to persons such as Mr and Mrs Gairdner who allowed the use of one of its rooms for early Church of England services in the area. In 1911 the Frogmore estate of over 116 acres was acquired and further subdivided by the pioneering colonial homeopathic doctor, Adolph

<sup>4</sup> See Alan D. Mickle, 'Lyall, William (1821-1888)', Australian Dictionary of Biography, National Centre of Biography, Australian National University (ADB )



Frederic Seelenmeyer of Brighton. JG Thompson buys the house lot (4 acres) from the subdivision in 1912 and, while residing there, does his own subdivision on Carool and Coorigil Roads.

Ludbrook Owen Menck a manufacturer and stock breeder of Drouin buys Frogmore in 1920 and launches a number of gala charity events there, much reported in the society press. 1924 saw the beginning of a long tenure by members of the famous Keys family from western Victoria pastoral and horse breeding interests (not directly linked with the Keys who pioneered nearby Keysborough and Braeside Park).

The last death of the Keys family at Frogmore meant its sale to the Churches of Christ in Victoria converting the existing building into a 28-bed hospital. This was the beginning of a long period of institutional use for aged care, with major additions in 1949, 1966 and 1990. Throughout most of that period the house remained relatively unchanged, albeit on a smaller land holding.

#### Conclusions from Frogmore's history

Because it was custom designed for the family, Frogmore has strong associations with the well known pastoralist McLaurin family. The farm acreage also survived into the Edwardian-era, underscoring the rural dominance of the area until the Edwardian-era and inter-war periods when the large estates were broken up. McLaurin was also a Caulfield Roads Board and Council member.

Lesser associations are with the Menck and Keys families, the latter having held it over a long period while the former used it as a vehicle for gala charity events, thus publicising the house widely. Menck shared the theme of horse racing and breeding with the first owner of a house at Frogmore William Lyall and both perpetuate the fame of Caulfield race course.

#### DESCRIPTION OF FROGMORE

##### *Inspection 2015*



Figure 4 Frogmore from east to east verandah and tower ( Bethden Aged Care web site)



Figure 5 Frogmore from south to main façade (Bethden Aged Care web site)



Figure 6 Frogmore east verandah from south end to tower (Bethden Aged Care web site)



One storey towered and verandahed late Victorian-era Italianate style villa with:

- angled pre-subdivision siting;
- symmetrical axial north-south plan
- two colour (tuck-pointed red body brick, cream quoining) face brick external walls on cemented plinth;
- red brick service wings at rear north end;
- window bays either side of south entry;
- arched entry door with toplight;
- typically double-hung sash windows;
- M-hipped roof, once slated but now clad with Marseilles pattern variegated glazed tiles;
- moulded eaves brackets;
- parapeted two-colour brick tower on east side with cemented parapet cornice (potentially once with urns), string mould, double-hung sash windows and arched fenestration;
- return verandah;
- cast-iron verandah posts and palmette pattern frieze;
- concave profile verandah roof, clad with corrugated iron
- four visible two-colour brick chimneys in main roof with cemented moulded caps, matching 1949 plans in location and number; and
- remnant south garden setting with two Canary Island palm, silky oak.



Figure 7 Tower from Wahgoo Rd, 2015

#### Changes to Victorian-era house



Figure 8 Detail from aerial view showing link to south Sitting Room addition from south verandah

- New Marseilles pattern variegated glazed tiles to main roof;
- quad profile roof guttering in place of ogee profile;
- concrete verandah floor;
- missing cast-iron frieze to part south, west verandah;
- modified timber window joinery (windows becoming glazed doors) in near original openings;
- Recently built brick wing attached to main south facade covering former entry door (doorway survives internally) but leaving window bays publicly visible;
- aged care service wing attached to rear west side, filling in Victorian-era former service yard;
- other wings linked on north and rear east sides; and
- stables and out buildings removed.

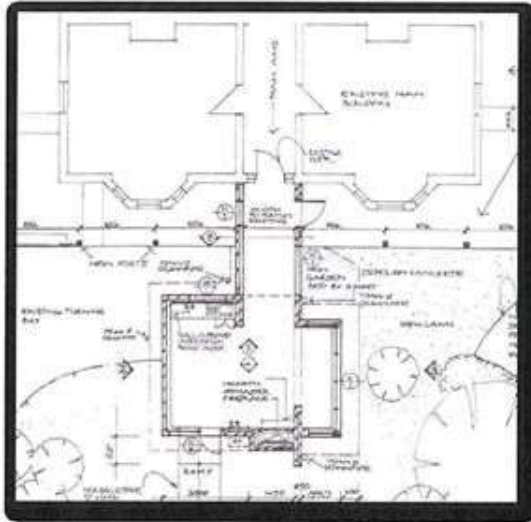


Figure 9 Sitting Room addition plan, 1990, showing retained entry

#### Conclusions from inspection

Frogmore's angled siting shows that the house predates the urban subdivision and hence is an important indicator of the rural beginnings of the locality. Frogmore is a large example of a widely used Victorian-era villa style in suburbs closer to Melbourne but not in the Carnegie or Murrumbeena area. The tower however distinguishes Frogmore among other examples both locally and broadly across Melbourne.

Changes have been made to the house but most of these are superficial with only one being major, that of the south addition. However drawings held of the house show the original entry has been retained and this important elevation could be restored.

#### PLACES IN THE LOCAL AREA COMAPARABLE WITH FROGMORE

Frogmore, as a towered Victorian-era dichrome villa serving as the centre of a farm, can be compared broadly with the following Victorian-era heritage houses in Glen Eira.

#### Victorian Heritage Register: places of State significance

The following large Victorian-era houses have been assessed as of State significance. Most of these mansions are of another class to Frogmore, being far more extensive in size and a highly articulated designs, some as the centre of gentlemen's farms.

Lord Lodge is perhaps the most comparable stylistically being a towered Italianate stuccoed design and shares some of the horse breeding and rural themes associated with Frogmore although not the farm house status.

Taken together, these examples evoke the development history of Glen Eira: large houses built on subdivisions of large Crown Portions rather than on predetermined regularly sized blocks from the Government subdivisions seen in suburbs closer to Melbourne.

Victorian Heritage Register examples include the following.

Rippon Lea 25 Elm Street Elsternwick, Victorian Heritage Register

Statement of Significance extract:

Rippon Lea was commenced in 1868 by Frederick Sargood, a most successful politician and merchant. He was born in England in 1834 and arrived in Melbourne in 1850. He soon joined his father's wholesale soft goods firm, spending some time as its manager on the goldfields. Sargood entered the Legislative Council in 1874. He was Victoria's first Minister for Defence in 1883...

Rosecraddock 2-8 Keverell Road and 4-10 Craddock Avenue Caulfield North,



Figure 10 Victorian Heritage Database

Statement of Significance extract:

Rosecraddock was constructed in two main stages. The first part was rated in 1857 as the home of Mr GW Harris. It consisted at that stage of seven rooms, kitchen (detached), servants' rooms, stable and outbuildings.

Three successive owners over the next few years enlarged the building. No architect or builder's names are known for this work...



Myoora, 405-411 Alma Road Caulfield North,



Figure 11 Victorian Heritage Database

Statement of Significance extract:

'Myoora, 405 Alma Road, North Caulfield, was designed by Reed, Henderson & Smart and can be attributed to Anketell Henderson. It was built in 1886 and 1887 for Thomas Christian, who had founded the fabled gold mine, the Day Dawn at Charters Towers. He never occupied the house although his widow lived there for some time. The house was subdivided into three and later six flats...'

Halstead 23 Bambra Road Caulfield North,



Figure 12 Victorian Heritage Database

Statement of Significance extract:

'Halstead is believed to be the oldest standing residence in Caulfield constructed in 1857 with subsequent additions during the 19th Century. The house was built for and owned by James Dickson, a stock agent, until his death in 1880.

Although on a much reduced parcel of land, Halstead is one of the few remaining remnants of Caulfield when it was an area of mansion houses occupied by town residing squatters, professional and business men. It is important for its place in the socio-economic history of south eastern suburban Melbourne, the inland pattern of development stretching from Malvern through Murrumbeena...'

Glenfern 417 Inkerman Road St Kilda East,

Statement of Significance extract:

Glenfern was built on spacious grounds at the corner of Inkerman and Hotham Streets, East St Kilda in two main stages in 1857 and 1876. From 1876 to 1984 Glenfern had only two owners, including the well known Melbourne family of artists, the Boyds. ...'

Labassa, , 2/2A Manor Grove Caulfield North,

Statement of Significance extract:

'Labassa, Caulfield is one of Melbourne's most lavishly decorated nineteenth century mansions. It resulted from the extensive remodelling in 1890, of an earlier house, known as Sylliott Hill, which was begun in 1862-3 for lawyer, Richard A. Billing...'

Lord Lodge, 30 Booran Road Caulfield East,



Figure 13 Victorian Heritage Database , Victorian Heritage Register

Statement of Significance extract:

' Lord Lodge is historically significant as a rare example of a late 19th century metropolitan racehorse training complex and the oldest such complex still in operation. It is one of a handful of extant racehorse training complexes directly associated with a major metropolitan racecourse.



Unlike other such complexes, Lord Lodge retains its original residence, stables and open day yards...

#### Locally significant places

(Refer APPENDIX TWO: EXTRACT FROM TABLE 4.1. SCHEDULE OF DATA SHEETS AND RECOMMENDATIONS: GLEN EIRA HERITAGE MANAGEMENT PLAN 1996)

The places in appendix 2 are all Victorian-era houses recommended in the 1996 study for some form of heritage protection as locally significant and above, some being proposed for the Victorian Heritage Register.

#### Type

A typology has been added to the table differentiating the houses as:

- suburban villas on a limited acreage to form grounds and typically on a subdivision,
- suburban cottage, modest houses as above;
- suburban farm villas, houses built on large acreages and used as farm houses, typically pre-subdivision.

These are important and distinct categories and only Halstead, Bambra Road (Victorian Heritage Register) is included (with; Frogmore) in the farm villa category.

Nearly all the examples in Appendix 2 are suburban villas rather than former farm houses, as indicated by their initially relatively smaller acreage and siting parallel with the street on subdivided allotments (compare with angled pre-subdivision form of Frogmore).

#### Style

Stylistically there are many large Italian inspired suburban villas in the City and most are covered by the heritage overlay. Many are also more architecturally sophisticated than Frogmore and most are two storey, with some single storey examples having towers like Frogmore. However, Frogmore also expresses a common suburban type, dichrome Italianate style (although distinguished by the tower), while most of the 1996 examples are Italian Renaissance derived and are a custom designed.

Frogmore differs as a type where, as the house on a large farm acreage, the emphasis is not on ostentation as with most of the suburban villa examples. Frogmore was built for a retired pioneer squatter, not a professional man who worked in the City, this is expressed in the nature and style of the house.

Examples closest in style to Frogmore are:

- Lord Lodge (Victorian Heritage Register);
- Rothesay, 283 Kooyong Road, HO38;
- Roseneath, 31 Nepean Highway Elsternwick.

#### Location

(Refer APPENDIX THREE: PLANNING SCHEME MAP 2 OF FROGMORE DISTRICT HERITAGE)

Reference to the Glen Eira Planning Scheme map 2 for the heritage overlay shows that the Murrumbeena area surrounding Frogmore has no individual Victorian-era house heritage overlays. This is a clear an indicator of how distinct Frogmore is in the area.

#### Conclusion from comparative analysis

Although Frogmore has a lesser heritage value to those grand mansions on the Victorian Heritage Register, it compares well with the locally significant places in the heritage overlay.

Frogmore is distinguished from these examples by:

- as a suburban **farm villa** rather than the more common suburban villa;
- as a style not seen in the other examples, particularly in the Murrumbeena and Carnegie area;
- for the Murrumbeena and Carnegie location where no other Victorian-era houses have been identified for the heritage overlay.

#### DESIGNER, SYDNEY W SMITH

The designer of Frogmore house (1889-90), Sydney Wigham Smith was to become an important architectural force from the 1880s until his death in 1993, with many works in the Glen Eira, Port Phillip area. He was born in St. Kilda, son of the pioneering architect, the late Sydney W. Smith. Educated at Wesley College, he learnt profession of architect and surveyor from his father. He won the V.I.A. student competition for street architecture in 1885. After the death of his father he took up the business in 1886 and since carried

out a considerable amount of work, initially mainly houses and shops, with many hotels and commercial buildings to follow. He was appointed arch. to Melbourne Orphan Asylum and a member of V.I.A., becoming a full member of the RVIA in 1889.

Smith's career involved many stylistic phases, with a large number of the firm's works on the Victorian Heritage Register or in heritage overlays (see following examples).



Figure 14 City of Caulfield (now City of Glen Eira) Municipal Offices, 1884- (Smith's father, Sydney William Smith, then head of the practice)



Figure 15 "Record" Office, South Melbourne, 1882 (Smith's father?)



Figure 16 Three Italianate villas 21-25 Clyde St, St Kilda 1886 Sydney Smith. Australian Architecture Index



Figure 17 Row, 5-8 Layfield St, Sth Melbourne 1888-91, PPHR



Figure 18 Marine Hotel, York St, Sth Melbourne, 1892, PPHR



Figure 19 Row, 157-163 and 173-179 Cecil St, Sth Melbourne 1891. Sydney Smith and Ogg. PPHR





Figure 20 Baptist Church hall, 88 Kooyong Road, ARMADALE, 1898, Victorian Heritage Database



Figure 23 State Savings Bank Yarraville 1909, Victorian Heritage Register



Figure 21 Ettrick Homestead, 1901



Figure 24 St Kilda State Savings Bank, 1914



Figure 22 Row, 231-233 Bank St, Sth Melbourne 1901



Figure 25 Northcote Public Library 1912 Sydney Smith and Ogg, heritage overlay





Figure 26 Terminus Hotel, 1912 heritage overlay, Victorian Heritage Database



Figure 29 Reads store, Chapel Street & Commercial Road, PRAHRAN 1915, heritage overlay



Figure 27 Prahran Town Hall complex rebuild, 1914 Victorian Heritage Register



Figure 30 Milton House, 1901, Victorian Heritage Register



Figure 28 Frederick Damyon's Brinsmead's Pharmacy 1913, Glen Eira (Victorian Heritage Register )



Figure 31 Prince Albert Hotel 1916 heritage overlay



Figure 32 SSB, Ormond Rd, St Kilda 1922



Figure 33 SSB, 78 Glen Eira Rd, St Kilda 1922



Figure 34 Port Authority Building 1931 (Victorian Heritage Register )

Smith died early December 1933, aged 64. Major works (Smith & Ogg and Sydney Smith, Ogg & Serpell included) included Colonial Mutual Fire

Insurance Office, Union Steam Ship Co. of New Zealand offices, Port Authority Building (RVIA award, Victorian Heritage Register ) among others<sup>5</sup>.

#### Conclusion from Smith's output

Frogmore was at the beginning of Sydney W Smith's long and distinguished career and a major achievement as such- no other known example of his work from this time directly parallels the design except for the more modest speculative suburban villas at 21-25 Clyde St, St Kilda, 1886 which have been altered.

#### BRIEF ASSESSMENT AGAINST HERITAGE VICTORIA CRITERIA

Assessment against relevant Heritage Victoria criteria:

##### A Importance to the course or pattern of our cultural or natural history (historical significance)

- The Lyall ownership to that of McLaurin, the Frogmore property echoes the early close association of the Caulfield district with stock breeding and farming throughout the Victorian-era;
- Frogmore land was among this first wave of land alienation in the City, Lyall consolidating the Crown grants to provide for the formation of a model farm that he called his home;
- The 1880s redevelopment of Frogmore house places it among the City's Victorian architectural heritage and links the house firmly with a key early development era in the City, that of the late Victorian-era land boom.. The McLaurin 1880s subdivision financed the rebuild of Frogmore, creating land packages that allowed the growth of the Caulfield municipality from 700 persons in 1871 to 6500 by 1890;
- McLaurin's subdivision was also linked with the Gippsland railway's opening and the access it gave would-be house buyers.
- Frogmore house's designer Sydney W Smith worked with Sydney William Smith his father, who was the architect of the

<sup>5</sup> Lewis, M. Australian Architecture Index: cites Royal Victorian Institute of Architects Journal, Jan, 1934, p 135



new Caulfield Town Hall. McLaurin had also been a Caulfield councillor; the origins of his new home being shared with those of the Town hall, firmly linking him with municipal affairs in the Caulfield district;

- The further subdivision of Frogmore land in the Edwardian-era is another parallel with a major growth period in the City. Frogmore house, with its angled off-street siting, stands as a recognisable progenitor of these development eras.

**B uncommon rare or endangered aspects of our cultural or natural history (rarity).**

Frogmore is now rare within the City because of the combination of its age, scale, architectural style and historical associations.

Built in the 1880s, Frogmore is now of comparative considerable age and as such is part of a small minority group among the City's building stock, particularly in the Carnegie and Murrumbeena area.

**D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness);**

Frogmore survives as a Victorian-era farm house in an area that was predominantly farmland until the 1900s, the house is a key indicator of a key early farming phase of the City's history that has since disappeared.

**E Importance in exhibiting particular aesthetic characteristics (aesthetic significance)**

Frogmore is an architect designed, large and competent example of a widely used Victorian-era villa style in suburbs closer to Melbourne (dichrome Italianate style Victorian-era verandahed villa) but not for that era in the Carnegie or Murrumbeena districts. The tower further distinguishes the house among other examples both locally and broadly across Melbourne while acting as a landmark within the suburbs that have grown around it.

**H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).**

Frogmore has close associations with the McLaurin family who were well known within the locality and known across two colonies for their pastoral development, as well as other locally prominent persons, such as Menck.

*City themes 1996 represented*

City themes 1996 represented include

- *transport*
- *horse racing*
- *mid Victorian (working class/ middle class/ gentry) residential*
- *late Victorian residential.*

## APPENDIX ONE: CHRONOLOGY FOR FROGMORE

Date	event	source
1815	Archibald McLaurin born Dunoon, Argyle, Scotland	McLaurin Family Tree
1835?	In 1835, Archibald McLaurin (who died at "Frogmore," Caulfield, in 1891) and his brother passed over Prahran with a mob of cattle, on their way to camp at the Red Bluff, St. Kilda. Probably they were the first men to pass with cattle through the district. <sup>6</sup>	The History Of Prahran: 2
1836?	Archibald McLaurin and his brother had a lease in 1836 to graze sheep from Caulfield to Point Ormond, then known as the 'Red Bluff'. <sup>7</sup>	Meyer Eidelson <i>History of Elwood, St Kilda</i> Historical Society Series No.9
1838	Archibald McLaurin arrives in Australia on ship Brilliant with parents James & Mary and siblings	McLaurin Family Tree
1850	<p>Archibald McLaurin at Moroco station Deniliquin, New South Wales, Australia- 'FAMOUS PASTORAL PROPERTIES: ...one of the best known of those great properties which go to make up the Riverina country of New South Wales'</p> <p>'McLaurin country'-...In the early part of last century 4 brothers, Robert, James, Archibald, and Alexander McLaurin, set out from the Monaro district, in the south east corner of NSW, in search of cattle country.</p> <p>They struck the Murray and followed it until they reached Moroco, driving their herd before them. It did not take them long to decide that here was the very place for which they were looking.</p> <p>The splendid natural water supply appealed to them, for the neighbouring country was drought stricken, and they at once came to terms, buying the run for £ 24,000, putting down £10,000 in hard cash as a deposit. The price caused some surprise, for such well-known runs as Deniliquin and Tuppal had been sold for much less money on long terms. Some of the neighbours suggested that these newcomers from Monaro were over impressed by the possibilities, or perhaps had more money than sense. Hardly was the ink dry on the contract of sale, however, ere the drought broke and the rain ushered in a splendid season.</p> <p>They had 1,500 head of cattle soon ready for sale, and on top of that came the inevitable rise in the value of cattle in Victoria as a result of the breaking of the drought and the boom following the discovery of gold in Victoria.</p> <p>Before a year had elapsed the stock was sold, the balance of the purchase money came from the profits, and they began their second year with the purchase money paid off and a substantial credit balance.</p> <p>1923, the Kilpatrick brothers acquired his interest...'. </p>	McLaurin Family Tree; The Australasian, Saturday 6 December 1941, page 31
1852	James Bourke acquires part of the future Frogmore holding from - he sells to William Lyall in 1856	CPO; application for title
1850	CB Peed grant sold to E Hickey as part of the future Frogmore holding from - he sells to William Lyall in 1857	CPO; application for title
1853	J Mickle & J Bakewell granted part of the future Frogmore holding, 90 acres, CP76 Prahran parish, between Koornang and Murrumbeena Roads	CPO; application for title
1854	J Mickle & J Bakewell sell part of the future Frogmore holding, 90 acres, CP76 to William Lyall	VPRO application for title
1856	William Thomas Mollison is granted part of the future Frogmore holding- he sells to William Lyall in the same year.	VPRO application for title

<sup>6</sup> Dates differs from official records<sup>7</sup> Dates differs from official records



Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

Date	event	source
1856	Frederick Hayley is granted part of the future Frogmore holding - he sells to William Lyall in the same year.	VPRO application for title
1856	JOSEPH. Reed -Tenders wanted - erection of an Italian villa residence near St. Kilda for William Lyall. (this is probably William Lyall's 'Frogmore', in Caulfield. M.B.L. 1982.)	MUAI Argus 15.10.1856 p 7
1857	Archibald McLaurin marries Elizabeth McFie Shearer (1828-91) in Victoria- daughters Jane (born Collingwood 1859, married Barclay M Thomson 1892) & Mary (1861-88)	McLaurin Family Tree
1858	William Lyall writes to 'The Argus': August from Frogmore- on his favourite subject, sheep breeding in the colony.	'The Argus':
1862	Lyall of Frogmore reported as having turned out some English hares on his property at Western Port- have thrived since until one or two were taken by a hawk.	Freeman's Journal 5/4/62, 5
1862	Lyall letter to 'The Age' about the '100,000 acres of Crown land hold by Messrs Bakewell and Lyall is a vast swamp, in the winter flooded, in the summer capable of carrying about 200 head of cattle... The swamp has cost us more in drains and waterholes than it would bring in a market as a squatting station ; and, considering the quantity of purchased land that we have adjoining the swamp, I do not consider the amount of free grass allowed us by the Government as a very great boon.'	'The Age'
1868	Lyall as a horse breeder of Frogmore writes to 'The Australasian' (Melbourne, Vic. : 1864 - 1946), on DEGENERACY OF OUR THOROUGHBRED STOCK. Lyall champions locally bred horses above those of the old country.	'The Australasian' , Saturday 7 March 1868
1868	CAMPBELL and Co have received Instructions from William Lyall, Esq , of Frogmore, who is leaving that neighbourhood, to SELL by PUBLIC AUCTION, through their auctioneer, without any reserve, at Frogmore, Oakleigh, Dandenong road, on Saturday, June 6, at twelve o'clock, 20 head Brittany cattle, from imported stock, comprising cows, bulls, and heifers. A number of pure and half bred Shetland ponies superior light-harness horses. A few Cotswold merino sheep. 260 iron hurdles. Poultry, including some superior bantams. A variety of farming implements, including iron rollers, grubbers, etc. The surplus household furniture, and -A superior set of silver-mounted double harness.	'The Argus': 2/6/68
1868	William Lyall who brings the consolidated titles of the Frogmore holding under the Torrens system for sale to McLaurin. An estimated £2000 improvements were on the land	VTO (Title app 1749 <sup>8</sup> )
1869	Archibald McLaurin, of Frogmore acquires 212 acres, CP 76, part CP A/CS8, CPs 77, 80 at Elsternwick East from William Lyall	VTO (Title app 1749 <sup>9</sup> )
1869	CAULFIELD ROAD DISTRICT Eastern Subdivision. ARCHIBALD M'LAURIN ELECTED a member of the District Board for this subdivision.	'The Argus': 12/869
1871	ARCHIBALD M'LAURIN, Returning Officer for Council elections. August 1, 1871	'The Argus': 2/8/71
1872	Archibald McLaurin, gentleman, rated for brick house, 8 rooms, stables, 182 acres NAV £145 by the Caulfield Shire	Caulfield Rate Books VPRO, 241
1873	Archibald McLaurin, gentleman, rated for brick house, 8 rooms, stables, 182 acres NAV £145	Caulfield Rate Books VPRO, 301
1874	TILE FENCE, FIELD, AND CHATTEL PRESERVATION LEAGUE. The annual general meeting of this league was held at Hockin's hotel on Friday, Mr Archibald M'Laurin being in the chair. Mr Anketel drew the attention of the members present to the injury done both to squatters and. farmers in the districts outside Melbourne by dogs of the greyhound breed. He remarked that since the initiation of coursing in the colony, everybody-men and boys-who owned even a greyhound cur, prowled :about in search of hares, and many valuable sheep and calves had been torn to pieces and destroyed by these half-bred and	Gippsland Times Tuesday 25 August 1874; see also 27/6/70

<sup>8</sup> see VPRO VPRS 460

<sup>9</sup> see VPRO VPRS 460

Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie


Date	event	source
	untrained curs; he considered, therefore, that such dogs should be taxed heavily...'	
1875	Archibald McLaurin, gentleman, rated for brick & wood house, 8 rooms 182 acres NAV £165	Caulfield Rate Books VPRO, 332
1875	ARCHIBALD M'LAURIN duly ELECTED as a Councillor of the Shire of Caulfield, for the Eastern Riding	'The Argus': 7/8/75
1876	Archibald McLaurin, gentleman, rated for brick & wood house, 8 rooms, 182 acres NAV £165	Caulfield Rate Books VPRO, 349
1876	Sale: PURE HEREFORD BULL FROGMORE Bred by Wm. Lyall, Esq , Western Port Frogmore, by Defiance, dam Tuberoze, by Young Oronstadt	'The Argus': 15/7/76
1876	Archibald McLaurin, of Frogmore, sells part of his land to the Board of land and Works for railway construction	VTO
1878	Archibald McLaurin, gentleman, rated for brick & wood house, 8 rooms, 182 acres NAV £273	Caulfield Rate Books VPRO, 362
1879	Archibald McLaurin, gentleman, rated for brick & wood house, 8 rooms, 182 acres NAV £273	Caulfield Rate Books VPRO, 386
1881	Archibald McLaurin, gentleman, rated for brick & wood house, 8 rooms, 182 acres NAV £244	Caulfield Rate Books VPRO, 462
1883	Archibald McLaurin, gentleman, rated for brick house, 7 rooms, 182 acres NAV £240	Caulfield Rate Books VPRO, 445
1885	MURRUMBEENA ESTATE Eight Miles From Melbourne, On the Oakleigh Line, Adjoins the Railway station To be Sold by Auction, ... Under Instruction* From Archibald McLaurin, Esq ... beautifully situated adjoining the Murrumbeena railway station only one step from the platform to the land for sale each lot has an area of about a quarter of an acre for villas It cannot be surpassed Thirty one minutes by rail from the busy hum of city life to this charming retreat	'The Argus': 19/12/85
1886	Archibald McLaurin, gentleman, rated for brick house, 8 rooms, NAV £510	Caulfield Rate Books VPRO, 744
1886-8	Archibald McLaurin, of Frogmore subdivides and sells parts of his land as part of the Murrumbeena Estate to William S Bate, Hannah Rees, James B Patterson, Edwin L Thompson located between Ardyne, Innellan Railway and Bute also many other lots adjoining.	VTO
1887	Archibald McLaurin, gentleman, rated for brick house, 8 rooms, 92 acres NAV £460	Caulfield Rate Books VPRO, 1063
1887	Melbourne hounds reported as running through Frogmore..from a meet at the Caulfield racecourse, '... immediately after crossing the Gippsland railway the scent was hit-off and the hunt commenced.'... 'The line led through Rosstown and Mr. Crosbie's paddocks and the Frogmore estate, and then turned across the Gippsland railway, which had to be jumped out of a paddock thick with scrub, which hid the first fence until the horses had to rise at it. The Dandenong-road was crossed near the Oakleigh Convent, and a deep creek was encountered at the back of the township.'	'The Australasian' , Saturday 2 July 1887,
1888	Archibald McLaurin, gentleman, rated for brick house, 8 rooms, 92 acres NAV £850 (also Jane & Mary McLaurin (spinsters) have land 5 acres each)	Caulfield Rate Books VPRO, 1631-
1888-9	Archibald McLaurin, gentleman, rated as owner of Brick House and land- 92 acres- Murrumbeena & Koornong Roads NAV £1155 (1125 crossed out) , also Jane & Mary McLaurin (spinsters) have land 5 acres Murrumbeena Rd, 30 acres, Koornong Rd, apprx. 5 acres Murrumbeena & Neerim Rds	Caulfield Rate books. Eastern Riding 2501-




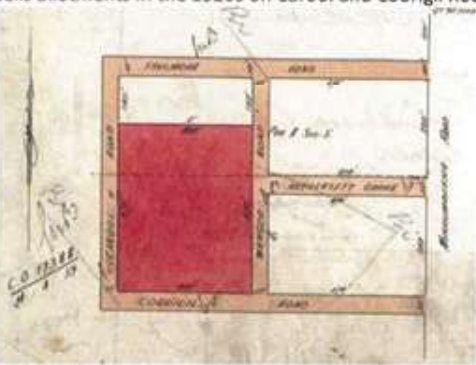

Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

Date	event	source
1889	Architects- Sydney W. SMITH, 101 Queen St., Melb. Tender accepted for erection of brick villa residence for A. McLaurin Esq. at Murrumbeena (VIC).	MUAI- <i>Building Engineering and Mining Journal</i> 22.6.1889 supplement 3
1892	McLaurin dies 1891 and probate is sought- Will of Archibald. McLaurin of "Frogmore," Murrumbeena, gentleman ... dated February 11, 1886, and presented for probate by Messrs. Attenborough, Nunn and Smith of Melbourne, solicitors, appointed his wife, Elizabeth McPhie McLaurin (since deceased), James McLaurin (since deceased), James Black Lawrence of William-street, Melbourne, Merchant and Thomas Reginald Lacy of Melbourne, Merchant's clerk, executors. He bequeathed to his wife all his wines, liquors and consumable stores and provisions, furniture, plate, linen, china, glass, and other household effects, and the income of his property in Princes-street, Fitzroy, known as " Frogmore Terrace." During his wife's life he bequeathed to his two daughters, Jane Ariadne McLaurin and Mrs McGibbon McLaurin, £100 per annum each...Testator died December 18, 1891, and the will is sworn to £22,000, real, and .£17,000, personal; total, £39,000 <sup>10</sup>	Table Talk (Melbourne, Vic. : 1885 - 1939), Friday 18 March 1892, page 15
1892	MARRIAGES. THOMSON-M'LAURIN.-On the 20th inst, at Gala Bank, College Lawn, by the Rev. James Ballantyne, M. Barclay Thomson, M.B., Edin., of South Yarra, to Jeanie, only surviving daughter of the late Archibald M'Laurin, Esq., of Frogmore, Murrumbeena.	The Australasian Saturday 30 April 1892
1904	TO LET- MURRUMBEENA.-"Frogmore," brick VILLA, 10 rooms, stabling, men's rooms, cottage, orchard, 10 acres; moderate. Gemell Tuckett also MURRUMBEENA.- Frogmore brick. VILLA 10 rooms extensive offices, stabling men's rooms cottage orchard 10 acres moderate Gemmell Tuckett	'The Argus': 23/7/04, 19/4/04
1906	'...Mr. E.. A. Swindells wrote (to Caulfield Council), asking for the erection of an extra lamp' in Murrumbeena-road opposite 'Frogmore' a number of residents connected with the local Church of England have decided to hold Sunday evening services at Frogmore...'	Brighton Southern Cross (Vic. : 1896 - 1918), Saturday 7 July 1906, page 4
1907	A letter signed by 76 residents ...protesting! against the establishment by Dr. Ramsay Mailer of an inebriate retreat at 'Frogmore' was received at 'Wednesday's Caulfield Council meeting, and referred to the Mayor (Cr. Akhurst) and East Ward councillors to enquire as to what steps (if any) the council could take in the matter.	Brighton Southern Cross 28 September 1907, page 4
1911	<b>Adolph Frederic Seelenmeyer</b> a Brighton medical practitioner, acquires north parts of former Frogmore land- over 116 acres, part CP A Section 5, and the home block CP 76.	VTO; Barbara Armstrong www.historyofhomeopathy.com.au, 2011


<sup>10</sup> VPRS 28/0/612; 28/2/334; 7591/2/192

Date	event	source
	 <p><a href="#">Figure 35 Dr Adolphe Frederick Seelenmeyer</a></p> <p>'... Adolphe became registered in Victoria on 7 January 1887, a graduate of Brussels and Edinburgh. His qualifications were listed in the <i>Australasian Medical Directory</i> of 1892 as being "L. et L. Mid. RCP et RCS, Edin. 1885; MD Brux 1885".</p> <p>On 1 October 1887 he married Alexandra Mary Munster [1863-1947]. Their eldest child was <a href="#">Adolphe Henry Seelenmeyer</a>, who also became a medical practitioner and eventually joined his father in his medical practice...</p> <p>In 1888 he was recorded as being a homeopathic doctor who occupied 109 Collins Street East, which became number 88 when the street numbering system changed in the 1890s. (This had been the premises of Dr G.T. Teague). He was still there in 1896, but then moved to East Street, St Kilda in 1900, then 30 Collins Street in 1903. In the <i>Launceston Examiner</i> of 19 September 1896 Dr M.W. Gutteridge announced that he had arranged for his patients to be attended during his short temporary absence by Dr Seelenmeyer. While Dr Seelenmeyer was in Launceston he gave a series of evangelistic talks at the Mechanics' Hall.</p> <p>On 4 August 1904 the <i>Table Talk</i> publication included the following information:</p> <p style="padding-left: 40px;">Dr Seelenmeyer of Caulfield is another of the medical profession who has recently joined the ranks of the automobilists. The Doctor has acquired a neat two-seated car from the Tarrant Motor Company. The medicos find that they can cover a much larger area in quicker time by the new mode of progression.</p> <p>' Melbourne's <i>Post Office Directory</i> for 1916 shows that Dr Seelenmeyer's eldest son, <a href="#">Dr Adolphe Henry Seelenmeyer</a> had joined him in his practice at 30 Collins Street.</p> <p>According to his descendants the brass name-plate of his clinic at 30 Collins Street was tarred and feathered during the First World War because the family name was associated with Germany. As a result, on 22 March 1920, Adolphe Frederick and his 6 surviving sons changed their surnames by deed poll to Seeley.</p> <p>During 1911 Dr Seeley purchased a mansion named 'Landcox' situated on 10 acres of land in Milroy Street, North Brighton. The property has since been subdivided and is now part of a Buddhist centre called the <i>Tara Institute</i>, situated in Mavis Avenue (off Milroy Street).</p>	

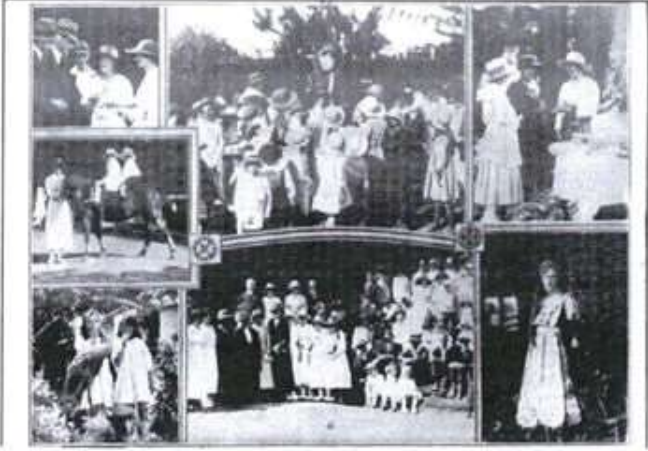
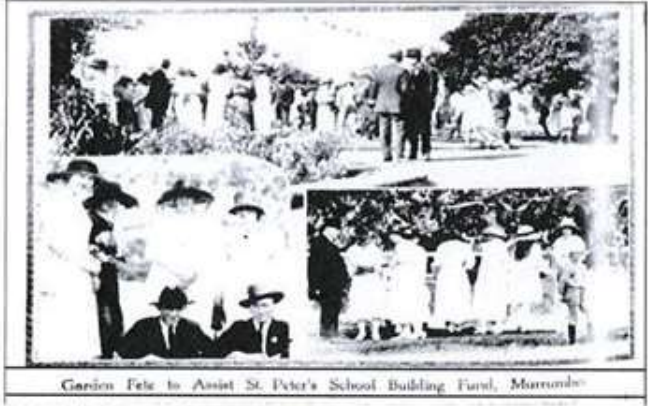




Date	event	source
	 <p>Figure 36 'Landcox' now the Tara Institute (2014) Mavis Avenue (off Milroy St), Brighton</p> <p>Dr Seeley died suddenly on 8 November 1922.</p>	
1912	<p>Adolph Frederic Seelenmeyer sells part of above (4 acres) to John Griffith Thompson, a merchant of King St Melbourne - part CP A Section 5 and CP 76, with special railway condition. Thompson sells allotments in the 1920s on Carol and Coorigil Roads as LP6842.</p>  <p>Figure 37 house lot</p>	VTO
1912-1926	<p>Adolph Frederic Seelenmeyer sells most allotments from his subdivision of north parts of former Frogmore land.</p>  <p>Figure 38 Extract of subdivision plan, with Frogmore house block</p>	VTO
1914	<p>Murrumbeena.... Opening New St Peter's Church...by the Archbishop of Melbourne (Dr Lowther Clarke) formally dedicated the above, ... The work of the Church of England in Murrumbeena was commenced by the present Vicar of the parish of St Agnes, Glen Huntly (the Rev W. A. Phillips) on Sunday, December 31st, 1906, at "Oakdene," by the kind permission of Mr James Birtchnell. Afterwards a room in Frogmore house, then occupied by Mr and Mrs Gairdner was kindly lent until a building, till then used as the School-church of St Agnes, Glen Huntly, was purchased.</p>	Oakleigh and Caulfield Times Mulgrave and Ferntree Gully Guardian 12/12/14

Heritage Assessment, Frogmore 1 Wahgool Road, Carnegie

Date	event	source
	Mean time the present site (consisting of about one acre of ground on Neerim road) had been bought by the Diocesan authorities and handed over to St Peter's Church Committee. Here the purchased building was placed, and, later on, enlarged. ...'	
1915	Frogmore estate sealed by Caulfield council 'A Thomson moved that the plans of the Frogmore Estate be passed and sealed. Seconded by Or Wood and carried.'	Moorabbin News (Vic. : 1914 - 1918), Saturday 27 November 1915, page 2
1917	The J.G. Thompson Estate, subdivisional land auction, Murrumbeena, Coorigil & Carool Roads, near Murrumbeena Road Saturday, March 29th at three o'clock, in seated marquee on the grounds / Packer Bros., Auctioneer and Real estate Agents, Carnegie Railway Station. Sales plan for land in the J.G. Thompson Estate in Murrumbeena, Victoria, bounded by Coorigil Road, Carool Road, Wahgool Road and Frogmore Road. Also shows Neerim Road, Murrumbeena Road and Hethersett Grove. Shows location of "Frogmore", residence of J.G. Thompson, Esq., Anglican and Presbyterian Churches, railway line and Murrumbeena railway station. "13 choice building allotments. (Few minutes Murrumbeena R.S.)" "Easy terms. £5 deposit. Balance quarterly over 3 years, 5 per cent interest." "Title, certificate." "These choice building allotments adjoin "Frogmore", the well-known residence of J.G. Thompson, Esq, the vendor ..." Includes text and photographs of established villas located opposite and adjoining the estate on Coorigil and Murrumbeena Roads.	State Library of Victoria
1917	'The old Frogmore Estate,' over which I used to take Sunday walks, is now laid out in streets, and is gradually being built over. Six and a half years ago it was a grazing area, and at that time Mr.W. Perry secured a few acres contiguous to this property, and built his home. At the rear he equipped his Murrumbeena Poultry Yards...' on MURRUMBEENA POULTRY FARM.	Leader (Melbourne, Vic. : 1914 - 1918), Saturday 3 November 1917, page 15, 16
1919	MMBW DP (detail) shows house  <a href="#">Figure 39 part MMBW Detail Plan 2853 showing Frogmore and stabling</a>	
1920	Ludbrook Owen Menck a manufacturer of Avondale, Drouin acquires part of CPA/5 and CP 76 (1 acre 3 roods), being Frogmore, from Thompson	VTO
1921	Christmas fete at Frogmore	The Australasian Saturday 24 December 1921, page 56



Date	event	source
	 <p>Figure 40 At Frogmore House, the residence of Mr. L. O. Menck, the fete was in connection with St. Peter's Church of England. At Joyous Gard, the residence of Dr. J. A. Springthorpe, was held a Strawberry Cake fete in connection with the Presbyterian Church...</p>  <p>Figure 41 Table Talk 29 December 1921, page 18</p>	
1921	<p>Menck acquires land in the Jindivick parish-  <i>'California Bungalow of the 1920s and the barn of c1940s were both built for manufacturer and stud farm owner Ludbrook Owen Menck.</i></p> <p><i>The Crown Grant for Allotments 116G and 116H (a total of 23 acres), Parish of Jindivick was made on 2 November 1921, to Ludbrook Owen Menck of 'Frogmore', Wahgoo Road, Murrumbidgee, Merchant. He had previously taken over a Grazing Allotment Lease from selector David Fisher in 1919 over Crown Allotment 123B - the 123 acres adjoining CA116G to the east over Labertouche Creek (PROV a). Fisher's property contained a brick house, which was later given a California Bungalow style verandah, presumably by Menck (see photo in Butler, 1979: 564). The property was already called 'Kelvin Park' by 1929..'</i></p>	<p>Baw Baw Shire Place Citation Report 2010 (Hermes No 32175 ) of Kelvin Park 210 Labertouche road, Labertouche</p>

Date	event	source
	 <p>Figure 42 Kelvin Park, Labertouche (Hermes). Sold by Menck in 1933: ' Mr L.O. Menck has sold the homestead and portion of his property at Kelvin Park', as well as conducting a dispersal sale of horses from the Kelvin Park stud (Argus, 18/11/33: 18; 04/03/33: 24).'</p>	
1922	Menck advertises Kelvin Park as 260 acres, 50 miles from Melbourne- This property has been used as a country residence by city merchant, and the improvements alone cost considerably more than price asked. Suitable for mixed farming or dairy...'-details from Frogmore.	'The Argus': 1/11/22
1923	<p>KITCHEN TEA.</p> <p>At Frogmore House, Murrumbeena, Mr. and Mrs. L. O. Menck entertained about sixty guests on Saturday, October 27, at a "kitchen tea" in honour of Miss Lesley Martell, daughter of Mr. and Mrs. C. H. Martell, Tintern avenue, Toorak, whose marriage to Monsieur Jean C. Quint is to take place at St. John's Church, Toorak, on November 10. The grounds of Frogmore House looked very beautiful, and the wide verandahs were almost enclosed with masses of pink roses and trails of wisteria. Chinese lanterns added picturesqueness to the scene. The guests were received by Mrs. Menck and Miss Martell. Mrs. Menck wore an early Victorian frock of pale pink' georgette and silver lace, and Miss Martell's beaded grey georgette frock had touches of fuchsia giving it colour. Miss Hazel Menck was in a girlish frock of pale blue. Madame Martell wore an uncommon frock of embossed georgette in tawny colourings.</p>	
1924	Menck sells to David Babington Keys (gentleman) & Bessie Ann Lindsay Keys (Spinster) of Wahgoo Rd, Murrumbeena.	VTO
1924	<b>The Australasian reports</b> 'Mr. and Mrs. L. O. Menck have sold Frogmore House, Murrumbeena, and intend residing for a time at their country place, Kelvin Park; Longwarry.	Saturday 16 February 1924
1934	<p>AS Kenyon et.al. recall this famous pastoral family in Melbourne's centenary year-</p>  <p>Figure 43 Archibald McLaurin McLaurin Family</p> <p>... By R.V.B. of "The Australasian," and A. S. Kenyon For more than 40 years Archibald McLaurin was a pastoral figure of note in Port Phillip and New South Wales. He came to Port Phillip overland in 1840, in charge of sheep owned by Dr. Reid. He was obliged to</p>	'The Argus': Thursday 13 September 1934



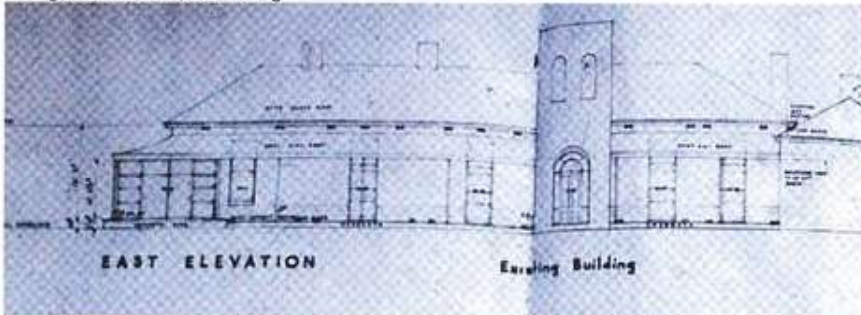
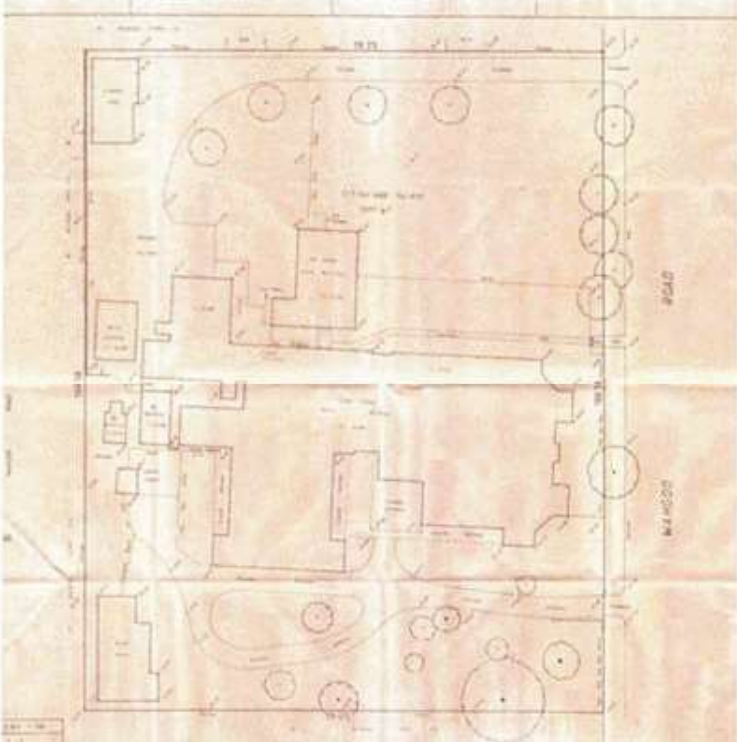
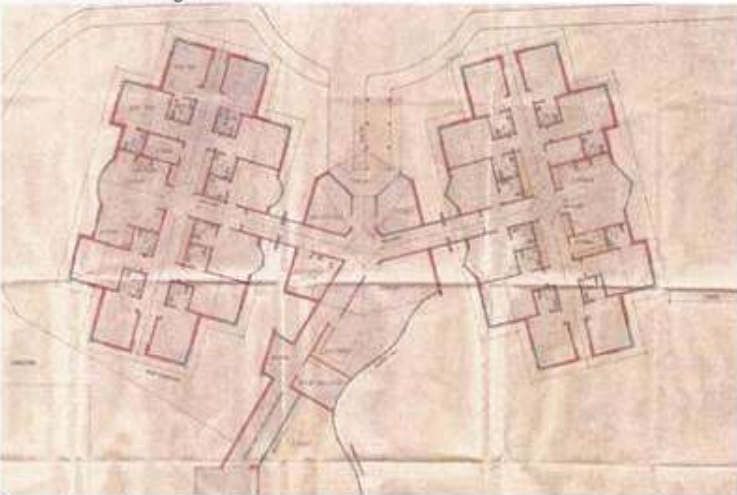
Date	event	source
	swim the sheep across swollen rivers. Frequently he had to assist them in to the water and swim over himself to assist them out again on the opposite side. In the following year McLaurin's father, mother, brothers, and sisters came to Port Phillip from Sydney; they rented a run close to Melbourne, and grazed their stock over the site of Brighton. But it was as the owners of Cornalla, on the Murray and Edwards rivers; Yabba Yabba, on the Mitta Mitta; Moroco. Derulaman, and Yarra Yarra, that the McLaurins were best known. In the late 60's Archibald sold out from his brothers. He purchased the <b>Frogmore</b> estate of 212 acres at Caulfield, and lived there in retirement till his death in 1891....	
1940	DEATHS KEYS. -On the 25th February, at her residence, Frogmore House, Murrumbeena Jane (Jennie), late of Mertoun Park. Colac. Privately cremated at the Springvale crematorium on the 27th February	'The Argus': 1/3/40
1942	DEATHS KEYS. -On March 9, at her residence, Frogmore House, Murrumbeena, Bessie Ann Lindsay Keys. (Privately cremated, March 11, at Springvale Crematorium.)	'The Argus': Thursday 12 March 194
1942-5	Mary Keys of Frogmore House, spinster, a descendent of David Babington Keys (gentleman) & Bessie Ann Lindsay Keys (Spinster), owns Frogmore.	VTO
1943	KEYS. -In loving memory of our brother, David Babington Keys, who died at Frogmore House, Murrumbeena, June 17, 1943	'The Argus': 17/6/44
1943	Probate: DAVID BABINGTON KEYS, Late of "Frogmore House," Wahgoo Street, Murrumbeena, Gentleman. Deceased.-After 14 clear days Mary Keys and Rebecca Babington Key, both of "Frogmore House," Wahgoo street, Murrumbeena, spinsters, being two of the executors appointed by deceased's will, dated 27th day of August, 1941 (Bessie Ann Keys, the other executor appointed by the said will, having predeceased the testator), -will APPLY to the Supreme Court for PROBATE of this WILL. DES-MOND DUNNE, IIARTY, & DWYER, solicitors, 95 Kepler street. Warrnambool <sup>11</sup> ..	'The Argus': 9/9/43
1945	DEATH KEYS.-On May 30- (suddenly), at her residence. Frogmore House, Murrumbeena,	'The Argus': 9/6/45
1946	NEW 28-BED CHURCH HOSPITAL The Churches of Christ in Victoria have purchased the property Frogmore, Wahgoo rd, Murrumbeena, with the intention of converting the existing building into a 28-bed hospital. The grounds (two acres) will be used later for additional wards, increasing the accommodation to 120 beds. A nurses' home will also be built. The Church has also purchased the property Newcumloden, Murrumbeena rd, Murrumbeena, at present occupied as a school. This will be converted later into a home for babies and toddlers. Plans have been prepared for a new hostel and cottages at the church's guest house at Oakleigh. These will increase the accommodation by 30 beds.	'The Argus': 20 April 1946, page 7
1949	Architects Buchan Laird & Buchan prepare drawings for Churches of Christ Nurses Home (since removed) at Christian Guest Home, Frogmore: two storey gabled wing at rear or to the north. Shows existing building with window bays to main façade facing south, arched main entry door, gravel drive and loop at front of house. The rear stable was to be demolished. existing slate roof, proposed glazed enclosures at south verandah corners. verandah roof shown as concave corrugated iron clad, as existing  EAST ELEVATION Existing Building	GEC

Figure 44 Part east elevation as existing in 1949 (Buchan Laird &amp; Buchan)

<sup>11</sup> VPRS 7591 /2/1253; VPRS 28/3/4012



Date	event	source
1952	Christian Fellowship Association of Flinders Lane, Melbourne own Frogmore.	VTO
1966	Building Permit Application drawings for New wing linked to Frogmore via tower on east by South Yarra architect James M McIlldowie additions to William H Clay Nursing Home for Churches of Christ - shows existing house as before, with glazed south verandah (glazing since removed), 6 main rooms south of cross passage leading from secondary entry via tower, 4 fireplaces, 2 of which single sided.	GEC
1989	Churches of Christ of Community Care survey plan: 	Gissing & Smith (GEC)
1990	Architects Campbell Clark & Kidd proposed a nursing home wing for the complex to north of Frogmore House, with cream brick Post Modern style angled wings linked to a central dining area, linked in turn to Frogmore. 	GEC
2007	Churches of Christ of Community Care, Heidelberg Rd, Fairfield, still own Frogmore	VTO

Date	event	source
2008	<p>eMelbourne entry by historian Jill Barnard:</p> <p>* Murrumbeena</p> <p>The name of this eastern portion of the former City of Caulfield is an adaptation of the Aboriginal word mirambeena. Murrumbeena was officially adopted when the railway station opened in 1879. In the 1850s two hotels on Dandenong Road serviced travellers and local farmers like William Lyall who established a model farm, <b>Frogmore</b>, where he bred sheep and horses and experimented with grasses. Murrumbeena was predominantly a market garden and orchard district in 1908 when potter Merric Boyd and decorator Doris Gough established their house called Open Country with the pottery in the garden. In 1944 Arthur Boyd, along with John Perceval and Peter Herbst, established the Arthur Merric Boyd pottery in a former butcher's shop in Neerim Road. They were joined in 1950 by Neil Douglas. In 1934 A.V. Jennings built his second estate, the Beauville, in Murrumbeena, although residential growth did not really accelerate until after World War II.</p>	School of Historical & Philosophical Studies, The University of Melbourne Published July 2008
2011	Churches of Christ Queensland own Frogmore	VTO
2012	<p><b>Street names of Cranbourne</b></p> <p>Links to our Past - history - Bakewell Street and Lyall Street</p> <p>John Bakewell and William Lyall were part of the influential partnership of Mickle, Bakewell and Lyall who arrived in the area in 1851. John Mickle (1814-1885) and John Bakewell (1807-1888) were business partners in Melbourne from 1847 and they were soon joined by William Lyall (1821-1888) who had married Mickle's sister, Margaret. In 1851 they acquired the Yallock Run (based on the Yallock Creek, south of Koo-Wee-Rup). In 1852 they acquired the Tooradin run and in 1854 they acquired the Great Swamp run and at one stage they occupied nearly all the land from Cranbourne to Lang Lang.</p> <p>After Government land sales in 1856 the trio subdivided their jointly owned land. Bakewell's portion included Tooradin, Tobin Yallock, the Bluff and Warrook on the Yallock Creek. Mickle received the Upper Yallock blocks which he renamed Monomeith. Lyall received the Yallock pre-emptive right and the remaining land. William and Annabella Lyall built Harewood house in the 1850s and the property remained in the Lyall family until 1967. John Bakewell died in England in 1888.</p>	Casey Cardinia Library web site, <a href="http://www.cdcl.vic.gov.au/aggregator?page=31">www.cdcl.vic.gov.au/aggregator?page=31</a>
2014	<p><b>Glen Eira council minutes</b></p> <p>'RECEPTION AND READING OF PETITIONS AND JOINT LETTERS</p> <p>A petition signed by 936 signatories was tabled that read as follows:</p> <p>"The petition of the following named citizens, draws to the attention of the council that the petitioners are concerned that Frogmore House at 1 Wahgoo Road, Carnegie, an historic 1850s house, is in grave danger of being demolished to make way for a 120 bed aged care facility.</p> <p>Frogmore was built c1857 for William Lyall by Melbourne's leading architect Joseph Reed (State Library, Melbourne Town Hall, Ripponlea etc). It is one of the earliest Italianate houses in Melbourne. Lyall was an important Victorian pastoralist who was a member of the first Caulfield Roads Board. At Frogmore, Lyall successfully bred cattle and horses and experimented with different types of pastures and grasses. He sold Frogmore in 1868 to Archibald McLaurin, an overlander and pastoral figure of note in Port Phillip who later became a Caulfield Shire councillor.</p> <p>Your petitioners therefore request that Council conduct a heritage survey of this building immediately. We believe Frogmore should be preserved for posterity and we ask that you consider its historical importance before issuing any demolition or planning permits."</p> <p>Crs Delahunty/Lobo</p> <p>That the petition be received and noted and request Council's heritage advisor to reassess the heritage value of the property within 4 weeks for the council group to consider.</p>	ORDINARY COUNCIL MEETING – MINUTES 16 DECEMBER 2014
2014-2015	Aerial view, Google Earth showing 1880s house in centre of complex, with some front garden elements.	Google Earth

### Lewis, M. Australian Architecture Index:

Cites:

## Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

*Argus*, 15 Oct 1856, p 7 - Joseph Reed, tenders wanted for Italian villa res near St Kilda for William Lyall.

Ricardo, 'William Lyall', p 12. Before Lyall was at 'Frogmore', he was at East St Kilda. Ibid, p 20: Florence Lyall was born at 'Frogmore' on 16 May 1859. Ibid, p 22: in 1868 (having lost cattle at sea) he decided to sell 'Frogmore' and move to his property at Tooradin. Ibid, p 15: 'Today, in 1956, this fine old house has been purchased and converted by the Church of Christ for use as a Convalescent Home'. Murray, *Sand, Swamp*, p 29 - subdivided after 1905; p 88 - WL born Forfar 1821, emigrated to Tasmania at 14, in 1847 his sister married John Mickle, who joined John Bakewell in a livestock agency in Melb, and Lyall migrated too; in 1850 Mickle & Bakewell sold out to Goldsborough, and joined partnership with Lyall in Westernport squatting runs. Lyall left his Brunswick home for the Yallock run at Tooradin, accompanied his partners to England in 1854, and on his return built Frogmore. He developed a model Scottish farm, and doubled the size by buying land on the other side of Murrumbreena Road from Frederick Hayley & W T Mollison. He added stables and workmen's huts to Frogmore in 1857, and added another room to the 4 rm house in 1858. At the age of 47 he moved to Harewood, WP, and sold Frogmore to Archibald McLaurin. Ibid, p 41: c1906 Catherine McNabb registered Frogmore as a rest sanatorium. NB McLaurin built a house, possibly here, in 1889, qv.

Murray, *Sand, Swamp*, p 87 - map showing location







## APPENDIX TWO: EXTRACT FROM TABLE 4.1. SCHEDULE OF DATA SHEETS AND RECOMMENDATIONS: GLEN EIRA HERITAGE MANAGEMENT PLAN 1996







The following are all Victorian-era houses Recommended in the 1996 study for some form of heritage protection, some for the Victorian Heritage Register.

A typology has been added to the table differentiating the houses as:


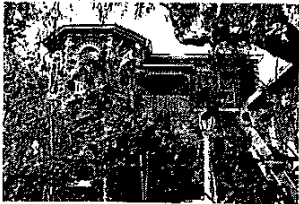

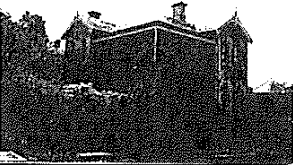


- suburban villas on a limited acreage to form grounds and typically on a subdivision,
- suburban cottage, modest houses as above;
- suburban farm villas, houses built on large acreages and used as farm houses, typically pre-subdivision.

There is a small number of the last type, Frogmore fitting this category.

Place	address	date	Type (Graeme Butler)	Heritage overlay
 <p>"Atta Vista" ("Lovell House")</p>	389-393 Alma Road	pre 1888	Suburban villa	HO2
 <p>"Myoora"</p>	405 Alma Road	1886 part	Suburban villa	HO3
 <p>"Harleston"</p>	67 Balaclava Road OR 220 Orrong Road Caulfield North	1875	Suburban villa	HO54
 <p>"Nettalie"</p>	73 Balaclava Road	pre 1871	Suburban villa	HO7
<p>"Halstead"</p>	23 Bambra Road	ore 1857	Suburban farm villa	HO10, Victorian Heritage Register

Place	address	date	Type (Graeme Butler)	Heritage overlay
				
"Kynaston" 	70 Bambra Road	1888- 89	Suburban villa	HO11
"Andover" & stables ALSO "Lord Lodge" 	30 Booran Road	1890	Suburban villa	HO94, Victorian Heritage Register
"Burreel" 	10 Burreel Avenue	pre 1866	Suburban villa	HO13
"Klora" 	33 Clarence Street	1888- 89	Suburban villa	HO15
"Rosecraddock" 	10 Craddock Avenue	1857	Suburban villa	HO16
Terrace	2-24 Edward Street	1890	Suburban row	HO21








Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie








Place	address	date	Type (Graeme Butler)	Heritage overlay
				
"Fresch" (?) 	11 Gladstone Parade	1888	Suburban villa	HO22
"Monkleigh" 	12 Gladstone Parade	1889	Suburban villa	HO22
"Payneswicke" 	13 Gladstone Parade	1889- 90	Suburban villa	HO22
"Hartington" 	15 Gladstone Parade	1888	Suburban villa	HO22
"Rathow" <sup>12</sup> 	25 Gladstone Parade	1889	Suburban villa	HO22
"Swibiton"	28 Gladstone	1890	Suburban villa	HO22

<sup>12</sup> Lewis, M. Australian Architecture Index: designer Jackson, Thomas B?








Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie





Place	address	date	Type (Graeme Butler)	Heritage overlay
	Parade			
"Kenly" 	34 Gladstone Parade	1889	Suburban villa	HO22
"Nulmore" 	36 Gladstone Parade	1889	Suburban villa	HO22
"Hengar" 	356 Glen Eira Road	1889- 90	Suburban villa	HO26
"Thornleigh Grange" 	504 Hawthorn Road	Pre 1872	Suburban farm villa	HO31
"Melrose" 	2 Hopetoun Street	1890	Suburban villa	HO35
"Rippon Lea" 	192 Hotham Street	1868- 87	Suburban farm villa	HO36
"Glenfern"	417 Inkerman	1857	Suburban villa	HO37

Place	address	date	Type (Graeme Butler)	Heritage overlay
	Road			
"Nithsdale" 	133 Kambrook Road	1858- 86	Suburban villa	part of HO73 – Glen Eira Road and Environs
"Rothsay" 	283 Kooyong Road	1888(?)	Suburban villa	HO38
"Tarqua" 	1-3 Lirrewa Grove	1886	Suburban villa	HO39
"Craigellachie" 	2b Lynedoch Avenue	1876	Suburban farm villa?	HO40
"Ontario" ("Labassa") 	2 Manor Grove	1863- 87	Suburban villa	HO44
"Maysbury" 	1 Maysbury Avenue	1887	Suburban villa	part of HO72 – Elsternwick Estate and Environs


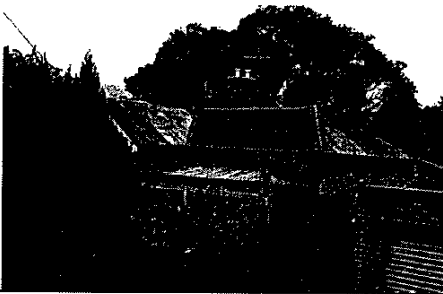


Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

Place	address	date	Type (Graeme Butler)	Heritage overlay
				
House 	32 Murray Street	1888- 89	Suburban villa	HO130
"Edenkillie" 	37 Neerim Road	1889	Suburban villa	HO45
"Heatherbrae" 	73 Neerim Road	pre 1876- c.1890	Suburban villa	HO46
"Manair" (?) 	225 North Road	1890	Suburban villa	HO49
"Ascog"	10 Orrong Road	1887- 88	Suburban villa	HO51








Place	address	date	Type (Graeme Butler)	Heritage overlay
				
Lisbon House 	70 Orrong Road	1889	Suburban villa	HO52
"Roseneath" 	31 Nepean Highway	1874		HO48
"Athole" 	18 Poplar Grove	1889	Suburban villa	HO80
House	57 Prentice Street	ore 1885	Suburban cottage	HO56

Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

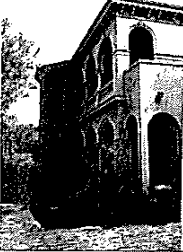
Place	address	date	Type (Graeme Butler)	Heritage overlay
				
House 	59 Prentice Street	pre 1885	Suburban villa	?
"Alnwick" 	11 Railway Avenue	1892- 93	Suburban villa	HO57
"Glenmoore" 	1 St Georges Road	1869- 70	Suburban villa	HO59
"Elston"	3 St Georges Road	1896	Suburban villa	part of HO72 – Elsternwick Estate and Environs

Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

Place	address	date	Type (Graeme Butler)	Heritage overlay
				
"Stanmere" (Elsternwick Club) 	19 Sandham Street	1889	Suburban villa	HO60
"Kooroowa" 	20 Sandham Street	1899	Suburban villa	part of HO72 – Elsternwick Estate and Environs
"Chiselhurst" (Presentation Convent) 	28 Sandham Street	1885	Suburban villa	HO61
"Beemery" 	85 Seymour Road	1891	Suburban villa	HO62



Heritage Assessment, Frogmore 1 Wahgoo Road, Carnegie

Place	address	date	Type (Graeme Butler)	Heritage overlay
				

### APPENDIX THREE: PLANNING SCHEME MAP 2 OF FROGMORE DISTRICT HERITAGE

The following Glen Eira Planning Scheme map shows the Murrumbeena area surrounding Frogmore: no individual Victorian-era house heritage overlay are shown on this map as an indicator of how distinct Frogmore is in the area.



Figure 47 Planning Scheme map 2, Frogmore arrowed.