

Description

This is a two level, asymmetrically planned, face-brick and stuccoed (new?) Italianate villa which has a two-storey cast-iron return verandah and sparse cement detail but is otherwise undistinguished except for its size. A wild cypress hedge, probably from the 1920-30's, now obscures the house. A corrugated iron side fence is probably original.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANACH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, 1889 (?)
 25, ALMA ROAD, 1889 (?)
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 264, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRIGAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRSAT AVENUE, 1890-1
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-79, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1891
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892

External Integrity

The house is generally original; the stucco may have been renewed or applied sympathetically over original face brick (no ruling); some windows have been replaced with French doors.

Streetscape

Adjacent to both large Victorian period villas and typical Queen Anne styled houses also villas of later and mixed periods; a large house on a corner

site and hence prominent despite the overgrown hedge.

Significance

Architecturally, of a common villa style and sparsely detailed.

Historically, built for a manufacturer of intermediate importance within the leather trade and briefly occupied by the more popularly known Ansett family this century; of regional interest.

Fairholm, 35 Prospect Hill Road



Australian Heritage Commission: R
 National Trust of Australia (Class/Rec.):
 Classified

NTA File Number: 965

Study Grading: A

Precinct: 27.02 Streetscape: 2

Construction Date: 1873-74

First Owner: Copeland, James

Architect: Crouch & Wilson (1881)

Builder: Ekins, R S (1873)

History

James Copeland purchased a substantial acreage from Alex

McArthur, at the corner of Burke and Prospect Hill Roads, in 1861¹. A Carlton builder, one R S Ekins, tendered a little over £2000, in 1873, to construct a two storey house which was completed by 1874².

Barely five years later, Copeland was forced to mortgage the property and it was advertised for auction soon after³. A similar advertisement had appeared twice in the *Argus* of 1876 where a 'Hawthorn Family Mansion with about Seven

1 NTA FN965
 2 *ibid.*; *Whitehorse & Eastern Suburbs Standard*, 3.11.1976
 3 NTA FN965

Acres' was proposed to be auctioned in favour of J Copeland Esq.¹. Again in 1877, Fairholm was offered for private sale '...with about eight acres of land, laid out in garden, shrubbery and paddocks'². It was then only three years old and possessed five generous receiving rooms on the ground level and six bedrooms upstairs, one opening onto a balcony; the basement was also well provided with large rooms and the usual stabling and coach housing was there³. Copeland eventually sold to wine and spirit merchant, George Anthoness, in 1878⁴.

Three years later, architects Crouch & Wilson invited tenders for 'ADDITIONS Balcony, painting and repairs to Fairholme'⁵. Anthoness also expanded the grounds reputedly to 23.5 acres but this had reduced to 10 acres by 1888, although the property valuation had almost doubled between 1884 and 1886⁶. Anthoness died in 1890 and the property reverted to the Victorian Permanent Building Society who leased it to a teacher, Annie McNamara, over a long period⁷. Reputedly a family member, one Ms Henriques, conducted a school at Fairholm, concurrent with Annie McNamara's occupation⁸.

By 1901 what was described as a 13 room house, occupied a lot 180 x 230 feet: the previous year it had possessed 9 acres⁹. Fairholm was sold to a solicitor, Arthur J Johnson, in 1907¹⁰.

Copeland was born in Ireland and conducted merchandising there

until he commenced as a New York Importer in the late 1840's¹¹. Arriving at Port Phillip in the gold era of the 1850's, he started a business in Flinders Lane with Samuel Finley, eventually becoming a partner with the clothing, manufacturing and warehousing firm, McArthur, Sherrard and Copeland¹².

Prior to Fairholm's sale, James Copeland joined his brothers Hugh and Samuel in the selection of three 320 acre blocks of the rich pasture near Warragul. James commenced residence on his property, Drumbirney Farm, by 1877, leaving the suburbs and his business for health reasons. Copeland achieved rural prosperity, accumulating over 1000 acres in ten years and serving in a number of public offices. He died in 1912, aged 96.

The Anthoness family reputedly came from the West Indies; George Anthoness conducting his wine and spirit business from Queen Street, Melbourne¹³. Later listings have this business in Elizabeth Street, as 'G Anthoness', and a Geo Anthoness and brewery at Arginger Street, Richmond¹⁴.

Description

Two storey, stuccoed and most importantly, surrounded by a two-level column-supported verandah, Fairholm is of a particularly unusual form-type for its era and is made more impressive by its scale and the extent of its surviving grounds. Like Shrublands (q.v.), Fairholm has a Tuscan Order colonnade encircling the house at two-levels (added 1881?) and as such makes it part of a very small group of 19th century houses. In contrast to other early Camberwell mansions, such as Wanganella and Shrublands, cast-iron has been used for the balustrading, marking perhaps the later addition of the verandah and the emerging fashion for cast or machine-made detail. A similar iron pattern was registered locally in the 1870s so it is still possible that the verandah dates from the house's construction, particularly as the facade beneath is plain, stripped of its verandah.

The garden has mature exotic plantings in harmony with the building era while the cypress hedge and surviving gateway are impressive and valuable elements.

External Integrity

The north verandah has been enclosed, presumably without damaging the original fabric. Reputedly the interior has been altered.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 2, BERWICK STREET, 1859
- 19, CANTERBURY ROAD, 1860
- 9, BARNSBURY ROAD, 1861
- 18, BALWYN ROAD, 1863
- 290, CAMBERWELL ROAD, 1868-
- 8, AIRD STREET, 1870

1 *Argus*, 5.2.1876, p.11; *Argus*, 3.6.1876, p.2
 2 *Argus*, 5.4.1877, p.3
 3 NTA FN965
 4 *ibid.*
 5 *Argus*, 10.9.1881
 6 RB 1884-5, 479; RB 1886-7, 640; RB 1887-8, 660; RB 1888-9, 770
 7 NTA FN965; RB 1894-5, 764; RB 1896-7, 718; D1906
 8 NTA FN965; D1895
 9 RB 1901-2, 689; RB 1900-1, 714
 10 NTA FN965
 11 *Weekly Times*, (Obituaries) 20.1.1912
 12 *ibid.*
 13 NTA FN965
 14 WD 1888-9

Streetscape

The cornerstone of the important Royal crescent precinct and one of a group of large 19th century houses which still front this road, set in grounds. The hedge is a fine landscape element.

Significance

Historically, while not apparently prominent in local affairs, James Copeland's home extends our understanding of the successful investors who combined city business with rural land-holding and who made their homes beyond the urban fringe in Camberwell. His home is an important reminder of Camberwell's role before the arrival of the railway. For much of the house's existence it has been the home of regionally prominent businessmen and professionals: of regional importance.

Architecturally, of a small group of early Victorian houses which possess superposed cement colonnades and survive in grounds related to their original setting and scale. It is also contributory to the adjoining important Royal Crescent precinct: of State importance.

Clapham, 39 Prospect Hill Road



Study Grading: C

Precinct: 27.02 **Streetscape:** 2

Construction Date: 1902

First Owner: Paternoster, Simon

Builder: Green, F R

History

Frederick Green, the prolific Camberwell builder, erected this eight room brick dwelling for Simon Paternoster, a storekeeper, in 1901- 2¹. Paternoster added to the house in 1905, again with Green's

assistance². Mrs. E Paternoster resided there well into the 1930's. Paternoster was 69 when he commenced to reside at Clapham, having retired from his two established general stores at Berwick and Pakenham³. His sons, Matthew and George carried on a business which he had commenced in the 1860's at Berwick, creating a business name which was already 'old', in a colonial sense, by 1900⁴.

Description

Clapham's design, although possessing the Queen Anne villa trappings of half timbered gables, terra-cotta ridges and casement window bays, still maintained the typical Victorian period villa form of two projecting room bays, connected by a return verandah, albeit built of timber. The verandah was attached to the house rather than under the main roof line and the chimney cornices were only half way to the common Edwardian forms. Unusual Fan-pattern brackets support the projecting eaves line at each bay and a nest of gables (attic balcony and ground levels) to the east elevation are distinctive aspects of the house, probably from the 1905 additions.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907
138, CANTERBURY ROAD, 1908-9
41, INCLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INCLESBY ROAD, 1909-10
71, BROADWAY, 1909
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910

1 BA 1899-1918, 226; RB 1901-2, 687; RB 1902-3, 714
2 BA 1899- 1918, 578; MMBW DPA 47488
3 SLVB *Cyclopaedia of Victoria*, Vol.2, p.140
4 ibid.