

PLACE IDENTIFICATION FORM

ADDRESS

2 Elmie Street

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

"Capri House"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [x] 3 []
SIGNIFICANT [] SIGNIFICANT [x]
STREET TREES KERB & GUTTERS

GRADING

A [] B [x] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [x] URBAN CONSERVATION AREA [x]
VAS [] PLANNING SCHEME PROTECTION [x]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE June 91.

NEG FILE 05.12.

Title
Vol.
Pol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1909
Architect Cuthridge?
Builder
Elements -
House and garden.



- Contributing garden
- Landmark tree (entrance trees)
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached
See Butler, Upper Hawthorn Study

INTEGRITY Good [x]
Fair []
Poor []

CONDITION Good [x]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

LOCATION: CAPRI HOUSE
 2 ELMIE STREET
 MMPS ZONE: Residential C
 BUILT: 1909

HISTORY - Capri House was built on land bought by solicitor William Cleverdon from the Hepburn Hill Estate.¹ He lived in number 4, but the corner block was sold and built on after the turn of the century.²

John T. Eckersall, draper, had moved into a new building in Burwood Road in 1885. By 1900, he had extended it into 3 shops,³ now (392-6) and moved into his new Capri House on the west corner of Elmie Street and Oxley Road in 1909.⁴

Mrs. M. Eckersall, then of Oxley Road, was the accredited owner of Capri House, during its construction under the supervision of one R.M. Cutheridge.⁵

DESCRIPTION - A Queen Anne styled hipped and slated roof, red brick house with projecting half-timbered and gabled roof and room bays and a bayed, return verandah which is set on turned timber posts and possesses a slatted frieze, placed between posts and above segment arches.

A slatted balustrade trims the verandah as does a dressed basalt plinth, encasing encaustic mosaic tiles. Cream and Hawthorn Black bands of brickwork surround the house at sill and impost level and a rough-cast stucco entablature also possesses timber brackets which support the eaves.

A projecting gable with carved barges, surmounts the arched entrance to the north verandah and placed beside this is an unusual exposed chimney base, set central to a hemi-sexagonal room bay. Other inboard chimneys have vertical banding and corbelled cornices, in the Queen Anne manner and are placed at irregular intervals about the roof in the generally picturesque nature of the dormer roof vents and gablets.

Despite this contrived picturesque quality, some late Victorian aspects are still evident, notable the projecting room bay with its segment arches and cream voussoirs and the persistence of the eaves brackets and semi-sexagonal room shapes.

INTEGRITY - Roof gutters have been replaced with a non-ogee section, otherwise generally original; a high fence has replaced what was probably picket.

STREETSCAPE - Relates to (1-3) Elmie Street, the church opposite and another Queen Anne corner at (1) Goodall Street: part of precinct (2).

LOCATION: CAPRI HOUSE
2 ELMIE STREET

SIGNIFICANCE - Architecturally: an original but overformalised example of Queen Anne villa architecture which nevertheless represents its type well on a metropolitan basis and contributes to a civic-residential precinct: of regional importance.

Historically: the 20th century home of a 19th century commercial pioneer of Hawthorn: of local importance.

ENHANCEMENT - rebuild fence and repaint as typical or original.

REFERENCES:

1. RB 1896, 3595
2. HBI
3. ibid
4. BW 65730
5. ibid

(Abbreviations Key:
Appendix 5)

