

LORD LODGE



LORD LODGE SOHE 2008



h00071 1 h00071 lord lodge villa may 05



h00071 lord lodge day yards may 05



h00071 lord lodge stablehand accom may 05



h00071 h00071 lord lodge new stables may 05



h00071 lord lodge stables interior may 05



h00071 lord lodge stables may 05



h00071 h0071 lord lodge plan

Location

30 BOORAN ROAD CAULFIELD EAST, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0071

Heritage Overlay Numbers

HO94

VHR Registration

January 12, 2006

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - January 16, 2006

What is significant?

Lord Lodge is a thoroughbred racehorse training complex adjacent to Caulfield Racecourse, established in 1890. The area immediately around the racecourse has been associated with horse racing activities and businesses servicing the industry since the development of the racecourse in late the 19th century. Lord Lodge was named by the present occupants after the champion racehorse *Lord* who was stabled there in the 1950s. In the early 20th century the property was known as 'Andover' and subsequently 'Moidart'.

The site consists of a single storey brick Italianate villa, jockeys' quarters, stables and open day yards with direct access to Caulfield racecourse from the rear of the property. The villa of 10 rooms on bluestone foundations was constructed in 1890 by John Leek, a horse trainer who purchased the newly subdivided land in 1888. The house has many Victorian Italianate or Boom Style features although it is more modest than many villas of its style. It has an asymmetrical facade with a faceted bay window and a prominent central tower with low pitch pyramidal roof that provides a clear view of the racecourse. Other characteristic features include stilted segmented arches, bracketed eaves, stucco wall finish and cast cement ornamentation. A room has been added on the north-facing verandah in sympathetic style and finish. Internally the rooms are substantially intact with original marble fireplaces and intricate ceiling roses and cornices. An entrance toward the rear of the southern side of the house is said to be where the stable hands, jockeys and other staff lined up for their meals.

In the southeast corner of the property, backing directly on to Caulfield racecourse, is a substantial late Victorian timber stable, probably constructed in the 1890s but first appearing on the property title in 1910. The stable has 12 stalls, a loft and brick pavement and jerkin head roof form with varnished pine-lined ceiling carried on a chamfered timber frame. It has an original roof lantern. The doors of the stalls are not the original sliding doors but swing doors obtained from a barn at Epsom Racecourse in Mordialloc prior to demolition. Outside the gambrel roof has fretted barges but the building is otherwise utilitarian. Timber throughout the stalls has been worn by chewing and rubbing of horses over the century of its use.

In the southern half of the property are open day yards where the racehorses are kept during the day. The red brick, single storey jockeys' quarters to the rear of the villa were probably built around 1950. A small brick, possibly late Victorian structure on the eastern boundary thought to have originally been a gardening shed, has been converted to a stable of two stalls. Modern concrete brick stables fill the northeast portion of the property. At the front of the property two Moreton Bay Figs (*Ficus macrophylla*), probably planted in the late 19th century, provide shade for horses in the day yards.

In the 1890s John Leek sold the property, relocating his training facility to one of the newly established racecourses at Mentone or Mordialloc (Epsom). By 1899, the property was owned and occupied by Alfred Merrill, a dentist, who named the property 'Andover'. In 1910 it was purchased by Leslie McDonald, a gentleman, and renamed 'Moidart'; sold in 1910-1911 to John Robertson; and again in 1926 to John Arthur, a racehorse owner. The Victorian Amateur Turf Club purchased the property in the late 1930s and since this time has been leased to racehorse trainers. It is unclear whether the property operated as a training facility between 1899 - 1926.

Several notable trainers and jockeys are associated with Lord Lodge. The best known is Arthur 'Scobie' Breasley, Australia's most successful jockey who was apprenticed to trainer Pat Quinlan at Lord Lodge (then 'Moidart') from 1928 - 1935. Breasley rode winners of the Caulfield Cup in four successive years 1942-45 and again in 1952. John Leek, the original owner of Lord Lodge trained *Ingliston*, the 1900 Caulfield Cup winner. Along with 'Lord' a number of well known racehorses including *Sobar*, *Havelock*, *Proud* and *Future* were trained at Lord Lodge

How is it significant?

Lord Lodge is of historic, architectural and social significance to the State of Victoria.

Why is it significant?

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.

Lord Lodge is representative of traditional thoroughbred horse training establishments located close to metropolitan racecourses. Horses were bought to these establishments from country properties where they had been spelled, to be trained up in the weeks prior to a race. This practice has largely changed since the 1960s

when stables were built on the racecourses at Flemington and Caulfield and leased to trainers who live elsewhere. Pressure on stable space around metropolitan racecourses now means horses remain in stables except during their daily exercise periods. Lord Lodge is now unique in having day yards for horses on the site.

Other metropolitan racehorse training complexes have existed in the area of Fisher Parade and Leonard Crescent, Ascot Vale, known as 'the Hill', adjacent to Flemington Racecourse since the late 19th century although none have survived intact. Extant complexes on 'the Hill' are generally smaller than Lord Lodge and lack the extensive day yards and architectural significance of Lord Lodge villa and stables. The earliest operating complex in this area, at 50 Fisher Parade is dated to around 1910 although little of the original fabric survives.

The complex of villa, stables and day yards at Lord Lodge is architecturally significant, being substantially intact and retaining the original features and fabric. Lord Lodge villa is highly representative of Italianate or Boom period architecture albeit a relatively modest form when compared to villas such as 'Airlie', South Yarra (H1619) or 'Frognall', Mont Albert (H0707). Late Victorian timber stables are now rare in metropolitan areas. The Lord Lodge stables are a fine example of stables of the period, demonstrating construction systems characteristic of the building type and period. Extant Victorian stables are usually associated with residential activities such as those at 'Rosecraddock' in Caulfield North (H0589) or 'Parlington', Canterbury (H0731). Exceptions are stables of similar form and design to those at Lord Lodge associated with two modest Victorian residences- 'Grace Darling' in Caulfield, built in 1887, named after the Caulfield Cup winner of 1885, and 'Goodwood' in Ascot Vale, built c.1895. In both, the stables were built for race horses but the stables and residences are in substantially worse condition than Lord Lodge. Neither continues to function as a training complex and both lack the aesthetic value of the villa and setting at Lord Lodge.

Lord Lodge is socially significant for its association with horse racing identities, in particular, 'Scobie' Breasley, and champion racehorses such as *Lord*. Similarly other extant training complexes such as 'Saintly Place' in Flemington, owned by Bart Cummings, who is responsible for more Melbourne Cup winners than any other trainer, have considerable social significance however, these do not have the historical and architectural values of Lord Lodge.

Moreton Bay Figs (*Ficus macrophylla*) at the front of the property contribute to the aesthetic significance of the property and its integrity as a training complex.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible.

General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.

General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

New and Existing structures on the site:

- a) New structures on the site and additions to all existing buildings require a permit.
- b) Works or alterations which impact on the exterior and interior of the residence and timber stables and the exterior of the red brick stables at the rear of the property are subject to permit applications.
- c) Any changes to the interior of the red brick stables, the exterior or interior of the stablehands' quarters and the exterior of the concrete brick stables are permit exempt.
- d) Maintenance, minor works (as defined below), and alterations to the layout of the fencing and other structures associated with the continued use of the day yards are permit exempt.

Regular Site Maintenance : The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995,

- a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;
- b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials;
- c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing;
- d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation.
- e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.

Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the

erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Minor Works :

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates 1890,
Heritage Act Categories Registered place,
Hermes Number 13532
Property Number

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 71 in the category described as Heritage Place:

Lord Lodge, 30 Booran Road, Caulfield East, Glen Eira City Council.

Extent

General: The landscape setting and original plantings including Moreton Bay Figs (*Ficus macrophylla*)

1. All of the buildings marked as follows on Diagram 0071 held by the Executive Director:

B1 Lord Lodge villa

B2 Late 19th century timber stables

B3 Brick stables

2. All of the Land marked L1 on Diagram 0071 held by the Executive Director.

Dated 4 January 2006

RAY TONKIN
Executive Director

[*Victoria Government Gazette* G 2 12 January 2006 41-42]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>