

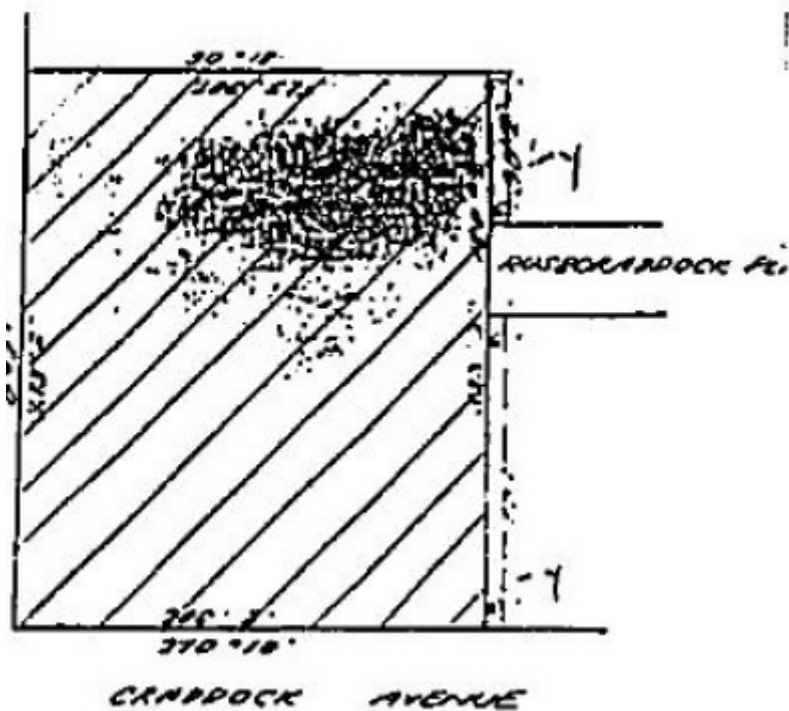
ROSECRADDOCK



ROSECRADDOCK SOHE
2008



rosecraddock caulfield
western side of house
mar1992



H0589 rosecraddock extent

Location

2-8 KEVERELL ROAD AND 4-10 CRADDOCK AVENUE CAULFIELD NORTH, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0589

Heritage Overlay Numbers

HO16

VHR Registration

October 31, 1984

Amendment to Registration

June 12, 1991

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 24, 1999

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. By the 1870s when Henry Joseph Langdon owned the property, the house had been enlarged to fourteen rooms. This last increment of three or four rooms and stables was supervised by the architect, Lloyd Tayler.

The appearance of the building must have changed significantly because of the replacement of the existing verandah with one fashionable for the time and typical of Tayler's work. It was at this stage that the billiard room was added. The last extensions were in the 1880s boom years. The garden which was probably laid out about this time by a neighbour, Henry Ford, is now overgrown but intact.

The property remains relatively unaltered from this time except for some redecoration of the interiors in the late twenties and the modification of the kitchen. The most interesting detail surviving from the nineteenth century is the intact decoration of the billiard room and dining room.

The house is considered significant as an example of a substantial villa constructed and subsequently altered for well-to-do middle class families. Its continuous occupation by the Langdon family from the 1870s to the 1980s greatly assists in understanding the building and its garden surrounds as a document of upper middle-class Melbourne during the nineteenth and twentieth centuries. This social group has been the dominant force in Melbourne's commerce and industry during that period. Henry Langdon founded a firm of merchants and importers in 1852. The business is carried on by the family even today and has strong links with the maritime and building industries.

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](#).

Construction dates	1857,
Architect/Designer	Tayler, Lloyd,
Heritage Act Categories	Registered place,
Hermes Number	277
Property Number	

History

Associated People: Lloyd Tayler

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 589:

Rosecraddock, 10 Craddock Avenue, North Caulfield (to the extent of the whole of the house, outbuildings and stables and all the land shown on Title Vol. 7375 Folio 855, Parish of Prahran, at Caulfield, County of Bourke.) [Victoria Government Gazette No. G22 12 June 1991 p.1550]

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/>