
Labassa, 2/2A Manor Grove



2 Manor Grove Caulfield,
August 1994

Location

2-2A Manor Grove CAULFIELD NORTH, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Included in Heritage Overlay

Victorian Heritage Register (VHR) Number

H0135

Heritage Overlay Numbers

HO42

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on -

"Labassa" is nationally important as a supreme example of a late Victorian Boom Style residence showing European influence and incorporating rare architectural treatments including elements of its cast cement ornamentation, marbling, arcade vaulting and a trompe l'oeil ceiling. "Labassa's" ability to inform us of the highest

standards of Victorian schemes of decoration is enhanced by its intact state. It also has significance, however, for its associations with A. W. Robertson and later, LB. Watson, both of whom attained wealth through gold mining and whose house may directly reflect the precedents set by the mining magnates of California's gold rushes in San Francisco and possibly elsewhere where similar standards of opulence were achieved in villa design.

Heritage Study/Consultant	Glen Eira - Caulfield Conservation Study, Andrew Ward, Architectural Historian, 1994;
Other Names	"Labassa" (formerly "Ontario"),
Hermes Number	43652
Property Number	

Physical Description 1

A grandiose two storeyed villa residence in the late Victorian "Boom Style" with French Second Empire inspired mansard roofs and an abundance of cast cement ornamentation. The main aspect has a two storeyed arcade to the corner with terminating curved bays at either end. The round arched arcade has cast iron Corinthian columns and distinguishing marbelled panels in cast cement work (light terra cotta and grey) which are used to form architraves, string coursing and to enrich pilasters and the main cornice. The entry porch is round arched with caryatid supports whilst the main doorway is richly carved. The arcade ceiling is vaulted in cement with rib moulds and the tiled pavement incorporation the fleur-de-lis motif.

The wings also have round arched openings, curved sashes, corinthian pilasters, foliated spandrels and string course (facing south) whilst unusual parapet sculpture includes a coat of arms to the north wing and helmeted figure head to the east wing. Cast iron cresting to the roof features is intact.

Inside the European Baroque decoration, including trompe l'oeil ceiling and staircase, wallpapers and stencils are noteworthy elements.

Physical Description 2

Integrity: Good, parapet ornamentation partly removed.

Physical Description 3

Condition: Good

Historical Australian Themes

Caulfield as a location for Melbourne's gentry.

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/>