

CHAPTER XIII.

St. Kilda Beach in 1859—"Beach Squatters"—Their Names, Houses, and Rates—Iron Houses—Land Values—Early Residents—Professional Players and Singers—St. Kilda Dramatic Club—Hotels and Licensees—Large Estates and Owners—Terraces—Notable Men—Sir John Madden's Reminiscences—Tennyson Villa—R. D. Ireland—Mrs. E. Knox's Memories.

THE Commissioner of Crown Lands, W.F. A. Powlett, must have felt, when he received a letter dated, "St. Kilda 25 January 1858" from a gentleman, who said he was Powlett's obedient servant, and signed himself "B. Cowderoy, Chairman," that he was hearing from an angry man. We cannot do better than quote the letter of the Chairman of the newly created municipality. He writes to the Commissioner "I beg to call your attention to the fact that notwithstanding the promises made to the Municipal Council of St. Kilda, and to the Bench of Magistrates, the tents and other erections along the St. Kilda Beach are still suffered to be a nuisance to the municipality. Even the Chinamen, who were to have been removed, the very day, after my last visit with you, are still infesting the neighbourhood, and only this morning, I have had complaint of the disgusting scenes which are practised in their tents, and around them. Pray be good enough to inform me, at your earliest convenience, whether any of the parties, and, if any, whom, have permission to occupy Crown Lands for these purposes, and if no such permission has been given, and which you promised not to give, I will immediately take measures for abating the nuisance."

The Commissioner allowed a week to elapse before he replied to the Chairman's spirited remonstrance. The indignation expressed in the letter still seems to live in the force of the conveying words, that were written over seventy two years ago. Evidently the Commissioner thought a little official calmness in his reply might cool the anger of the Chairman. On February 1st he wrote "Adverting to your letter of the 25th ulto, I have

the honor to inform you, that one of the Rangers of Crown Lands has received instructions to proceed immediately against any persons illegally occupying Crown Lands on the Beach at St. Kilda." The Chairman of the Municipality, Councillor Benjamin Cowderoy, was recognised, by the heads of the various Government Departments, and in Parliament itself, to be a "peppery individual" where the rights of St. Kilda were involved.

We can write with confidence, concerning the condition of the St. Kilda Beach, and of the class of residents, scattered along its shores in the year 1859. These nomadic shore dwellers were there, owing to their lack of pence, in most cases, and in others, to their inability to find cheap housing elsewhere in Melbourne. They were allowed to camp on the shore line, provided that they paid for a licence to do so, and this licence gave them the right to build rude shelters, which consisted of composite collections of old sheets of iron, wood from packing cases, hessian, and tents. Among these immigrants were those who did not take kindly to licences, nor to the paying of rent, nor to taxes in any form. Their environment sharpened their wits, and they knew every shore trick, by which they could dodge the Government ranger through the thick tea tree scrub. The presence of the collector of taxes, in any part of the scrub, was "bush telegraphed," so that it was seldom he found the defaulter he wanted "at home." A statement of the times, reading almost incredible to-day, was that, on the Esplanade shore lines, and in its vicinity, the tea tree scrub, interspersed with honeysuckle, and she oak trees, made such a dense bush, that some of these small shacks, built so as to be purposely concealed, were often overlooked by the rate collector. When the St. Kilda Council took over, from the Government, the St. Kilda Beach, and began to control the shorelands, these rent evaders did not find it quite so easy to avoid paying their residential dues. They were officially known, under the heading, in the Council roll book, as "Beach Squatters."

We have compiled a list of the St. Kilda "Beach Squatters" for the year 1859, because that is the first official record of these half bushmen, half troglodytes, who boiled their billies, on the sands of St. Kilda, over seventy years ago. Some of them, or others of their class, were in residence before the year 1858, but that is all we know of them. The names of those of the year

1859, and the amount of the rates they each paid, or should have paid, each quarter, to the Council, make curious reading to-day. The address in the Council's old Domesday Book of each tenant is given as "The Beach." We read that George Panson had three rooms, built of wood and iron, and that *he* was rated at 15/- per year; George McGregor, two rooms, wood and canvas, rate 15/-. George was evidently a Scotsman, and it will be seen, if we can judge by their names, the majority of the St. Kilda Beach Squatters were Scotsmen. Alexander Morrison, tent two rooms, rate 15/-; Laurie Tulloch, tent, three rooms, rate 15/-; John McPherson, tent, three rooms, rate 15/-; John Grimes, tent, one room, rate 6/-; John McDonald, tent, two rooms, rate 11/-. A Scotch woman, surely, the next "squatter"! Janette Stewart, tent, two rooms, rate 11/-; William Rouse, tent, one room, rate 11/-; Lachlan McLaughlin, tent, rate 7/-; Donald McDonald, wood and canvas, two rooms, rate 11/-; Mrs. Grant, wood and canvas, two rooms, rate 11/-; Frederick Calvert, wood and canvas, four rooms, rate £1 2/-; Edmund Jackson, tent, two rooms, rate 15/-; Mary Ford, wood and iron, five rooms, £1 2/-. Mrs. Ford's case is one in point where a beach squatter dates back to 1853, and perhaps before that. Mrs. Ford rented her rooms to bathers, desiring the convenience of a dressing room, and it was she, already in the way to be established, whom Captain Kenney saw before he had placed the brig Nancy to act as a bathing ship in St. Kilda waters.

Perhaps St. Kilda's police sergeant in 1859, Sergeant John Reid, could have told us what these beach squatters did for a living. It was said the majority of them were quite good people, unfortunate immigrants, down on their luck, who had not yet found golden Victoria to be more than a "land of promise". The visit of the energetic Thomas O'Connor, St. Kilda Council's rate collector, must have been an unpleasant financial surprise. A number of them paid their first moiety of rates on the same day, the day clearly O'Connor was calling. Most of them had "removed" six months afterwards when the second moiety became due.

One, and two-roomed houses, were to be found in St. Kilda, outside of those of the "Squatters," on the Beach. In Inkerman Road there were houses of two and four rooms. In October, 1857, Vaughan and Wild advertised land at St. Kilda, on Mel-

bourne Parade, otherwise Fitzroy Street. Their advertisement said, "St. Kilda: For sale, 66 feet to Melbourne Parade, St. Kilda, by a depth of 240 feet. Close to the Railway Station. A first rate site for an hotel." In Fitzroy Street, spelt Fitz Roy on various early papers, and rate notices, there was, in the year 1859, a brick house of three rooms, licensed by the St. Kilda Council as an hotel—the Terminus Hotel. Charles McGirr was the licensee. His rating assessment was £1,020, and he paid £51 a year to the Council. If Charles McGirr could return he would see the George Hotel had sprung from the seed of the Terminus Hotel. The owner of a three-roomed cottage, alongside the hotel, in the occupation of one of the first railway station masters at St. Kilda, William Angus, paid a yearly rate of £35 4/5. Further along Fitzroy Street, opposite the Park Gates, was the British Hotel, of which A. P. Bird was the licensee.

One of the difficulties that confronts a compiler of such topographical data as this, is the recurring shuffle of the names of hotels. Whether publicans find that a change in their hotel's name is stimulative of a thirst in their customers, and that in an hotel named "The Highland Chief" more liquor will be drank than in one named "The Devonshire Lass" we have not decided, but it may be that in hotels there is some custom attached to good names. The Prince of Wales Hotel in Fitzroy Street was, in the year 1850, owned by James Duerdin, and the licensee was James Murray, who quarrelled with his landlord, and the two, together, presented the lawyers with a fat oyster.

John Green dwelt in Argyle Street, in a wattle and dab hut, into which he had compressed five spaces, called rooms, for which John paid in rates 30/- a year. The first nursery man in St. Kilda was named Roland May, and he had a wattle and dab hut, with a garden attached to it. Peter Norsley was a market gardener, and he like May, lived in a two-roomed but of wattle and dab, in Inkerman Street, where he had four acres of land under cultivation. The land was moist from the drainage that came from the hill, and the top spit of the soil of his garden was deep with the accumulations of drift humus from the high lands. Besides Norsley's garden were four acres of land, belonging to Henry Jennings, one of the "influential men of the hill." He employed the land in growing oats for oaten hay, a favourite grain crop in St. Kilda, and in demand with the numerous owners of

horses. We have seen an advertisement stating the advertiser wanted to sell a crop of growing oats in Fitzroy Street on land next to Acland Street, spelt "Ackland," in many early entries.

In the year 1859, St. Kilda bore evidences of the passage of its pioneers. We have the primitive settlement, on the Beach, typical of a first settlement, then a sign of a little more permanency in wattle and dab huts, the beginning of house building. Afterwards there came the wood and brick houses. The majority of them was restricted to a small size. The merchant princes and professional men called those who dwelt in them the "cottagers." St. Kilda had its iron age in the sequence of buildings. We will refer to some samples of these houses, helping to form what was (1859), in an architectural sense, conglomerate St. Kilda. In St. Kilda there were houses built of iron, churches built of iron, and schools built of iron. These iron buildings were imported from England in numbered sections. The Rev. R. Fletcher preached in an iron built church capable of seating 250 worshippers, and he lived in an iron house, still standing, in Alma Road. In Alma Road there was a building, and a stable of iron ; off Alma Road was a four-roomed cottage, occupied by Elizabeth Thomson and owned by Henry Jennings, next to her a cottage of four rooms, and one cottage of two rooms, all built of iron, and in Alma Place, an iron cottage of five rooms, and three more cottages of four rooms, likewise built of iron, owned by Samuel Griffiths. In Brighton Road (High Street) William Cox conducted a school in a building of two rooms, constructed of iron, which was also owned by Griffiths. Thomas Loader owned an iron store, in Hoddle Street (Barkly Street). He had as tenants in it, Tullett and Watts. Beside the store was a vacant piece of land, 48 feet, valued at £6 per foot. And since we have mentioned land values, let us say that land, in 1859, in Gurner Street was valued at £5 10/- per foot ; in Gray Street at £7 per foot; in Inkerman Street at £3 per foot; in Charles Street at £2 per foot, and in Brighton Road (High Street) at £10 per foot. Well into the Balaclava flat, out of the prospective area of a shopping centre, land values in Brighton Road fell to £6 per foot. That was the price of Thomas Bowles's land, 160 feet, used by him as a stone quarry to obtain red sandstone for the roads.

A well known land proprietor in Fitzroy Street, and Jackson Street, was Brabazon Purcell. He lived in a "very neat, and

substantial brick cottage." One of Purcell's weatherboard cottages had a frontage to Jackson Street, and it was occupied by John Rigg. Near to that cottage was another, with outbuildings, surrounded by shrubbery. The properties were sold by Wheatley & Bliss on June 28, 1858. The land containing ten acres fronting the Beach, and Alma Roads, purchased at the Crown Land sales by the Hon. W. I. T. Clarke, M.L.C., were bought from him by William Lyall, and Lyall sold the land in allotments on July 1, 1858. Sir James McCulloch consolidated his interest in St Kilda on December 21, 1857, when he bought at a Crown Land sale, land, fronting the Alma Road, in area five acres twelve perches, at the rate of £90 per acre. At the same sale, suburban lots, fronting the Beach Road, were sold, the land offered having an upset price of £2 10/- per foot. Lot 1, four acres, at £121 per acre, was bought by Murray & Ingle; lot 2, three acres two roods and sixteen perches, £161 per acre, was bought by James Gibson; Lot 4, five acres, brought £75 per acre from Jordan and Cooke; Lot 5, four acres, three roods, nine perches, was sold at £98 per acre to the same firm. A report of the sale states that the "biddings were brisk, and that the whole of the lots offered were bought up."

When a person looking for a bargain, in the way of land values, finds, among the auction advertisements, an emotional outburst of admiration, in poetical form, his curiosity may be aroused. Even the passage of 77 years has not quenched the fires of attraction since we quote it

"The sale of each lot
In this beautiful spot
Will ne'er be forgot.
Vivat Regina !"

In October, 1853, land on the Brighton Road, St. Kilda, a highway then called by William Green, the auctioneer, the Great Western Port Road, was sold at the Government Land Sale, at prices, varying from £1,200 to £1,900 per acre. Sections 74 and 75, sold by Tennent & Co., though subdivided, without the concession of rights of way, brought sums varying from £5 to £7 per foot. Intending purchasers were told that an omnibus regularly passed along the road to Melbourne, a fact that—

"Will ne'er be forgot.
Vivat Regina!"

Henry F. Gurner, the Crown Solicitor who resided in Princes Street, sold the property known as Gurner's Paddock on October 15, 1853. The well known auctioneers of those days, Messrs. Stubbs & Son, described the paddock as the "pet property" of St. Kilda. The land, for the purposes of the sale, had been subdivided, and it showed eight corner lots, with sweeping treble frontages. The plan of sale was prepared by Albert C. E. Purchas, architect and surveyor, Temple Court. The principal street, in the process of the subdivision, was left sixty feet in width. The advertisement of the sale stated that the street "had been named in compliment after one of our most popular merchants." The reference was of course to Dalgety, of Dalgety, Blackwood & Co., merchants, importers and bonded stores proprietors and ship agents, of Chancery Lane and Bourke Street. Some of the allotments had frontages of forty feet to 149 feet in depth, the whole having right of ways 25 feet in width. Allotments 2, 3, 24, 25 and 26 were described as "remarkably beautiful ones, with frontages of 35 feet to Grey Street, opposite to Mr. Nankivell's residence." Thomas J. Nankivell was, like Dalgety, also a merchant prince, who made his home in St. Kilda. He was a partner in the firm of Fanning, Nankivell & Co. They were merchants and importers, and proprietors of Degraives' bonded store at the corner of Russell, and Flinders Streets. It was a heavy bluestone building that suggested the strength of a gaol. The place was afterwards altered to serve the purposes of a newspaper office, The Herald. The building has since been demolished. A picture theatre now stands on the bond's site.

Messrs. Symons and Perry, auctioneers, Collins Street, offered for sale on Tuesday, June 21, 1859, "that well known corner allotment of land, at the Junction, St. Kilda, in the occupation of Mr. Levitt, watchmaker, and Excell Brothers, drapers, having a frontage to Wellington Street of 98 feet, and a frontage to Punt Road of 32 feet, with a right of way of 10 feet in the rear. The only corner allotment, at the Junction, not of an angular shape, and most peculiarly adopted for the site of a first class hotel, being situated at the junction of six Government Roads. Immediately opposite the cabmen's stand, and the South Yarra water works tank." The auctioneers added a "N.B.—The auctioneers would particularly call the attention of parties in search of a position to erect a first class paying hotel to the above

unrivalled corner in the suburbs of Melbourne. It is under lease to Mr. Levitt until the end of next year, at a ground rent of £96 per annum." S. J. Levitt had his shop in High Street.

Charles Bower, was one of St. Kilda's early grocers. His shop in High Street, consisted of two rooms. John Marden, who slaughtered cattle, near where the Balaclava Railway station is now, had a shop in High Street of four rooms, and a brick cottage, and a stable in Inkerman Street. An early chemist, was John W. Finch, who had his shop and dwelling in High Street. Attached to the property was a large garden. The house was built of brick, and belonged to Thomas Glasgow.

Osborne House, was the notable building among the shops of St. Kilda in Brighton Road, or High Street. Derbin Wilder, a draper, occupied it. He afterwards became a stock broker, of the firm of Wilder & Sterne. When Osborne House was sold, under order of the mortgagees, by Mackillop & Cooke on June 17, 1859, the place was described as a six roomed brick shop, and dwelling house, in an excellent state of repair, facing Brighton Road. George Connibere, afterwards so well known in St. Kilda as Councillor Connibere, when he settled in High Street, St. Kilda, as a draper and boot and shoe dealer, occupied this shop and dwelling, and remained in it for many years. Andrew Adams resided in one room behind his smithy in Hoddle Street. Hoddle Street was Punt Road, and Punt Road in 1859, overlapped the street name of Barkly Street. John Spottiswood, who lived to be a very old resident of St. Kilda, had his four roomed cottage, and workshop in Vale Street. Land in Vale Street was worth £1.10 per foot. The Spottiswood family was well represented in St. Kilda. Besides John the senior, there was John the junior, and also William, a builder, all residing in Vale Street, and James too, who lived in Blanche Street. That was in the year 1872. Smith Street, running from Barkly Street to Blessington Street, does not, as a place name, offer any signal distinction, but it is not without its local lineage. It was named after James Smith, who cut up his land into eighteen allotments, and they were valued at from £2 to £2.10 per foot. John Smith, probably a blood relation, lived in a cottage of five rooms for which John paid 30/- in rates per year. His home was more spacious than one owned

by Michael O'Shea, and tenanted by George Beck. It consisted of one room, built of wood in Fitzroy Street. Michael O'Shea was known to almost everyone in St. Kilda as the licensee of the Junction Hotel, at the corner of Brighton Road, and Hoddle or Barkly Street. Built of brick, and stone, the hotel had twenty stalls in its stables, harness, and ostler's room.

Connected with the Junction Hotel was a concert room wherein, we were told by Robert Sparrow Smyth, the entertainments inclined more to the homage of the Queen of Song, and to the Muse of Music, than to the worship of the spirit of tragedy, and of the classic shades of departed genius. The room at the Junction Hotel was frequently hired by professional, and amateur entertainers. Among the aspirants for public favor, heard frequently there, were the talented elocutionist T. P. Hill, and a melodious Scottish vocalist, J. R. Black, who had abandoned a promising business career in Adelaide to follow art. Both of these men, so well known in St. Kilda, in the years of the sixties, and afterwards, in a wider sphere, enjoyed a certain amount of celebrity. Hill became a favourite teacher of elocution in Melbourne, and Black a successful vocalist abroad. Finally Black joined fortunes in Japan with a Melbourne man, who was an ex-Victorian Minister of the Crown, John Henry Brooke. Together they established a European newspaper in Yokohama, and called it the "Japan Herald," and that paper was the forerunner of the "Japan Mail."

St. Kilda was not a favourite dwelling place for professionals, but the usual exceptions were to be found. The Carandinis, and Mrs. Crouch, Madame Carandini's sister, lived for years in Gloucester Terrace. The early owners and builders of terraces in St. Kilda were partial to English place names. Gloucester House is at the corner of Park Lane in the vicinity of Hyde Park, London, so that Gloucester Terrace was appropriately named. William Saurin Lyster lived with Mrs. Lyster (Miss Georgia Hodson) in one of the two wooden cottages, still in existence, between the corner of Fitzroy Street, and Park Terrace. Lyster catered for the higher musical taste of the Melbourne public. Madame Ristori, and her company, appeared under his management at the Opera House. He was a distinguished early Victorian impresario, and his admirers presen-

ted the National Gallery with a portrait of him. Lyster came of a good family. His father was Captain Charworth Lyster of Grenane, and his uncle Doctor Saurin, Lord Bishop of Dromore. In Victoria he was known in the profession as William "Swearin" Lyster, a "Christian mutilation," some people thought, more appropriate, if less humane, as a description of the habit in which Lyster lived, than was the word "Saurin". During the last months of his residence in St. Kilda he occupied Sydenham Villa, Brighton Road, St. Kilda. On Sunday, October 11, 1874, while he, and his wife, were absent in the evening, his house was broken into, and his wife's jewellery, valued at £200, taken. No doubt Lyster suitably, according to his habit, expressed his feelings regarding the burglar.

While writing of professional actors, and singers, who lived in St. Kilda we recall that St. Kilda had its amateur actors and actresses. Grand Amateur Dramatic Entertainments took place in the Assembly Hall, now Hampden House, Grey Street. The St. Kilda Dramatic Club gave an entertainment there, in aid of the Indian Famine Fund, on November 1st, 1877. The appeal was under the patronage of the St. Kilda Borough Council, and the Loyal Prince of Wales Lodge M.U. The St. Kilda Brass Band, and the Windsor Drum and Pipe Band, played selections of music. "By particular desire," whose desire it was we know not, but the yearning, or desire, impresses us, the performance commenced with the soul stirring drama of "Harold Hawk, or the Convict's Vengeance." The farce that followed was doubtless selected as a corrective. It was called "The Fearful Tragedy in Seven Dials." The scenery was lent by Mr. Crawford of the Apollo Hall, Melbourne. The prices of admission were Balcony 3/-; Front seats 2; Back seats, 1/-. Albert Burgen was the stage manager, and W. Wilson the secretary. The performers were Walter Wilson, E. Lyons, Albert Burgess, F. Putt, J. Spencer, Misses C. Herbert, Fitzgerald, Emma Williams. Miss Lena Rance sang a song between the dramatic performances.

The licensee of the Junction Hotel, Michael O'Shea paid £27.12.6 to the St. Kilda Council in rates, the rate being 1/-. Some of the St. Kilda Hotels did not want for rooms. One, in Fitzroy Street, of which Thomas G. James was the licensee, had

twenty six rooms. Alongside the hotel were ten wooden cottages, each of them having four rooms. At the corner of Fitzroy Street, and Grey Street, was a cottage of six rooms, occupied by Edward Harley. On some land, lying off Grey Street, were two brick cottages, and one wooden one each with four rooms. Moody, the first baker, and afterwards the Municipal Inspector of St. Kilda, about whom we have already spoken, was in partnership with a man named Brown, whom Moody, on one occasion, told us was not everything a partner should be. The house Moody lived in, was built of brick. It had three rooms, and the bakehouse. The Wesleyan Church was of wood, and seated 350 worshippers, the Rev. J. Harding being the Minister in charge. Marshall & Sons had a timber yard in High Street, and John Forsyth a sawpit in Brighton Road, where he lived in a cottage of five rooms. In Charles Street, William Mawley had a slaughter house, and a cottage built of wood containing three rooms. It was assessed at £40, and belonged to John Smith.

In Charles Street were what were known as kitchen gardens. They were not uncommon in St. Kilda. Their owners added to their earnings by selling vegetables. The two kitchen gardens were kept by Thomas Glasgow, and Frederick Monteith. We think that the term slaughter house when applied to a place in Charles Street is somewhat misleading. Butchers killed an occasional sheep on their premises and the premises were licensed as slaughter houses. Almost every butcher is described in 1859, as having a slaughter house. Thomson & Heddington, Hoddle Street, had one. John Rodwell, who kept a butcher's shop in High Street was an exception. His place consisted of three rooms, as did also the premises of Thomson & Heddington.

Quite a number of terraces in St. Kilda date from Queen Victoria's days. They were the English type of dwelling places. The housing tendency was to centralise in St. Kilda proper, and that area was congested with houses. Large areas of land in St. Kilda proper were locked up, being the grounds of mansions, so that speculative builders made the best of the limited street lands that were available, and built terraces. It was even asserted that the mansions, and their extensive grounds,

retarded settlement in St. Kilda proper, while in the south, south of the Balacava flat, land held for speculation purposes circumscribed St. Kilda's advancement. It is quite true that the dismemberment of large estates in St. Kilda came slowly, seldom before the owners had died, but the breaking up of the lands appurtenant to mansions did have the effect of translating St. Kilda from a close Borough to an open city. A typical example of one of these large retarding holdings was in evidence in September, 1869. It was in that year that Octavius Brown's paddock was sold. In the paddock, fat kine fattened, chewing the cud, beneath the shade of wattle trees, that grew so luxuriantly upon the hill of St. Kilda. Brown's paddock was the highest site in St. Kilda. Anyone standing in it had a view over to Hobson's Bay. The auctioneer of the lands purposed to introduce new streets in this "Crown of the Borough," intersecting Wellington with Alma Road, and he mentioned Redan Street running along the ridge to the opening of Chapel Street, opposite the St. Kilda Orderly Room.

To return to those good investments of the early years in St. Kilda, the terraces of houses, fashionable and otherwise. The Argus of March 22, 1859, conveyed some unusual intelligence regarding Gloucester Terrace. The author of the advertisement was J. H. Kelson, auctioneer, St. Kilda. After stating that he had to let in the Terrace three first class family residences he went on to say that reports had been circulated that the Terrace was badly drained. He explained that such was not the case. The reports arose because the servants had taken the gratings from the drains and filled them with bones and rubbish. These drains had been cleaned, and new pipes laid, and the houses' drains were in first class order, the drainage running into the park. We might have allowed this advertisement to pass content with Mr. Kelson's assurance that the houses were sanitary that month of March, 1859, if there was not a most extraordinary addendum to the advertisement and this was the addendum:—

"I hereby certify that the drainage of Gloucester Terrace is as perfect and convenient as any in the Colony.

"SYDNEY W. SMITH,

"Municipal Surveyor of St. Kilda."

That certificate, which reveals the free and easy methods of a municipal officer of those days, must have been conclusive even if the drainage was conveyed to the lands of the South Park, a discharging basin that indicates what methods were in use in the year 1859 by the residents of Fitzroy Street desirous of being quit of the waste waters and slops of their household.

Lansdowne Place, Dalgety Street, 1867, with F. Spiro in Lansdowne Terrace, had its name origin from Lansdowne House, between Devonshire House, and Berkeley Square, London, belonging to the Marquis of Lansdowne. In Acland Street was a remarkable house called "Raypootana," which was built of Prahran bricks faced with Brunswick white bricks, on the pattern of an Indian bungalow. The house was built and owned by an Anglo-Indian sporting writer, named William Walker, who was well known to the sporting world of Melbourne as "Tom Cringle" of *The Australasian*. A special description of the house was published in *The Argus* of March 15, 1867. Its chief glory was a flat roof with an area of 333 square yards. The house adjoined the beautiful garden of Mr. Mullen's and opposite to "Raypootana" was the Hon. B. Williams' house. The verandah was 130 feet in length enclosed with revolving shutters. Edwin Brett, manager of the London Chartered Bank, lived in Dickens Street, as did Robert Sellar for a time, and the Hon. S. H. Bindon, afterwards Judge Bindon. The Commercial Banking Company owned land with a frontage of 261 feet by a depth of 264 feet in Dickens Street. The land was a grassed paddock with a wooden cottage upon it. Malvern House with two stories, and a larger number of rooms was in Grey Street. W. H. Cropper resided at "Woodbine Cottage" at the corner of Charles and Barkly Streets in 1859.

We have already referred to Ambrose Kyte's historical house in East St. Kilda, "Oakleigh Hall." The house was built for Kyte by James Healy from designs drawn by J. E. Austin. Kyte bought the land upon which the land stands at a Crown Land sale held on November 16, 1857. The buyers were very keen to purchase and good prices were realised. The land Kyte bought was described as "at East St. Kilda, County of Bourke, Parish of Prahran, Lot 1, 2 acres, 1 rood, 14 perches, upset price £2 10/- per acre." To secure the land against other bidders Kyte had to pay £305 per acre. Lot 2, 3 acres, 1 rood, 25

perches, brought under the hammer, on the same day, £365 per acre, Moses Benjamin being the purchaser. Kyte did not decide to build on the land for some time afterwards. His house was finished in the year 1864. Decorations of carved blackwood and of satinwood were used so lavishly to decorate the interior that the house was deemed to be fit for a prince to live in. The house was offered on loan to the Victorian Government as a suitable temporary residence for Prince Alfred, but the offer was not accepted.

In Dandenong Road, East St. Kilda, land was valued at 35/- per foot; in Fulton Street at 30/- per foot. Archibald Michie lived in Fulton Street, and he had a large garden with a frontage of 132 feet to the street. His house was a brick one of six rooms, and attached to the property was the usual stable. In Bull Street land was valued at £1 per foot. In Brighton Road Henry Farrar owned and lived in a house of nine rooms, an imported iron house. In this street land was valued at £3 per foot; in Acland Street at £3 per foot; in Fawcner Street at £2 per foot; in Clyde Street at £4 per foot; in Fitzroy Street at £9 per foot; in Burnett Street at £7 per foot, and in Albion Street at 15/- per foot. Land in St. Kilda was advertised for sale in *The Argus* of March, 1859, and described as opposite the Greyhound Hotel. The land was in Carlisle Street, as the land opposite in Brighton Road where the City Hall now stands was reserved Crown Lands for the market of St. Kilda. They were very small allotments of twenty feet frontage and eighty feet in depth, and they were available at £16 16/- a piece. The vendor, E. C. Luscombe, Swanston Street, offered to give the titles to the land to the purchaser free of cost. At the Junction allotments of land 17 x 60, 16 x 60 were advertised for sale at £3 5/- per foot, and 59 allotments in Dandenong Road, East St. Kilda, were selling at £2 a foot, that was 5/- above the municipal's valuation.

A place name once current in St. Kilda, Cheetham Place has long since been wiped off the map of St. Kilda. The place was a nest of cottages built of iron and of wood, with the wooden ones outnumbering the iron ones. They had four rooms and there were 24 of them. The owner, Elizabeth Cheetham, lived in a large house built of iron containing thirteen rooms, with a stable as an outhouse. Near to her in wooden and iron cottages lived

Thomas Chuck, Edward Wrixon in a six-roomed house and Alfred Agg in a five-roomed house, both Wrixon and Agg being well known men. Dozens of small brick houses were built in St. Kilda, and most of the bricks used came from the Prahran brick kilns. The one or two clay-holes in St. Kilda suitable for brick-making were inadequate to supply builders' wants. Prahran bricks must have had a reputation for quality, though they were very poor bricks judged by present day standards, because auctioneers offering brick houses for sale in St. Kilda not infrequently mentioned that they were built of Prahran made bricks. In the year 1857, a brickmaker named John Greene owned land, which had a frontage to Acland Street of 250 feet. He used this land as a brick yard. It was assessed for rating purposes at £50 and he paid £2 10/- rates per year to the St. Kilda Council for it.

A distinguished scholar, and cultured man, Augustus Tulk, lived off Brighton Road, in an imported iron house of ten rooms, with stable attached. The house stood in two and a half acres of lands. Tulk was the Chief Librarian of the Melbourne Public Library, and he was probably the best informed librarian that Melbourne has ever had. When he died, David Blair, one time owner of the original St. Kilda Chronicle, and afterwards successively editor of *The Age* and *The Argus* newspapers, wrote a most appreciative memoir of him in *The Age*. He plainly indicated that such men as Tulk were rarely found. Tulk was a librarian first, and a Government official afterwards.

Curious inquirers could, a few years back, trace the growth of settlement, notably in the south-east corner of St. Kilda, by the large Moreton Bay fig trees. These trees were a favourite decorative tree with the early settlers. From the Village Belle Hotel, along Brighton Road, the trees grew in the grounds of old homes. They were the homes of interesting people who strutted their brief hour on the early stage of life in St. Kilda and Melbourne. "Graylings" was a notable house, the first owner or tenant of which was Thomas Turner a'Beckett, a brother of Gilbert Abbott a'Beckett, the London Police Magistrate, comic author, and contributor to *London Punch*. T. T. a'Beckett's record in the Colony was a distinguished one. After a'Beckett, other well known men lived there, one being the late F. Race Godfrey, a distinguished friend

and a president of the Melbourne Hospital. Graylings Avenue and Godfrey Street recall the habitation of this excellent man. "Emilton," the old house in Barkly Street, was christened after Emily Fallon, wife of a wine and spirit merchant. She was a daughter of Michael, generally known as "Micky" Dawson, and a sister-in-law of E. G. FitzGibbon.

A house of some reputation in the early days was "Tennyson Villa," Tennyson Street, where the late Sir John Madden (then Dr. Madden) resided in 1879. "It was then," writes Sir John in a letter to us, "a large wooden house in a fine garden, with the Elwood swamp lying between it and the sea shore. 'Tennyson Villa' was erected in 1860 by The Hon. Richard Heales who was then Premier of Victoria. He caused the ground to be raised, and he built upon a perfect forest of piles, and at a cost which makes one wonder why, with all the world to choose from at that time, he selected a spot as remote and desolate and wet. The garden soon redeemed the appearance, and the comfort of the place, and the coming of many neighbors and good houses, including the fine mansion of the late Captain Howard Smith, after a time redeemed its isolation. 'Tennyson Villa' was finally cut into sections, and removed on lorries to Moonee Ponds."

Continuing, Sir John says—"R. D. Ireland used to tell a story about 'Tennyson Villa' which, as told by him, was very amusing. It was to the effect following, and it is necessary to state that Richard Heales was an extreme teetotaller who neither 'touched nor tolerated.' Ireland, on the other hand, was by no means bigotted in that direction. He used to relate 'Heales had built a new house, and to have a house warming he asked all the assembly to dine with him. Aspinall and I and Dr. MacKay went out together in a cab, and after a long drive we reached Heales' place. It stood like a lighthouse out in the middle of a swamp which had become a lake because the heavy rain had flooded it. Heales very thoughtfully had boats provided, and we got at last with very wet feet, and gloomy forebodings to the house."

"Dinner began, and then we three at all events realized the villainy of teetotalism. There was nothing but soda water and raspberry vinegar on the table, and we, chilled to our marrow, in wet boots, couldn't get away, and so we bore it as we could, reflecting on the unreason of good people, who nourished their

own souls by starving the bodies and the tempers of their neighbors. At last we reached dessert, when hope had 'deserted' us, when suddenly the maids brought in quite a lot of black bottles and placed them on the table."

"By Heavens," says Aspinall, "we've been wronging this fellow. He is a good chap after all. The whisky comes late, but no matter, we can make up for lost time."

"You can understand we, in our distress, did not lose much time talking. We all three filled up a good stiff nobbler, and tossed it off. My God, I wonder if I shall ever forget that drink! It was lemon syrup. I choked by natural instinct, and got rid of it on the floor, but poor MacKay, in his earnest thirst, swallowed his before Providence could come to his aid. Aspinall's palate was too well trained to do that, but he was paralysed by the shock of what might have happened. I doubt if he and I ever got over that experience, but I am sure poor MacKay didn't. We asked, as a favor, for the boat, and went home, and on the way we drafted a motion of want of confidence in Heales, more sincere than such motions generally are."

The late Sir John Madden, who lived to be the Chief Justice of Victoria, and the permanent Lieut. Governor of the State, was one of St. Kilda's most distinguished citizens. He was kind enough to express his interest in our work of compilation of this record of St. Kilda, and to write his own recollections of Early St. Kilda for our use. Sir John, when Dr. Madden, in 1872, began housekeeping with his wife, who was Miss Stephen, the daughter of the late Mr. Frank Stephen the City Solicitor of Melbourne, in a cottage on the west side of Westbury Street, two doors north of Inkerman Street. They lived there until 1874, when Dr. Madden was elected to the Legislative Assembly. They then moved to Dalgety Street, so that Dr. Madden might be nearer the Railway Station. Then came the move to the Hon. Richard Heales' house, "Tennyson Villa," in Tennyson Street, where Sir John remained until 1885, when another move took the family to "Urolia," Alma Road, next door but one to the Railway. Sir John stayed there until his own house, "Cloyne," was built in Chapel Street. There he resided until September, 1912, when, as his family had almost wholly dispersed by marriage, and "Cloyne" becoming too large for Sir John and Lady

Madden, they regretfully departed from St. Kilda, and went to live at Cliveden Mansions in East Melbourne.

Sir John writes :—"I first knew St. Kilda in January, 1857, when as a boy I stayed there for a time with my uncle, Mr. James Macoboy, a prominent solicitor who was later joined in partnership by his then Managing Clerk, Mr Wyburn, who also became later an active citizen of St. Kilda. Mr. Macoboy lived all his Australian life at the Royal Hotel, The Esplanade, St. Kilda, and he died there very suddenly in 1865."

"At the time I first knew it, The Esplanade buildings consisted as I remember of The Royal Hotel, a small terrace of houses, and a fruit shop of no pretensions except for what it contained. Kenney's Baths constituted the remainder of its then splendors, but a very important remainder it was to the sweltering townspeople of those days, who 'never knew a summer like this present one.' At that period, Fitzroy Street too showed extremely little of its present edificial splendor. There were no houses at all I think on the northward side of it, while on the southward one there was the house called, I think, 'Summerland' which was built by another solicitor, Mr. John Barter Bennett, and was in its day a very notable place. It still stands as it did then."

"Between it and Grey Street there were a few small wooden houses only, as I recall, but there was also a fruitshop of good repute and later a grocery shop kept by the since well known and respected citizen, Councillor Edward O'Donnell. There was also a terrace of rather good houses, which later were reconstructed and added to, I think to constitute the Prince of Wales Hotel. On the east side of Grey Street I can only recall the terrace of houses which is still there, called 'Park Terrace,' but not very long after, 'Fitzroy Terrace' was also built, and was highly thought of as an architectural and ambitious effort. The Junction Hotel stood as now at the corner, but the house of those days was very inferior to that which has since replaced it howsoever the spirit may compare."

"After the discovery of gold, and the ascertained permanence of that industry, commercial and professional business became fully established, and within a very few years the side of St. Kilda which I have been referring to, very rapidly improved, and Fitzroy Street, and the Esplanade, and Grey and

Acland Streets became very fashionable places of residence, and of public resort. Hegarty's Baths were then constructed and greatly contributed to the attractiveness of the place."

Mrs. E. Knox, a daughter of Thomas Earles, the tailor already referred to in connection with the origin of place names in St. Kilda, states that "our first home was situated at the corner of Alma Road, which my father named after the battle of Alma. When the news came to Victoria of the victory at Alma there was no street named in St. Kilda, not even High Street. It was all Brighton until you came to Brighton. In the battle of Alma a friend of father's was killed, Colonel Gould. We had nothing but trees and paddocks around us. In High Street, at the north westerly corner of Alma Road, where I think a bank now stands, was a large two-storey weatherboard house, with a balcony on three sides of it. It stood back a little way from the road, and was occupied by Richard D. Ireland, M.L.A. It was there Catherine Hayes, the noted Irish songstress, stayed while in Melbourne."

Ireland's house referred to by Mrs. Knox stood in about an acre of garden, which was for those days, the late Sir John Madden states "fairly well kept." Sir John informs us that "Ireland's house was for several years an assembling place of all the more jovial wits and conversationalists, and raconteurs of the professions, and of the Press. Ireland was essentially a man 'who held the world but as the world.' He was one of the essence of that genial and lavish hospitality that was still persisting in Ireland, from where he had recently come. He was a brilliantly audacious and well equipped advocate, and a powerful and humorous and impressive orator. He knew enough law to steer his way through its difficulties without allowing his stronger parts to be embarrassed by its limitations. These qualifications were especially attractive and potent in those rollicking highly prosperous, and not too definitely settled days, and Ireland soon had a practice as large as, indeed a good deal larger than, he could manage. It was generally and probably truthfully said of him that he never read a brief, but he had a surprising receptive faculty, which enabled him to pick up swiftly from a recital of the facts of a case by his junior what sufficed him to construct his speeches on. As all cases were tried before juries in those days, he dragged in whatever else he thought necessary,

so intermixed with skilful humor, and deterrent repartee, that objection was impossible."

"Ireland's court successes were endless and surprising. These powers were also invaluable on the platform, and in Parliament. His politics were nebulous, and changeable, and not too serious, and so he served the fighting side of his various parties gloriously while he left the philosophy of the business to others. Ireland lived at St. Kilda in the same house until about 1869, when he went to reside at Alphington, where he continued till death."