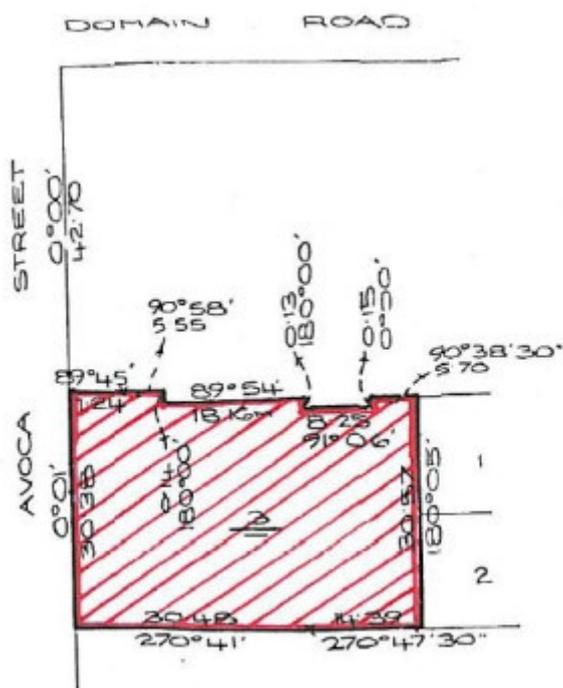


RESIDENCE



1 residence 64 avoca street
south melbourne front view



H0809 H0809 plan

Location

64 AVOCA STREET SOUTH YARRA, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0809

Heritage Overlay Numbers

HO6

VHR Registration

August 29, 1990

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - September 23, 1999

What is significant?

The Residence at 64 Avoca Street, South Yarra, was built c. 1856 and consists of four rooms all of which open off a central passage and have access via French doors to the verandah. The design of this villa with its simple hipped slate roof, concave encircling verandah, symmetrical facade and Regency-like wrought iron columns features a number of characteristics rare in Victoria that are more consistent with similar buildings of an earlier date. The simplicity of the original design was modified by the Cade family during their more than 100 years of ownership, as various changes and extensions were made to the service wing located to the north of the villa, a covered link between the villa and the service wing was established and enlarged, and alterations were made to the main villa, including an angled bay wing to the south east and a timber panelled sun room off the eastern verandah. The villa's interior is simply detailed and retains a number of original elements. It is possible that the house incorporates an early pre-fabricated structure, possibly added to the building in the late-1850s, but this has not been conclusively proven.

How is it significant?

The Residence at 64 Avoca Street is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Residence at 64 Avoca Street is of historical significance as one of the few gold rush-era houses remaining in Melbourne and is representative of an early era in Melbourne's history and the aspirations of the successful middle class. It provides evidence of the effects of the gold rush on Melbourne. The real beneficiaries of the gold rushes were not so much the diggers, few of who actually struck it rich, but shop-keepers and hoteliers. Frederick Cade's chemist business prospered during the gold rushes, allowing him to retire on his profits to his new house in Avoca Street. Such relatively modest houses of the gold rush period are now very rare and this villa is an important reminder of the era. It is also a substantial remnant of the initial development in this part of South Yarra, and illustrates the early impulse to suburbanisation for successful city businessmen.

The Residence at 64 Avoca Street is of historical significance for its associations with Frederick Cade and the Cade family, particularly the artist Blanche Cade, for more than a century. Frederick Cade was one of the first chemists in Melbourne, opening his shop in Collins Street in the early 1840s. The house remained in the ownership of the Cade family until 1987, and thus provides a remarkable record of domestic change and continuity over an extended period of time. Modifications were made to the house to accommodate changing family needs, the most notable of these being the addition of studio space for the use of Blanche Cade, a noted

artist of her time. Blanche Cade (b. 1873) lived and worked from the family home at 64 Avoca Street. Female artists gained prominence in the Australian art world in the first three decades of the 20th century, at a time of feminist ferment based around suffrage demands. Blanche Cade contributed to this phenomenon, exhibiting as a member of the Victorian Artists Society for a long time, being listed in the Year Book of Art from 1922 to 1932, and included in the Bibliography of Australian Women Artists.

The Residence at 64 Avoca Street is of architectural significance as an important surviving example of a hipped roof house of the 1840s to 1850s period. Such houses were once common in the early colonial period, but few now remain. The house has some unusual and sophisticated architectural details, including the wrought iron verandah columns, the simplicity of the eaves brackets and the shadow line immediately below the eaves line. The early use of cream bricks is also notable.

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	1856,
Heritage Act Categories	Registered place,
Other Names	BLANCHE CADE RESIDENCE,
Hermes Number	1072
Property Number	

History

Contextual History:History of Place:

Frederick Cade came to Melbourne in 1841 and established a chemist shop in Collins Street, erecting a frame house that he had brought with him from England. After making considerable money during the gold rush, he

purchased land in South Yarra from William Easey and either built this house or acquired it with the land. According to an article in *The Australian Home Beautiful* in October 1948, Cade's original frame house was moved from Collins Street and joined to the villa to form a T-shape, but this has not been confirmed. The garden of the house contains traces of its 19th century layout and some very old plants.

The Cade family occupied the house until 1987, making a number of alterations and additions. The most notable of the Cades was Blanche (b. 1873), a successful artist who worked and lived in the house.

Associated People:

Owner FREDERICK CADE; Assoc.People FREDERICK CADE, BLANCHE CADE

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 809.

64 Avoca Street, South Yarra.

(All of the buildings and all of the land hatched entered in the Register Book Certificate of Title Volume 9361 Folio 520).

[*Victoria Government Gazette* No. G34 29 August 1990 p.2648]

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/>