

**CITY OF SANDRINGHAM HERITAGE CONSERVATION STUDY
1989**

Volume 3: Data Sheets

July, 1989

**Andrew C Ward & Associates
architects - planners**

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1989

Data Sheets

These data sheets form the second volume of the Sandringham Heritage Conservation Study. The first volume contains a background history to the development of the City and analyses of the proposed areas of significance referred to in the data sheets. It also contains an outline Management Plan for the City's heritage.

The data sheets draw typically on the Shire of Moorabbin and Sandringham Rate Books and have been used in conjunction with the Sands and McDougall Directories where necessary to obtain continuity of data for individual properties. They are believed to be accurate at the date of issue. Readers, however, are invited to offer further information and to assist in the correction of errors at any time by discussion with the City Planner. Amended data sheets will be issued as required. Further data sheets are in course of preparation.

Andrew Ward
Architectural Historian
May, 1989

CONTENTS

Abbott Street	48, 50, 52, 54, 55, 57, 59, 61, 70
Bamfield Street	23, 29, 36, 54-56
Barnett Street	15-19
Bay Road	33, 57, 63
Beach Road	Rotunda, 15, 49, 50, 56 ("Hampton" Hotel), 66, 92, 130, 471
Bolton Avenue	32
Bridge Street	31-33
Campbell Street	3, 9
Carew Street	12
David Street	51-53
Ebden Avenue	34
Fernhill Road	3, 5, 7, 28, 31, 49
Georgiana Street	17, 24, 28
Gillies Street	11
Gordon Street	13
Linacre Road	6, 13, 15, 17-19, 18, 25
Littlewood Street	10
Melrose Street	15, 19-21, 29-31, 37
Ray Street	4
Sandringham Road	fmr tram depot
Service Street	16, 33, 35, 37, 39
Sims Street	9

South Road	26, 120 ("Castlefield")
Southey Street	20
Station Street	signal box, railway station, 62-64
Tennyson Street	37
Willis Street	37
Half Moon Bay	HMVS "Cerebus"

Building: "Jesmond Dene"
Address: 48 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Harriet Stamp
Present Owner: R. & D. Painter
Original Use: House
Present Use: House
Construction Date: 1903
Architect: -
Builder: -

<u>Description:</u>	A substantial weatherboard Edwardian villa with corrugated iron clad roof, and diagonal axis emphasised by gablet and corner gable to turned timber posted verandah. The verandah, to two elevations, is terminated by prominent gabled wings.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	In 1903 Harriett Stamp built a six roomed wood house on part lots 56 and 57 in Abbott Street, south side between Trentham Street and Fernhill Road. (First entry RB & S & M Dir.). Stamp continued as owner/occupant in 1909. By 1915 the property was known as "Jesmond Dene". - (1903, 1904, 1910, 1916, RB; 1903, 1904, S & M Dir.)
<u>Significance:</u>	C. "Jesmond Dene" is a substantial and comparatively richly decorated Edwardian villa forming a key element in the Abbott Street hill group.
<u>Recommendations:</u>	C. Recommended for planning scheme protection.
<u>References:</u>	Rate Books S & M Dir.
<u>Issue No. 1:</u>	May, 1989

Building: "Elimatta"
Address: 50 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Thomas Smith
Present Owner: A. Batty and K. Holmquest
Original Use: House
Present Use: House
Construction Date: 1963
Architect:
Builder:

Description: A typical Edwardian timber villa with half timbered and rough cast gable end and corner verandah with lattice frieze and balustrade.

Condition: Good

Integrity: Good, later intrusive carport.

History: In 1903, Thomas C. Smith built a seven roomed wood house on part lot 57 (50' frontage) on the south side of Abbott Street between Trentham Street and Fernhill Road. Smith resided there until 1905 when the property was leased to Arthur Whitelaw, an accountant.

By 1908 Edwin Carter had purchased the property and Mary Carter lived there. owner/occupancy remained the same in 1910. By 1915 the property was known as "Ellimatta" (1903, 1904, 1906, 1908, 1910 RB: 1910 S & M Dir.).

Significance: C. "Ellimatta" is locally important as one of the Abbott Street hill group of Edwardian villas.

Recommendations: Recommended for planning scheme protection under Division 3C, Clause 25L of the Sandringham Planning Scheme.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Ardath"
Address: 52 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Sarah Wood
Present Owner: M. Thomson
Original Use: House
Present Use: House
Construction Date: 1905
Architect: -
Builder: -

<u>Description:</u>	A substantial Edwardian timber residence with terra cotta roof and ornamental ridge tiles, tall brick chimney stack, half timbered gable end and turned, timber posted verandah with lattice frieze. The elevated verandah floor is balustraded.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good, cast iron lace is later.
<u>History:</u>	<p>In 1905 Sarah Wood built a seven roomed wood house on part lot 57 and lot 58 Abbott Street, south side between Trentham Street and Fernhill Road. (First entry RB and S. & M Dir.)</p> <p>Sarah Wood continued as owner/occupant in 1915 at which time part lot 58 had been sold, and the property, known as "Ardath" had a 50' frontage. (1905, 1906, 1916, RB; 1905, 1905 S & M Dir.).</p>
<u>Significance:</u>	C. "Ardath" is a prominent and substantial residence forming a key element in the Abbott Street group of Edwardian villas.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books S & M Dir.
<u>Issue No. 1:</u>	May, 1989

Building: "Rarawai"
Address: 54 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Sarah Wood
Present Owner: E. Nicholson
Original Use: House
Present Use: House
Construction Date: 1908
Architect: -
Builder: -

Description: A typical Edwardian timber villa with diagonal axis accentuated by corner splay to verandah and approach steps. The projecting gable wing is half timbered with bayed window and hood and the verandah woodwork consists of a lattice balustrade, rippled lattice frieze and fretted brackets with turned timber posts.

Condition: Good

Integrity: Good

History: In 1906 Sarah Wood owned part lot 57 and lot 58 (100' x 132') which she subdivided into two housing blocks (each 50' x 132'). In 1908 Sarah Wood built a six roomed wood house adjacent to "Ardath" which she leased to Mrs Cameron.

By 1916 Alfred Tadgell was tenant and the property was known as "Rarawai". (1906, 1909, 1916, RB).

Significance: C. "Rarawai" is locally important as a prominent house in the Abbott Street hill group of Edwardian villas.

Recommendations: Recommended for planning scheme protection under Division 3C, Clause 25L of the Sandringham Planning Scheme..

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Elonera"
Address: 55 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: John Hutcheson
Present Owner: D & J Keane
Original Use: House
Present Use: House
Construction Date: 190

Architect:

-

Builder:

-

Description:

A comparatively substantial Edwardian timber villa with encircling verandah to projecting front wing having corner gables, decorative lattice frieze, turned timber posts, patterned slate roof with terra cotta ridge tiles, shingled gable ends and "half timbered" barges.

Condition:

Good

Integrity:

Good

History:

In 1904 John Hutchinson built a seven roomed wood house on lot 53 and part lot 54 (90' frontage to Abbott Street). (First entry RB & S & M Dir. is 1904). Hutchinson, a stationer, continued as owner/occupant in 1910 when the property was known as "Elonera". (1903, 1904, 1910 RB; 1903, 1904, 1910 S & M Dir.)

Significance:

C. "Elonera" is locally important as a member of the Abbott Street hill group of Edwardian houses. The intricate verandah decoration sets it apart from the majority of other Edwardian houses in the municipality.

Recommendations:

Recommended for planning scheme protection.

References:

Moorabbin Rate Books
S & M Dir.

Issue No. 1:

May, 1989

Building: "Onroslyn", later "Bynderwyn"
Address: 57 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Mrs Louisa Wilkes
Present Owner: J. & M. Savage
Original Use: House
Present Use: House
Construction Date: 1907
Architect: -
Builder: -

<u>Description:</u>	A substantial Edwardian timber villa with slate roof and terra cotta ridge tiles. The balustraded return verandah is timber posted with a lattice frieze and the prominent ventilated gable end has a half timbered barge.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good, includes early picket fence.
<u>History:</u>	<p>In December 1906 William Wilkes owned lot 52 (60' frontage) in Abbott Street, north side between Beaumont and Nelson Streets. In February, 1908 Mrs Louisa Wilkes was owner/occupant of a seven roomed wood house that had been built on the site.</p> <p>By 1909 Grace King had purchased the property and resided there, and by 1915 Guy Hughes, a commercial traveller was owner/occupant. At that time the property was known as "Bynderwyn". (1907, 1908, 1910, 1916, RB).</p>
<u>Significance:</u>	C. "Onroslyn" is a typical Edwardian villa, distinguished by its slate roof and forming a key building in the group of villas erected with a view to the bay on the Abbott Street hill.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue No. 1:</u>	May, 1989

Builder: "Hardanga"
Address: 59 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Hester Matters
Present Owner: A. & M. Bryan
Original Use: House
Present Use: House
Construction Date: 1911
Architect: -
Builder: -

Description: A typical red brick with stucco and roughcast Edwardian villa with steeply sloping terra cotta tiled roof with ornamental ridge tiles, half timbering in the overhanging gable ends, and turned timber posted verandah with unusual fretted valence. Verandah windows including "porthole" are of interest.

Condition: Good

Integrity: Good

History: In 1910 Hester Ann Matters owned land lot 51 with 60' frontage to Abbott Street, north side between Beaumont and Nelson Street.

In 1911 Matters built a seven roomed brick and wood house on the site. By 1915 Chas. Matters, an auctioneer, was occupant and the property was known as "Hardanga" (1911, 1912, 1916, RB).

Significance: C. "Hardanga" is a typical substantial Edwardian residence built on sloping land having a view to the bay. As the home of Charles Matters, it is preceded by adjoining No. 61 (q.v.).

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Hardanga", later "Colpetty"
Address: 61 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: A.H. Matters
Present Owner: W & F Chidzey
Original Use: House
Present Use: House
Construction Date: 1903

Architect: -

Builder: -

Description: A substantial timber Edwardian villa with rusticated weatherboards (front only) and shingled banding, later (?) entrance portico, dormer with balconette and Dutch gable with fish scale timber linings.

Condition: Good

Integrity: Fair, later roof linings

History: In 1903, A.H. Matters built a ten roomed wood house on lot 50 in Abbott Street, north side, between Beaumont and Nelson Streets. (First entry RB & S & M Dir. is 1904). Charles Matters an estate agent was in residence. By 1904 the property had passed to Hester Ann Matters who continued ownership in 1909. In 1910 Jas More purchased the property for his residence. In 1911 More, an importer, also purchased lot 49 from Henry Barker giving his property a 120' frontage. More, a manufacturer continued as owner/occupant in 1915 when the property was known as "Colpetty". (1903, 1904, 1910, 1911, 1912, 1916, RB).

Significance: D. Although altered, "Colpetty" is one of a group of comparatively substantial Edwardian villas built on the Abbott Street hill and therefore enhances their significance as a group.

Recommendations: Recommended for planning scheme protection under Division 3C Clause 25L of the Sandringham Planning Scheme.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: Former Manager's Residence
Address: 70 Abbott Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Brighton Gas Company
Present Owner: A. Mackenzie
Original Use: House
Present Use: House
Construction Date: 1907
Architect:
Builder:

Description: A plain assymetrical timber villa with posted verandah and ornamental wooden brackets.

Condition: Good

Integrity: Good

History: In November, 1906, the land on which No. 70 Abbott Street was built was released as part of the "Trafalgar Estate".

In 1906 Charles Matters, an estate agent (Ref. 57 and 61 Abbott Street) owned land lots 15 and 16 on the south west corner of Smith (later Abbott) and Nelson Streets. The property had 135' frontage to Smith Street. In 1907 the Brighton Gas Company owned the land and built a six roomed weatherboard house, an office, work shop and gasometer.

By 1909 George Pettit, a manager, was occupant of the house which is now No. 70 Abbott Street, (1906, 1908, 1910 RB). The Brighton Gas Company had been established following amalgamation of the Brighton Gas Company (est. 1877) and the Central Brighton and Moorabbin Gas Co. (est 1886), both companies being formed largely through the efforts of Thomas Bent.

Significance: C. The former Brighton Gas Co.'s manager's residence is important for its link with that company. It is the last remnant of the company's activities on this site.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: House
Address: 23 Bamfield Street



Allotment Reference: Crown Allotment 21
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: William Thomas Sunderland
Present Owner: N. & N. Jones
Original Use: House
Present Use: Flats
Construction Date: 1921-1922
Design: W.T. Sunderland
Builder: -

Description:

A large two storeyed reinforced concrete modernist former residence with flat roofs and parapetted walls, timber framed windows and projecting pillared verandah surmounted by an elevated terrace. The concrete walls have a rough cast finish with fair faced edges.

Condition:

Good

Integrity:

Good

History:

In 1921 Charles Peeler, a contractor, owned lot 59 (100' x 140') on the north-east corner of Bamfield and Susan Streets. In the same year, Peeler subdivided the land into two housing blocks selling the corner site (70' x 100') to William T. Sunderland who commenced building a seven roomed concrete house. The property was completed in 1922. Sunderland lived there. (1921-1923 RB).

Significance:

B. Sunderland's house was stylistically innovative at its time and compares with the work of J.F.W. Ballantyne (e.g. Dixon house, Malvern, 1924), one of W.B. Griffin's articulated students. It predates the well-known work of the modernists drawing on Central European sources during the 1930's and is important in this respect. This house is important also for its link with W.T. Sunderland, city engineer for Sandringham during the 1920's. He patented the later popular cement penetration method of road construction and was responsible for other concrete structures in the municipality including the grandstand at Picnic Point and the rotunda at Melrose Street.

Recommendations:

Recommended for inclusion on the National Estate Register, Historic Buildings Register and for planning scheme protection.

References:

Rate Books
Lewis, M., 200 years of Concrete in Australia, Sydney. Concrete Institute of Australia, 1988, p.93

Issue No. 1:

May, 1989

Builder: "Kerami"
Address: 29 Bamfield Street



Allotment Reference: Crown Allotment 21
National Estate Register: Crown Allotment 21
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Margaret Wood
Present Owner: R & V Bateman
Original Use: House
Present Use: House
Construction Date: 1904
Architect: -
Builder: -

<u>Description:</u>	A comparatively substantial Victorian style timber villa with ashlar boarding, bracketted eaves, symmetrical front elevation and roofline and chimney stacks consistent with Edwardian practice.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair, verandah removed
<u>History:</u>	<p>In 1882 the land on which 29 Bamfield Street was built was part of Crown Allotment 21, subdivision known as "Gypsy Village". In 1904 this house was built but vacant. In 1905 Margaret Wood was occupant. (First entries S & M Dir.) In 1906 Southwell Coultas, a tailor leased the property from William Kemp. It was described as wood with six rooms on lot 70 on the north west corner of Bamfield and Francis Streets.</p> <p>In 1916 Kemp continued as owner, leasing the property known as "Kerami" to Chas. Lennon. (1905, 1906, 1916 RB; 1902-1906 S & M Dir.)</p>
<u>Significance:</u>	C. "Kerami" is of local importance as a comparatively large Victorian styled villa in the "Gypsy Village" subdivision, comparing with No. 28 Georgiana Street, and Waltham (demolished).
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books S & M Dir. Disney, G., & Tarrant, V., <u>Bayside Reflections</u> , City of Sandringham, Melbourne, 1988, p.23
<u>Issue No. 1:</u>	May, 1989

Building: "Tallandoon"
Address: 36 Bamfield Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Thomas Holliday
Present Owner: W. Pattinson
Original Use: House
Present Use: House
Construction Date: 1904
Architect: -
Builder: -

Description: A single fronted symmetrical late Victorian style villa with return verandah, later rebuilt, hipped slate roof and bracketted eaves. Front elevation linings are ashlar boarding.

Condition: Good

Integrity: Fair, verandah rebuilt

History: In 1904 Thomas Holliday, a jeweller, built a five roomed wood house on lot 7 (50' frontage) in Bamfield Street south side between Beaumont Street and Grange Road. (First entry RB and S & M Dir.) Holliday was owner/occupant in 1909. By 1915 Chas. Purdie had purchased the property known as "Tallandoon" for his residence. (1904, 1905, 1910, 1916 RB, S & M Dir. 1904, 1905).

Significance: C. "Tallandoon" is locally important as an early villa in the Victorian style remaining within the Gypsy Village sub-division.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Buxton"
Address: 54-56 Bamfield Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance:
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Edgar Bower
Present Owner: P. & P. Vincent
Original Use: House
Present Use: House
Construction Date: 1908
Architect: -
Builder: -

Description:

An assymetrical timber villa with ? linings and half timbered gable with high pitched corrugated iron clad roof. The bullnosed verandah is timber posted.

Condition:

Good

Integrity:

Good

History:

In 1909 Edgar Bower bought land part lot 11 (50' frontage) in Bamfield Street, south side, between Beaumont Street and Grange Road on which he built a five roomed wood house for his residence in 1910. Bower, a jeweller, continued owner/occupancy in 1916 at which time the property was known as "Buxton" (1910, 1911, 1917, RB)

Significance:

D. "Buxton" is a typical, plain Edwardian villa.

Recommendations:

Nil

References:

Rate Books

Issue No. 1:

May, 1989

Building: "Hazelwood"
Address: 15-19 Barnett Street



Allotment Reference: Crown Allotment 16
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: John Dane, 9.6.1852
Original Owner: Claude Porter
Present Owner: Seki Pty Ltd
Original Use: House
Present Use: House
Construction Date: 1888-1889

Architect: -

Builder: -

Description: A substantial tuckpointed polychromatic brick Italianate villa with "black" body bricks and "white" dressings, plain frieze and hipped slate roof. The main north elevation is symmetrical.

Condition: Good

Integrity: Fair, verandah removed, verandah floor rebuilt, picket fence and gates are early. Spacious treed setting is an important element.

History: The land on which No. 15-19 Barnett Street was built was released as part of the "Hazelwood Estate" in 1888. In 1888-1889 Claude Porter built an eight roomed brick house known as "Hazelwood" on lot 56 which had 180' frontage to Barnett Street west side between South Road and Ludstone Street. Porter resided there. In 1893 Porter also purchased lots 51 to 55 and by 1917 owned lots 76 to 79. In 1917 John and Ray Porter, dairymen leased the property. Claude Porter continued as owner. (1888, 1889, 1893, 1917, RB. Plan of subdivision Crown Allotment 16).

Significance: C. "Hazelwood" is a rare polychrome brick villa in the municipality (compare "Dunottar") and is related to the early history of the "Hazelwood Estate" which predates the closer subdivision of this part of Hampton by approximately three decades.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

"HAZELL (1981)
ESTATE"
(scaled 7-11-88)
CL

34



PART OF CROWN ALLOT 16 SEC.
MOORABBIN



103915

SCALE
No. 150 FT. = 1 INCH
TO ONE INCH



HAZELWOOD ESTATE

HET FORD & HAZEL
AUTHORISED SURVEYORS.
85 CHANCERY LANE MELBOURNE

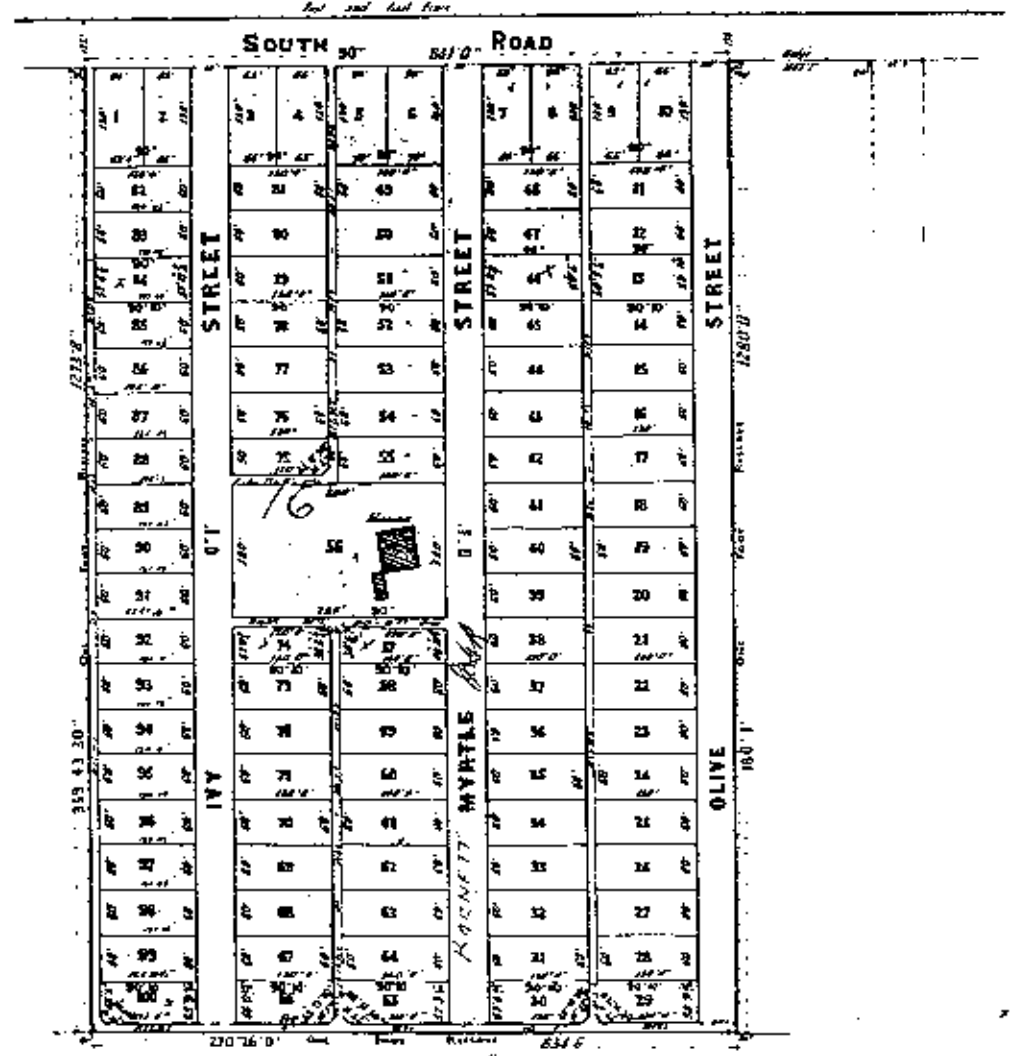
K.H.H.
10.3.88

ROADS COLORED BROWN

PLAN MAY BE LODGED

3-7-88

3-11-88



15

LP
Examined J.R.D.
Examined 15/8

17

Handwritten signatures and notes at the bottom right of the plan.

Building: former "Kelynaek", now "St
Leigh" hospital

Address: 33 Bay Road



Allotment Reference: Crown Allotment 22

National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Area of Significance: "Sandringham"

Photo Date: May, 1989

Grantee: Samuel Jackson, 4.9.1852

Original Owner: Walter Harse

Present Owner: Glenvoir Holdings Pty Ltd, P.O.
Box 71 Sandringham

Original Use: House

Present Use: St Leigh Hospital

Construction Date: 1905

Architect: -

Builder: -

Description: A substantial and pretentious tuck pointed red brick Edwardian villa with complex terra cotta tiled roof form having a corner "tower", dormers and half timbered gable ends with tall ribbed chimney stacks in the Queen Anne mode. The tower roof has variegated shingles, whilst the posted verandah has brick half piers and scalloped valences.

Condition: Good

Integrity: Fair, intrusive stair case, lower level additions.

History: In 1905 Walter Harse, a medical doctor, built a twelve roomed brick house on lot 9 (78' frontage) on the north-west corner of Bay Road and Trentham Street for his residence. (First Entry RB & S & M Dir.). Harse continued as owner/occupant in 1916 when the property was known as "Kelynack". (1905, 1906, 1916 RB; 1905, 1906 S & M Dir.)

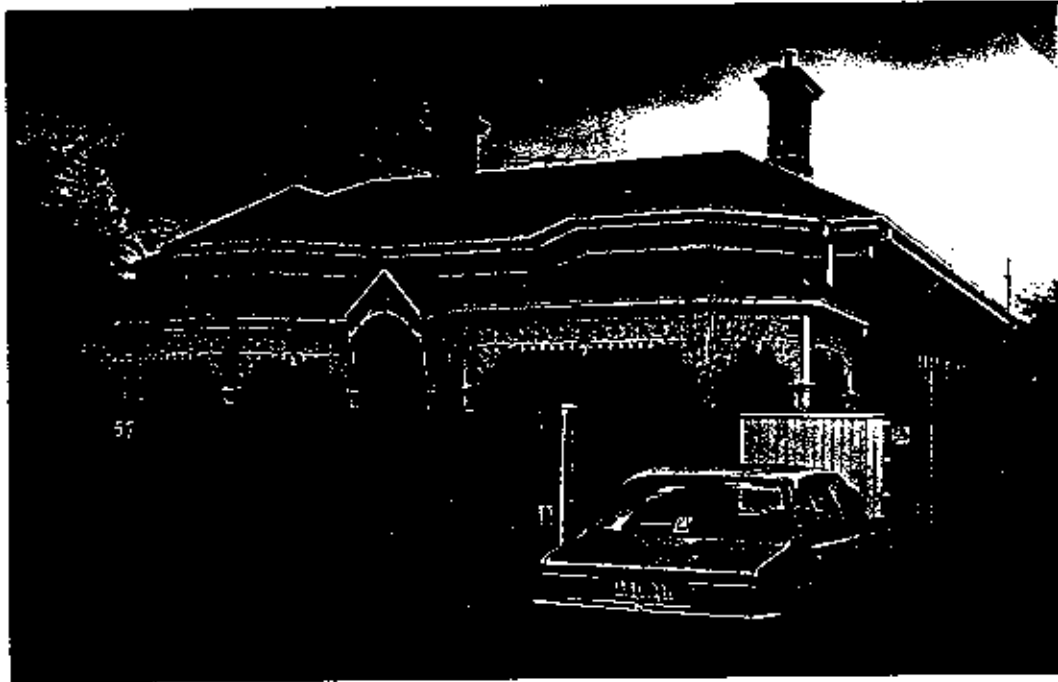
Significance: C. "Kelynack", although altered, is the most richly decorated Edwardian brick house in the municipality and is important at the regional level.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Cleavemont"
Address: 57 Bay Road



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Job Cleaves
Present Owner: J & J O'Niell
Original Use: House
Present Use: House
Construction Date: 1904

Architect: -

Builder: -

Description: A richly decorated symmetrical Italianate villa with faceted bays flanking a central entrance and turned timber posted verandah with cast iron lace and gablet over centre entrance. The slate roof is patterned.

Condition: Good

Integrity: Good

History: In 1904 Job Cleaves built a six roomed house in Bay Road, north side, between Fernhill Road and Nelson Street. John Best was tenant. (First entry RB & S & M Dir.) Cleaves, a gentleman, continued as owner in 1916. John Harbordt was occupant and the property was known as "Cleavemont". (1904, 1905, 1916, RB; 1904, 1905 S & M Dir.)

Significance: C. "Cleavemont" is a unique Italianate villa type in the municipality and is substantially intact.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Waverley"
Address: 63 Bay Road



Allotment Reference: Crown Allotment 23
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Smith, 4.9.1852
Original Owner: Hannah McNeil
Present Owner: L. Hunt
Original Use: House
Present Use: House
Construction Date: 1897
Architect: -
Builder: -

<u>Description:</u>	An asymmetrical Edwardian villa with slate roof, terra cotta ridge tiles, bracketed eaves with rosettes and later pillared verandah. The projecting wing has a shingled gable overhanging a bay window.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair
<u>History:</u>	In 1897 Hannah McNeil built a house on lots 56, 57, 58 in Bay Road on the north east corner of Nelson Street, for her residence. (First entry RB & S & M Dir.). By 1901 the property was known as "Waverley" and was described as brick with ten rooms. Hannah McNeil leased the property to John Gibbons. (1897, 1901, 1906, 1916 RB; 1896-1900 S & M Dir.)
<u>Significance:</u>	C. "Waverley" is important within the municipality as a late nineteenth century villa recalling the "Trafalgar Estate" subdivision of 1888.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books S & M Dir.
<u>Issue No. 1:</u>	May, 1989

Building:

Rotunda

Address:

Beach Road, at Melrose Street



Allotment Reference:

Moorabbin Beach Park

National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Area of Significance:

"Sandringham"

Photo Date:

May, 1989

Grantee:

-

Original Owner:

City of Sandringham

Present Owner:

City of Sandringham

Original Use:

Band Rotunda

Present Use:

Band Rotunda

Construction Date: 1926

Architect: under direction of W.T. Sunderland, City Engineer

Builder: Council workers

Description: A substantial reinforced concrete neo-Classical rotunda with elevated platform approached by two flights of steps and having a flat parapetted roof with cornice ledge carried on corner brackets.

Condition: Good

Integrity: Good

History: Built from funds provided by Dr Garnet Leary of "Montcastel" (Beach Road, now demolished). Leary was also the municipal health officer.

Significance: C. This rotunda is of local significance for its links with W.T. Sunderland and as the terminating feature of the western vista in Melrose Street.

Recommendations: Recommended for planning scheme protection.

References: G. Disney photo collection includes views during construction.

Issue No. 1: May, 1989

Building: "Edgecliff"
Address: 15 Beach Road



Allotment Reference: Crown Allotment 6
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: W. Highett & J.A. Cowie, 22.12.1851
Original Owner: Alfred Born
Present Owner: Health Department of Victoria
Original Use: House
Present Use: Hospital
Construction Date: 1889
Architect:
Builder:

- Description:** A substantial stuccoed brick villa in the Italianate style with symmetrical aspect to Beach Road consisting of faceted bay windows flanking the former entrance. Eaves are bracketted and the corrugated iron clad roof is hipped. A secondary wing faces north and terminates the now removed verandah.
- Condition:** Good
- Integrity:** Poor, verandah and tower removed and replaced by additions, later work at rear, stucco conceals polychrome brickwork.
- History:** In 1889 Alfred Born, a telegraph operator, and Moorabbin Shire councillor built a brick house on part lot 48 Beach Road for his residence. (First entry RB & S & M Dir.) In 1894 it was described as having ten rooms. Born remained at "Edgecliffe" in 1899. In 1900 Louisa Albert leased the property with Born continuing as owner. (1889, 1890, 1895, 1899, 1900, RB; 1889, 1890 S & M Dir.)
- Significance:** C. "Edgecliffe", although defaced by later work, remains as an early and important residence in the municipality recalling the attraction of Beach Road as a location for "gentlemen's marine villas" during the nineteenth century.
- Recommendations:** Recommended for planning scheme protection and for reinstatement of removed features in accordance with methods contained in the Burra Charter.
- References:** Rate Books
Sands & McDougall Directory
Disney, G. & Tarrant, V., Bayside Reflections, City of Sandringham, (1988), pp 56-7
- Issue No. 1:** May, 1989

Building: "Clyde"
Address: 49 Beach Road



Allotment Reference: Crown Allotment 8
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: B. Heape & R. Grice, 22.12.1851
Original Owner: John Dun
Present Owner: P. & G. Ruby
Original Use: House
Present Use: House
Construction Date: 1903

Architect: -

Builder: -

Description: A small single fronted Victorian styled cottage of timber construction with side entry door, verandah and stuccoed chimney stack.

Condition: Good

Integrity: Poor, roof re-lined, front window replaced.

History: In 1903, John Dun, a manufacturer, built a four roomed wood house on part lot 1 Beach Road, east side between Willis and Small Streets. (First RB and S & M Dir. entry). Dun resided there for two years then leased the property in 1906 to Thomas Hayter, an estate agent; in 1908 to Everest Sheriff, a manager; in 1916 to Arthur Redding. In 1916 the property was known as "Clyde". (1903, 1904, 1906, 1908, 1916 RB; 1903, 1904 S& M Dir.)

Significance: D.

Recommendations: Recommended for planning scheme protection under Division 3c Clause 25L of the Sandringham Planning Scheme.

References: Rate Books
Sands & McDougall Dir.

Issue No. 1: May, 1989

Building: "Mia-Mia"
Address: 50 Beach Road



Allotment Reference: Crown Allotment 8
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: B. Heape & R. Grice, 22.12.1851
Original Owner: W. Franklyn (Franklin)
Present Owner: E. & R. Lipsys, 95 Lucerne Cres.,
Alphington, 3078
Original Use: House
Present Use: House
Construction Date: 1903
Architect: -
Builder: -

Description: A small single fronted Victorian styled cottage of timber construction with side entry door, later pergola and stuccoed chimney stack.

Condition: Fair

Integrity: Poor, window rebuilt, later pergola.

History: In 1903, W. Franklyn, a manufacturer built a four roomed wood house on part lot 1 Beach Road south side between Willis and Small Streets. (First RB & S & M Dir. entry). Franklyn resided there until 1905. In 1906 Annie Clarke was tenant and in 1908 Albert Sadler, a shop keeper was tenant. Sands & McDougall 1908 lists Sadler's house as "tea rooms".

By 1915 Lydia Houston owned and occupied the property which had been extended to seven rooms and was known as "Mia Mia". (1903 to 1908, 1916 RB; 1903, 1904, 1908 S & M Dir.)

Significance: D.

Recommendations: Recommended for planning scheme protection under Division 3C Clause 25L of the Sandringham Planning Scheme.

References: Rate Books
Sands & McDougall Dir.

Issue No. 1: May, 1989

Builder: Hampton Hotel
Address: 56 Beach Road



Allotment Reference: Crown Allotment 8
National Estate Register: Recommended
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linaere Park Estate"
Photo Date: June 1989
Grantee: B. Heape & R. Grice
Original Owner: Robert Schmidt (?)
Present Owner: Bullock Wagon
Original Use: Hotel
Present Use: Hotel
Construction Date: 1900 (S. & M. Dir.)
Architect:
Builder:

Description:

A substantial Italianate stuccoed two storeyed hotel prominently situated at the corner of Small Street and Beach Road overlooking the beach reserve. The lower level has been altered but the upper level has a central verandah section (now built in) with Ionic Order columns and surmounted by ornamental opposed volutes to the parapet. A pedimented pavilion terminates the west facade at the south end and is balanced by a corner splay with curved terrace surmounted by a curved broken pediment at the north end. The secondary facade to Small Street has more restrained treatment.

Inside, the ground floor has been altered but the staircase and upper level rooms with pressed metal ceilings and Queen Anne architraves and skirtings are intact.

Condition:

Good

Integrity:

Fair

History:

As early as 1.1.1859 The Argus reported that William Ashling has opened his "Brighton Retreat" hotel on this site. The S. & M. Dir. records that the "Retreat" hotel was in existence in 1899 with Frederick Stevenson as licensee. By 1900 Robert Schmidt was located at this address and by 1901 he was the proprietor of the "Hampton hotel and tea gardens", suggesting a construction date of 1900.

Significance:

B. The Hampton hotel compares with the former "Great Southern" (now substantially altered) and the Sandringham Coffee Palace (demolished), as one of Sandringham's major seaside resort hotels. Although the last to be built, it is the most intact and most expressive of the municipality's role as a metropolitan resort and is of regional importance in this respect.

Recommendations:

Recommended for inclusion on National Estate Register and for planning scheme protection.

References:

Disney, G., and Tarrant, V., Bayside Reflections, City of Sandringham, 1988, p.74.
S. & M. Directories.

Issue No. 1:

June, 1989



Building: Wine Cafe, former "Hampton Tea Gardens", later "Lido Cafe".
Address: 66 Beach Road



Allotment Reference: Crown Allotment 9
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: B. Heape and R. Grice,
22.12.1851
Original Owner: F.H. Bride
Present Owner: T. Kalitsis

Original Use: Wine Cafe
Present Use: House
Construction Date: 1895
Architect: -
Builder: -
Description: A single storeyed plain brick building with two entrances surmounted by a timber upper level with central gable and classical motifs to the window architraves.

Condition: Good
Integrity: Fair, verandah removed, upper level shutters removed, half timbering to gable modified.

History: In 1895 F.H. Bride built a wood wine cafe on land with 100' frontage to Beach Road, between Small Street and Linacre Road. Robert Schmidt, a wine merchant leased the property which Sands & McDougall lists in 1896 as "Wine Shop and Hampton Tea Gardens".

By 1899 Francis Kronhuber had purchased the property continuing to operate it as "Hampton Gardens". Alexandra Kronhuber became owner/operator by 1906, the property being described as lots 50 and 60 with 68' frontage, a six roomed wood house and a brick and wood shop. By 1916 Johanna Ortner, a caterer, was owner occupant of the "Lido Cafe", Hampton. Now closed, the former Dance Hall at the rear has been removed to form the Bamfield Street Scout Hall. (1895-1900, 1906, 1916, RB; 1895, 1896 S & M Dir.)

Significance:

C. Although significantly altered, the former "Hampton Tea Gardens" building constitutes important evidence of Hampton/Sandringham's late Victorian and Edwardian role as a beach resort for the metropolis.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
Sands & McDougall Directory
Disney, G., and Tarrant, V.,
Bayside Reflections, City of
Sandringham, 1988, p.

Issue No. 1:

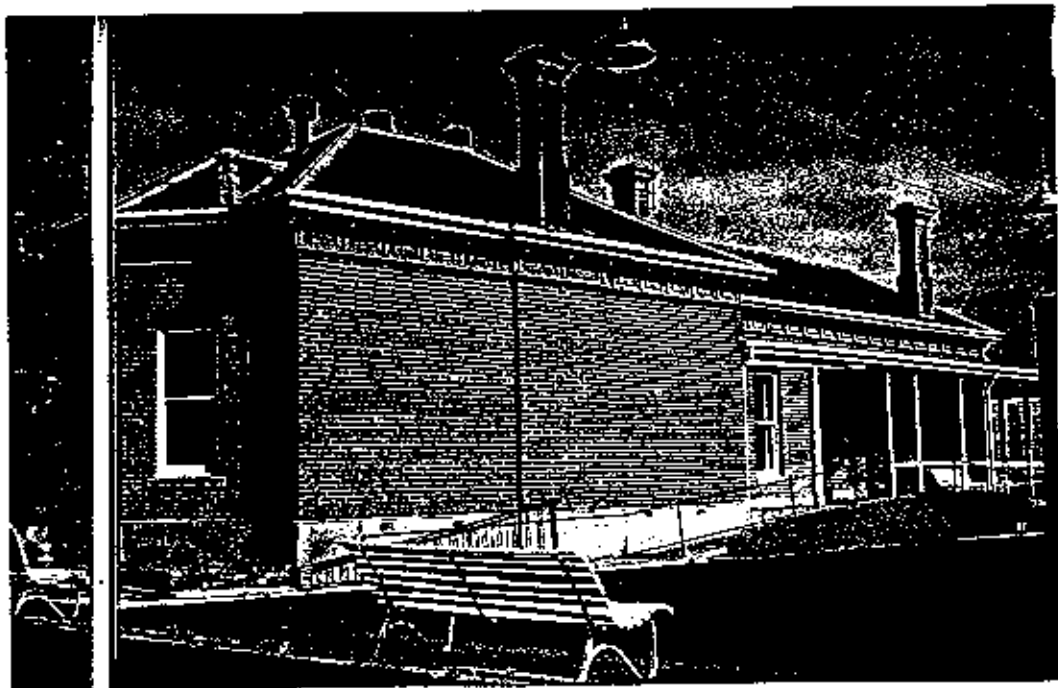
May, 1989

Building:

"Coggeshall"

Address:

92 Beach Road



Allotment Reference: Crown Allotment 21

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Area of Significance:

Photo Date: May, 1989

Grantee: J. Holloway, 4.9.1852

Original Owner: David Abbott

Present Owner: Sandringham Club, C/- Secretary

Original Use: House

Present Use: Club Rooms

Construction Date: 1876

Architect: A. Taylor (?)

Builder:

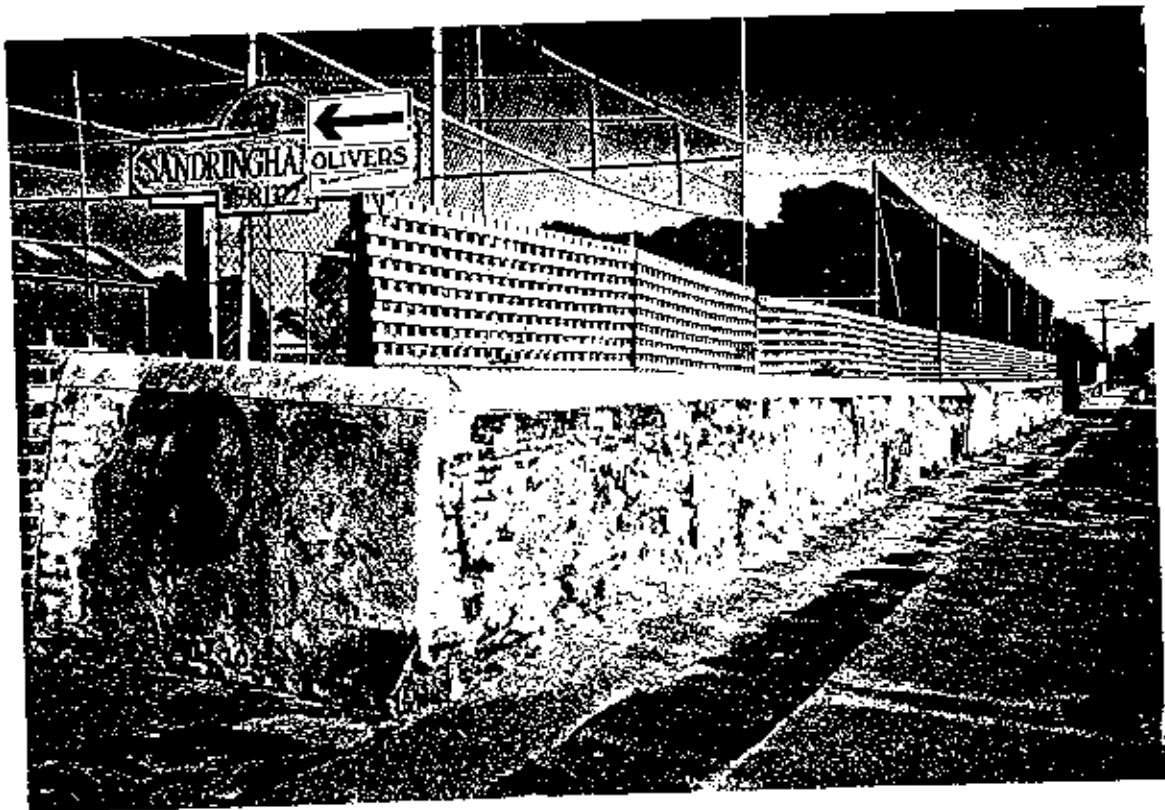
Description: A substantial brick Italianate villa with hipped slate roof and bracketted eaves facing Beach Road with former drawing room attached at the rear facing east.

Condition: Good

Integrity: Poor, tower removed, verandah rebuilt, later work attached on south side. An early ironstone (?) fence partly rendered and with a curved stone coping remains along the Beach Road frontage.

History: David Abbott, solicitor and Shire of Moorabbin councillor acquired this site and built "Coggeshall" in 1876 (not listed 17.2.1876 in RB, listed 15.2.77 in RB). Abbott purchased land around his home and subdivided it in 1886. He was a supporter of severance from Moorabbin and of construction of the Picnic Point railway. He was a foundation member of the Royal Melbourne Golf Club. In 1908, he sold "Coggeshall" to Elisha de Garis, agent, who sold in turn to the Sandringham Club during the 1920's.

- Significance: C. "Coggeshall", though substantially altered, is important for its links with David Abbott and as an example of a nineteenth century gentleman's "marine villa" attracted to the Beach Road frontage. The ironstone (?) wall is an important element.
- Recommendations: Recommended for planning scheme protection and for reinstatement of removed elements in accordance with methods contained in the Burra Charter.
- Rate Books: Rate Books
Disney, G. and Tarrant, V.: Bayside Reflections, City of Sandringham, (1988), pp 40-43
Gibb, D.M., "The Emergence of a Bayside Suburb: Sandringham, Victoria, 1850-1900", unpub. M.A. Thesis, Univ. of Melb., (1971).
Sutherland, D., Victoria and its Metropolis, McCarron Bird & Co., (1888), Vol. 2, p.510.
- Issue No. 1: May, 1989



Building: "Rosherville"
Address: 130 Beach Road



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park" Estate
Photo Date: May, 1989
Grantee: David J. Thomas, 4.9.1852
Original Owner: Marie Krecklow
Present Owner: R & B Duncan
Original Use: House
Present Use: House

Construction Date: 1903

Architect: -

Builder: -

Description: A large Edwardian brick villa with ventilated Dutch gable roof, tall chimney stacks, and timber posted bullnosed verandah with iron lace brackets and balustrade and unusual capital decoration.

Condition: Good

Integrity: Good, overpainted

History: In 1903 Marie Krechlow owned lot 2 on the north east corner of Beach Road and Tennyson Street, on which she built a fourteen roomed brick house for her residence. By 1910 Andrew Hendry leased the property and continued to do so in 1916 at which time the property (97'x100') was known as 'Rosherville'. (1903, 1904, 1910, 1916, RB).

Significance: C. "Rosherville" recalls the attraction of Beach road as a residential address during the nineteenth and early twentieth centuries and is representative of comparable villas now demolished including Dr Leary's "Montcastel" and the Misses Bonney's "Cliffcote" nearby.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

Building: Former "Great Southern" hotel
Address: 471 Beach Road



Allotment Reference: Crown Allotment 49B (Pre-emptive Right)

National Estate Register: Recommended

Historic Buildings Register: Recommended

National Trust Register: -

Area of Significance: -

Photo Date: May, 1989

Grantee: J.B. Moyscy, 23.3.1854

Original Owner: Great Southern Hotel Co. Ltd
Directors: Rev. H. Flou Kane,
Brighton, John M'Gee, Flinders
Street, James Maloney, Collins
Street, Harold Sparks, 14 Market
Bldgs., J.W. Dixon, Collins Street
W., W.F. Crane, Collins Street W.

Present Owner: Estate of J.S. Christou, C/- Vail
and McBan, 570 Lonsdale Street,
Melbourne.

Original Use: Hotel

Present Use: Hotel

Construction Date: 1888-1889

Address: James Birtwhistle

Builder: Thomas Oliver (W. Melbourne)

Description: A substantial late Victorian Italianate stuccoed hotel with main seaward elevation being symmetrical with later recessed upper level flanked by original pavilions with parapetted walls, cornices and bracketted friezes and enriched balconettes. The lower level and side facing Bodley Street are later and obscure the original surviving though much altered walls. The foundation stone has been remounted inside the building.

Condition: Good

Integrity: Poor, see above. Mansard roofs and dormers removed, verandahs to Bodley Street and Beach Road removed.

History: On 5.2.1889 the Directors of the Great Southern Hotel Co. Ltd reported that the site for their hotel had been purchased and was "most admirably situated with a magnificent frontage to The Esplanade This splendid area will admit of the making of tennis courts, and ample pleasure grounds", (First Half Yearly Report for the period ending 30.9.1888). Harold Sparks was a Moorabbin Shire councillor and Charles Henry James' manager, becoming involved in his land dealings which also included "Beaumaris Park", the Sandringham Coffee Palace, the Beaumaris Tramway Co. and the Beaumaris Hall Co. Ltd. The foundation stone for the hotel was laid on 17.5.1888 at a lunch presided over by Thomas Bent and its completion was anticipated in March 1889.

Significance:

B. Although defaced, the former "Great Southern" Hotel is historically important for its links with the land boom in Sandringham, for its links with Sparks and James, as an example of the work of prominent late Victorian architect, James Birtwhistle and in particular, as the last and most spectacular remnant of Sparks'/James' investment activity formerly including the Beaumaris house tramway, Beaumaris Hall and the Sandringham Coffee Palace.

Recommendations:

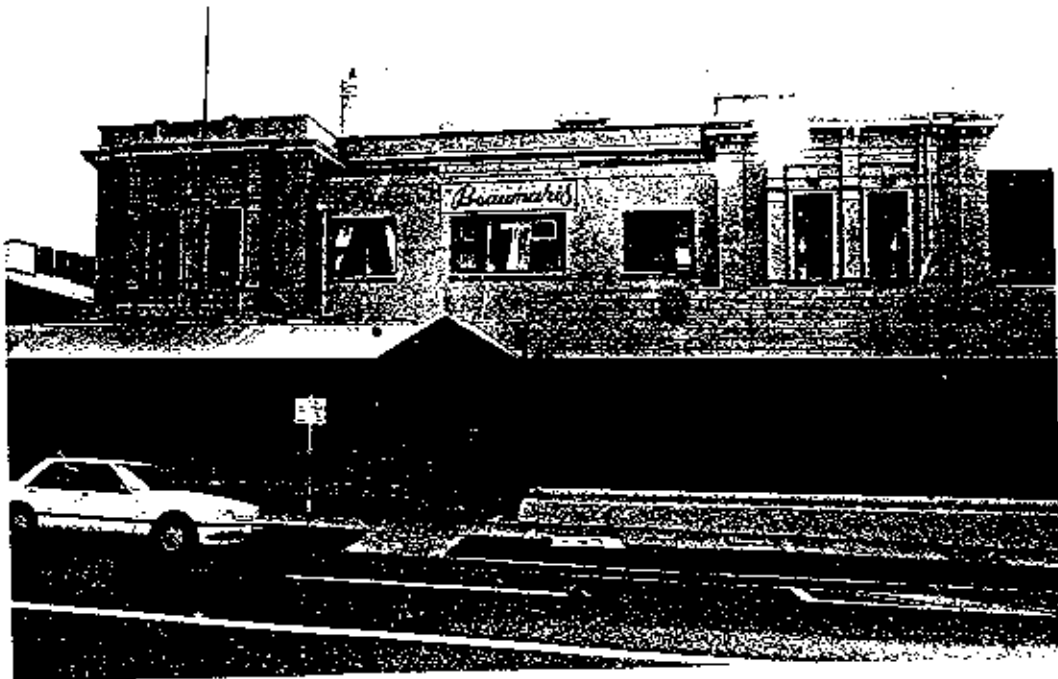
Recommended for inclusion on Historic Buildings Register, National estate Register and for planning scheme protection.

References:

PRO Defunct Business file VPRS 932
Table Talk, 25.5.1888
Views in S & D H S Collection
"Deauville Estate" subdivisional brochure (1926) - view.
Gibb, D.M., The Emergence of a Bayside Suburb: Sandringham, Victoria, c. 1850-1900, for entries on James and Sparks. Australian Building and Construction News, 24.3.1888 (tender notice)

Issue No. 1:

May, 1989



Building: House
Address: 32 Bolton Avenue



Allotment Reference: Crown Allotment 3
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: F.D. Wickham, 22.12.1851
Original Owner: Thomas Spinks
Present Owner: D. & E. Godfrey

Original Use: House

Present Use: House

Construction Date: 1929

Architect:

Builder:

Description: A substantial neo-Classical rendered brick villa with central pedimented entry having rectangular pier and Doric column supports. Bay windows of different designs flank the main entry.

Condition: Good

Integrity: Good

History: In 1927 Thomas Spinks, a grazier, bought part lot 16 (70' x 292') from George Kermodé, in Bolton Avenue, south side between Hoyt Street and the end of the street. In 1929 Spinks built a six roomed brick house there for his residence. (1927 to 1929 RB).

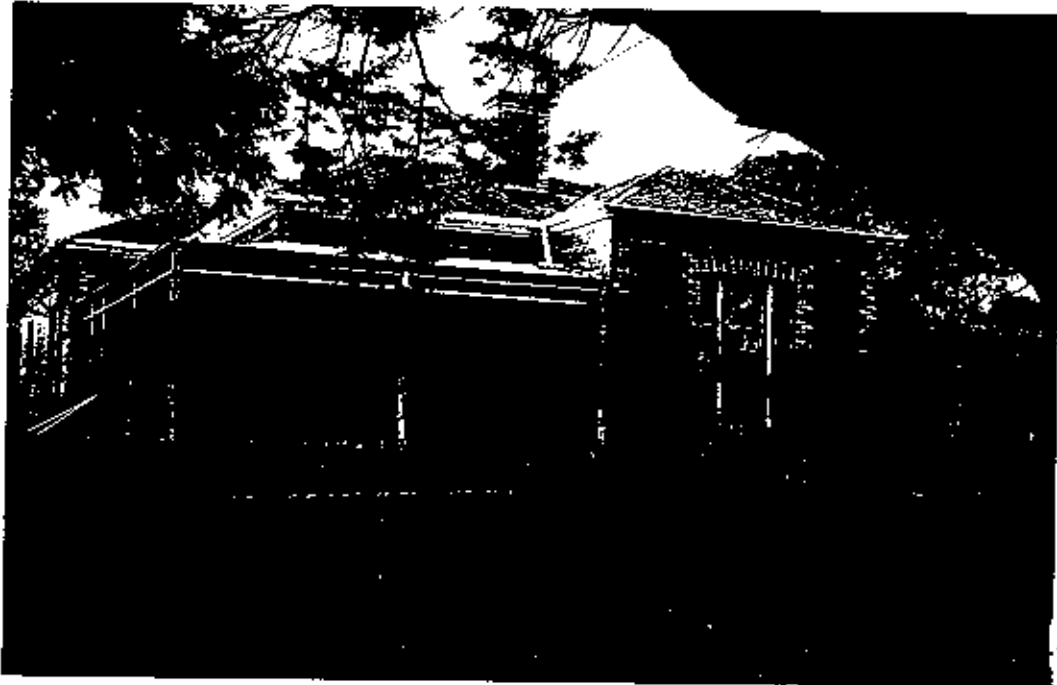
Significance: D.

Recommendations: Nil

References: R.B.

Issue No. 1: May, 1989

Building: "Dunottar"
Address: 31-33 Bridge Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: John Charters
Present Owner: J. Dean
Present Use: House
Original Use: House

Construction Date: pre Oct 1886

Architect: -

Builder: -

Description: An unusually substantial bi-chromatic brick Italianate villa with timber posted verandah with cast iron lace, asymmetrical form with corner verandah terminated by projecting wings and colonettes to main window. The slate roof is hipped.

Condition: Good

Integrity: Good

History: The land on which 31-33 Bridge Street was built was the subdivision of portion 21 known as "Gipsy Village" in 1852. This house is shown on the October 1886 Shire of Moorabbin plan. In 1892 Constable Mills was occupant of a brick house on lots 177 to 183 (350' frontage) north side of Bridge Street between Hampton Street and the railway line. (First entry S & M Dir.).

In 1902 Catherine Bucknell was owner/occupant, Arthur Moss becoming tenant in 1905. In 1906 Edward Connor a civil servant became owner/occupant, the property known as "Dunottar" and described as brick with twelve rooms, passing to Elizabeth Connor by 1916. At that time, the house occupied lots 181, 182, 183 with 150' frontage. (1901, 1902, 1905, 1906, 1916, RB; 1890-1900 S & M Dir.).

Significance: C. "Dunottar" is regionally important as a rare surviving bi-chromatic brick villa in the municipality and a very early residence in the "Gypsy Village" subdivision. It compares with "Hazelwood" (q.v.) and "Edgecliff" (q.v.)

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.
Disney, G., & Tarrant, V., Bayside Reflections, City of Sandringham, Melbourne, 1988, p.23.

Issue No. 1: May, 1989

Building: "Culver"
Address: 3 Campbell Street



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park" Estate
Photo Date: May, 1989
Grantee: David J. Thomas, 1.9.1852
Original Owner: Jessie Jennings
Present Owner: G & B Ethershank
Original Use: House
Present Use: House
Construction Date: 1903

<u>Architect:</u>	-
<u>Builder:</u>	-
<u>Description:</u>	A large Edwardian two storeyed red brick villa with half timbered gable end, window bay, stuccoed banding and porch with tall chimney stacks having cast cement art nouveau decoration
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	<p>In January, 1887 the land on which No. 3 Campbell Street was built was released as part of the "Picnic Point Park" Estate.</p> <p>In 1903 Mrs Jessie Jennings owned land lots 20 and 29 which extended from Campbell Street to Fernhill Road, each with 66' frontages. In 1904, Jennings also purchased part lot 30 adjacent to lot 29, north side between Tennyson and Southey Streets. In that year, Jennings built a nine roomed brick house occupied by Percy Jennings, an agent. In 1916, owner/occupancy remained the same and the property was known as "Culver". (1904, 1905, 1916, RB, Parish Palm - Moorabbin 1887).</p>
<u>Significance:</u>	C. "Culver" is a prominent and unusually large villa in its local context.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue No. 1:</u>	May, 1989

Building: "Heatherleigh"
Address: 9 Campbell Street



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park" Estate
Photo Date: May, 1989
Grantee: David J. Thomas, 4.9.1852
Original Owner: William Chamber
Present Owner: H & D Russell
Original Use: House
Present Use: House

Construction Date: 1896

Architect: -

Builder: -

Description: An asymmetrical Edwardian villa with slate roof and bayed projecting wing surmounted by a relatively plain overhanging gable. The verandah is balustraded and has a scalloped valence.

Condition: Good

Integrity: Good

History: In January, 1887 the land on which No. 9 Campbell Street was built was released as part of the "Picnic Point Park" Estate. In 1896 William Chamber owned land lots 23 and 26 which extended from Campbell Street to Fernhill Road and which were rated to Southey Street. In 1896 Chambers, a manufacturer, built a wood house for his residence. (First entry RB and S & M Dir.). By 1900 the property was known as "Heatherleigh" and was rated to Campbell Street.

By 1916 "Heatherleigh" had passed to Mary Chambers who resided there. The property was described as wood with nine rooms. (1895, 1896, 1900, 1916, RB; 1895, 1896 S & M Dir., Parish Plan Moorabbin 1887).

Significance: C. "Heatherleigh" is of local interest for its comparatively early date.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Builder: "Bristol House"
Address: 12 Carew Street



Allotment Reference Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Charles Ellis
Present Owner: M & A Chippindall
Original Use: House
Present Use: House
Construction Date: 1900-1901

Architect: -

Builder: -

Description: An asymmetrical Victorian style timber villa with corner verandah terminated by projecting hipped wings, ashlar boarding, reconstructed verandah bracketted eaves and corrugated iron clad hipped roof with stuccoed chimney stacks.

Condition: Good

Integrity: Good, cast iron lace recent.

History: In 1852 the land on which No 12 Carew Street was built was released as part of "Gipsy Village". In 1900 Charles Ellis owned lots 142.143 in Carew Street west side between Georgiana and Bridge Streets, on which he commenced building a house. By February, 1901 the house was completed and occupied by Ellis, a painter. By 1906 Charles Ivey a police constable lived there and the house was described as wood with seven rooms. The 1907 Sands & McDougall Directory lists the property as the Sandringham Police station. (1900, 1901, 1906 RB; 1907, S & M Dir.).

Significance: C. 12 Carew Street is locally significant as an early building on the "Gipsy Village" subdivision and as the former police station.

Recommendations: Recommended for planning scheme protection.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Builder: "Aston"
Address: 51-53 David Street



Allotment Reference: Crown Allotment 19
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: David Gibson, 4.9.1852
Original Owner: Planet Building Society
Present Owner: K & S Joy
Original Use: House
Present Use: House
Construction Date: 1893
Architect: -
Builder: -

Description: A plain single fronted symmetrical timber villa with corrugated iron clad hipped roof and reconstructed verandah to three sides.

Condition: Good

Integrity: Fair, alterations to rear under construction.

History: The rate book entries for 51-53 David Street are unclear. Evidence suggests that a six roomed house was built in 1893 when the property measured 1a.2.36p. It was owned by the Planet Building Society and leased to William Creed, a superintendent.

By 1905 Hannah Maasdyk had purchased the property, leasing it to Henry Ride in 1906. By 1916 Herbert Hiam, a poultry farmer had purchased the property which was known as "Aston". (1892-1895, 1900, 1905, 1906, 1916 RB; 1890-1906)

Significance: C. "Aston" is of local interest as an early house associated with the poultry farming industry which preceded closer settlement in parts of Hampton.

Recommendations: Recommended for planning scheme protection.

Reference: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building:

"Ebden Castle" or "Black Rock House"

Address:

34 Ebden Avenue



Allotment Reference: Crown Allotment 29

National Estate Register: Registered

Historic Buildings Register: Registered (No. 216)

National Trust Register: Classified

Area of Significance: -

Photo Date: May, 1989

Grantee: F.G. Dalgety, 24.3.1853

Original Owner: Charles Ebdon

Present Owner: City of Sandringham

Original Use: House

Present Use: Preserved historic house

Construction Date: 1856-58

Architect: Clauseen and Becker (?)

Builder: John and Patrick Barrow
(stonemasons) James Horan
(carpenter)

Description: A brick and timber lined bungalow with verandah to two elevations carried on distinctive thin and plain iron columns. The beaded lining boards have a sand/paint finish with small louvred windows whilst the eaves have decorated fascias. The front entrance has a classical inspired door of unusual design with pilasters and entablature whilst the double gable slated roof is accentuated by a round arched pair of double doors at the valley. A cellar is of local stone construction.

A castellated stone wall links the main building with the similar facade and courtyard wall with pillared gateway of the present caretaker's quarters, former kitchen and toilets.

<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	<p>Charles Ebden, pastoralist on the "Carlsruhe" run, which he named, was the member for Brighton in the Legislative Assembly. He commenced building "Black Rock House" which he named after Black Rock Castle near Dublin in 1856. Its design, however, is believed to be influenced by South African precedent where Ebden lived for a period. Shortly after completion it was occupied for 6 months by Sir Henry Barkly, Governor of Victoria 1856-63. By 1871 William Taylor, gentleman, occupied the house which remained in possession of Ebden's exécutors. At that time it had 11 rooms and was situated on 114 acres facing Beach Road. By 1880 J.D. Robertson, gentleman, was in residence and by 1919 G. Stubbs owned it as a guest house. In 1931 it passed to Prof. Peter MacCallum and in 1943 to Mr & Mrs Nutting. In 1974 it was purchased by the City of Sandringham.</p>
<u>Significance:</u>	<p>A. "Black Rock House" is of national significance as the home of Charles Ebden and of State significance as a post gold rush "marine villa" associated with the first phase of settlement in this vicinity. The cast iron verandah columns are believed to be unique whilst the cellar and stable wing are of note for their use of local ironstone. The mature Moreton bay fig trees are noteworthy.</p>
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books City of Sandringham: <u>Black Rock House</u> , The Sandringham <u>Historical Series</u> , No. 2, (1983).
<u>Issue No. 1:</u>	May, 1989

Building: "Almondsbury"
Address: 3 Fernhill Road



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Fanny Hiscox
Present Owner: J & C McDonald
Original Use: House
Present Use: House
Construction Date: 1905-1907

Architect: -

Builder: -

Description: A richly decorated Edwardian timber villa exploiting the gable motif in a complex roof form with tall brick chimney stacks, fish scale boarding, bargees enriched with rosettes, turned timber posts, half timbering and decorative valence with gablet and curved brackets surmounting the front entry.

Condition: Good

Integrity: Good

History: In 1905 Miss Fanny Hiscox owned land lots 100.101 on the east side of Fernhill Road between Abbott Street and Sandringham Road. In that year, Miss Hiscox commenced building a nine roomed weatherboard house on lot 100. (71' frontage). The house was completed in 1907 and was occupied by J. Crawford Hiscox. By 1916 Florence Jones was leasing the house which at that time was known as "Almondsbury". (1906, 1907, 1908, 1916 RB).

Significance: C. "Almondsbury" is of regional importance as a richly decorated picturesque Edwardian villa in the Fernhill Road group.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Dulwich"
Address: 5 Fernhill Road



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Annie Sutton
Present Owner: T & V Willey
Original Use: House
Present Use: House
Construction ddate: 1907
Architect: -
Builder: -

Description: A comparatively substantial tuck pointed red brick (overpainted) Edwardian villa with turned timber posted corner verandah terminated by projecting half timbered gable ended wings. The west facing wing has a window hood and "Dulwich" in Gothic letters in cement on an enriched stuccoed panel.

Condition: Good

Integrity: Fair, overpainting, screen to verandah.

History: In 1906 Miss Annie Sutton owned lot 95 on the east side of Fernhill Road between Abbott Street and Sandringham Road. In 1907 Miss Sutton built a seven roomed brick house on the site. Elizabeth Sutton was occupant. Owner/occupancy remained the same in 1916 at which time the property was known as "Dulwich". (19907, 1908, 1916, RB).

Significance: C. "Dulwich" is of local interest for its decorative stuccoed name panel and forms one of a small group of comparatively substantial Edwardian houses in Fernhill Road, overlooking the Bay.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Omrah"
Address: 7 Fernhill Road



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register:
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Hannah McNeil
Present Owner: A & E Petridis
Original Use: House
Present Use: House
Construction Date: c. 1898-1899 (?)

Architect: -

Builder: -

Description: A comparatively substantial timber late Victorian house adopting the Edwardian villa form with corner verandah and projecting shingled gabled wing and high pitched slate roof. A dormer window overlooks the Bay. Verandah and window hood valence decoration is unusual, the design being indicative of the building's early date.

Condition: Good

Integrity: Good

History: The rate book entries for 7 Fernhill Road are unclear prior to 1899. In that year the property lots 93 and 94 with a wood house, was rated to Sandringham Road. Hannah McNeil was owner and Thomas Brown tenant.

From 1900 to 1906 owner/occupant remained the same. The property was however rated to Fernhill Road. By February, 1907 Charles Littlewood had purchased the property for his residence. It was described as wood with eight rooms on the corner of Fernhill and Sandringham Road. By 1910 Louisa Wilds was owner/occupant and the property had been subdivided into two blocks, the corner block being sold and built on, ("Trevilla").

By 1916 Louisa Wilds continued as owner/occupant and the property with 71'3" frontage, was known as "Omrah". (1897-1907, 1910, 1916, RB; 1897-1900 S & M Dir.)

Significance: C. "Omrah" is of Regional importance as a very early and distinctively detailed late Victorian villa in the archetypal Edwardian form.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Cascaes"
Address: 28 Fernhill Road



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park"
Photo Date: May, 1989
Grantee: David Thomas, 4.9.1852
Original Owner: Walter Jack
Present Owner: K & C Theodore
Original Use: House
Present Use: House

Construction Date: 1904

Architect:

Builder:

Description: A large single storeyed timber Edwardian villa with symmetrical front elevation consisting of an altered recessed section flanked by half timbered projecting wings with bayed windows. The weatherboards are part shingled and the front entrance is protected by a posted porch. Window hoods, chimney stacks and ornamental ridge tiles add enrichment.

Condition: Good

Integrity: Good

History: In 1887 the land on which No. 28 Fernhill Road was built was released as part of the "Picnic Point Park Estate". In 1904 Walter Jack, a manager built a nine roomed wood house on lots 16, 17 and 18 on the north west corner of Fernhill Road and Tennyson Street. Jack resided there. (First entry RB and S & M Dir.). By 1910 the property was owned and occupied by William B. Grey Smith. Smith, an accountant, continued owner/occupier in 1916 at which time the property was known as "Cascaes". (1904, 1905, 1910, 1916, RB; 1902-1905 S & M Dir. Parish Plan Moorabbin 1887).

Significance: C. "Cascaes" is an unusually large Edwardian villa of distinctive symmetrical form and a prominent building in the "Picnic Point Park Estate" area of significance.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.

Issue No. 1: May, 1989

Building: "Belview"
Address: 31 Fernhill Road



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park"
Photo Date: May, 1989
Grantee: David Thomas, 4.9.1852
Original Owner: Francis Blondel
Present Owner: G & P Meldrum
Original Use: House
Present Use: House
Construction date: 1907
Architect: -
Builder: -

Description:

An Edwardian timber villa with corner verandah terminated by projecting wings with half timbered gable ends and bayed windows. The verandah has turned timber posts, bracketted posts and unusual timber frieze with arched ripple lattice valence surmounted by a bracketted extension of the roof at the points of entry. The weatherboards include shingled banding.

Condition:

Good

Integrity:

Good

History:

In 1907 Francis Blondel built an eight roomed wood house on lot 62 on the north-east corner of Fernhill Road and Tennyson Street. Blondel, a clerk, continued owner/occupancy in 1916 at which time the property was known as "Bellview". (1907, 1908, 1916, RB; 1907-1909 S & M Dir.).

Significance:

C. "Bellview" adopts a typical Edwardian residential form with a distinctive decorated verandah.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

May, 1989

Builder: "Yambuc", now "Veronique"
Address: 49 Fernhill Road



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park"
Photo Date: May, 1989
Grantee: David J. Thomas, 4.9.1852
Original Owner: G.M. Thomson
Present Owner: H. Braddock
Original Use: House
Present Use: House
Construction Date: 1907
Architect:
Builder:

<u>Description:</u>	A single fronted symmetrical Victorian/Edwardian transition villa with patterned slate hipped roof, rough cast angled eaves, rebuilt verandah with unusual post enrichment, rusticated boarding and fluted architraves.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair
<u>History:</u>	<p>In 1905 G.M. Thomson owned lots 70 and 76 which extended between Fernhill road and Gladstone Street. In 1907 Thomson built a five roomed wood house on the block fronting Fernhill Road. E. Lincoln Belyea leased the property.</p> <p>By 1910 Thomson resided there and continued to do so in 1916. At that time the property was known as "Yambuc". (1906, 1908, 1910, 1916, RB)</p>
<u>Significance:</u>	D. "Yumbuc" is of local importance in that it includes decorative woodwork and details which are unusual within the municipality.
<u>Recommendations:</u>	Recommended for planning scheme protection under Division 3C Clause 25L of the Sandringham Planning Scheme.
<u>References:</u>	Rate Books S & M Dir.
<u>Issue No. 1:</u>	May, 1989

Building: "Jesmond"
Address: 17 Georgiana Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Lily Pescod
Present Owner: T & J Paling
Original Use: House
Present Use: House
Construction Date: 1901

Architect: -

Builder: -

Description: An asymmetrical late Victorian timber villa with turned timber posts and cast iron lace to verandah, twisted colonettes to main window and comparatively unusual dog's tooth ornamentation to the barge.

Condition: Good

Integrity: Good

History: In 1852 the land on which No. 17 Georgiana Street was built was released as part of the subdivision of Crown Land 21 owned by Josiah Holloway known as "Gipsy Village". In 1900 Lily Pescod owned part lots 129 and 140 in Georgiana Street, north side between Carew and Moor Streets on which she built a wood house in 1901. In 1906 John O'Mara (possibly a descendant of James O'Mara, a fisherman/resident of Gipsy Village) was tenant and in 1910 John Chamberlain leased the four roomed property which at that time was known as "Jesmond". By 1916 Jean Ingram was owner/occupant. (1901, 1902, 1906, 1910, 1916, RB. "Gipsy Village Subdivision").

Significance: C. "Jesmond" is an early and substantially intact villa in Holloway's "Gipsy Village" subdivision.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
Disney, G., and Tarrant, V., Bayside Reflections, City of Sandringham, Melbourne, 1988, p.23)

Issue No. 1: May, 1989

Builder: "Warringah"
Address: 24 Georgiana Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Turner? (S & M Dir.)
Present Owner: B & K Bryant
Original Use: House
Present Use: House
Construction Date: pre Oct. 1886
Architects: ~
Builder: -

Description: A small single fronted symmetrical timber Victorian style villa with reconstructed verandah and caves frieze, corrugated iron and hipped roof and stuccoed symmetrical chimney stacks.

Condition: Good

Integrity: Fair

History: In 1852 the land on which No. 24 Georgiana Street was built was released as part of the subdivision of Crown Allotment 21 owned by Josiah Holloway, known as "Gypsy Village".

A house is shown on the October 1886 Shire of Moorabbin plan on this site. In 1889 Mr Turner was in residence (S & M Dir.). By 1892 Angelo Bertotto, a fisherman was occupant, the rate books listing him as owner/occupant of a wood house in Georgiana Street, Gipsy Village in 1893.

By 1900 the property, part lot 30, had passed to Caroline Bertotto and was known as "Waringah" ("Warringah" 1916 RB). By 1910 the property had returned to Angelo Bertotto and George Blore was tenant. (1893, 1900, 1910, 1916, RB; 1888-1900 S & M Dir.).

Significance: C. "Warringah" is locally important as a very early cottage on the "Gypsy Village" subdivision. Its significance is enhanced by its association with Angelo Bertotto, fisherman and local identity.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
Disney, G., & Tarrant, V., Bayside Reflections, City of Sandringham, Melbourne, 1988, p.23

Issue No.1: May, 1989

Building: "Newington"
Address: 28 Georgiana Street



Allotment Reference: Crown Allotment 21
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: J.M. Holloway, 4.9.1852
Original Owner: Sarah Jones
Present Owner: F. & D. Brydon
Original Use: House
Present Use: House
Construction Date: pre 1886

Architect:

-

Builder:

-

Description:

A comparatively substantial symmetrical timber villa with partially reconstructed verandah to two elevations, bracketted frieze and slated hipped roof, with stuccoed chimneys. The main elevations have ashlar boarding.

Condition:

Good

Integrity:

Good

History:

In 1852 the land on which No. 28 Georgiana Street was built was released as part of the subdivision of Crown Allotment 21 owned by Josiah Holloway, known as "Gypsy Village". James Jones owned a house on this site in 1886 (sealed plan: Oct. 1886, S & M entries commence 1888), passing to Sarah Jones in 1892. In 1900, Jones had commenced building a wood house. The house was completed by February, 1901 and Sarah Jones resided there. Sarah Jones continued owner/occupancy in 1916 at which the house was described as having ten rooms. The property was known at that time as "Newington". (1900, 1901, 1916, RB).

Significance:

C. "Newington" is an important early house on the "Gypsy Village" subdivision comparing with "Waltham" (now demolished)

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
S & M Dir.
Disney, G., & Tarrant, V., Bayside Reflections, City of Sandringham, Melbourne 1988, p.23.

Issue No. 1:

May, 1989

Building: "Balcomb"
Address: 11 Gillies Street



Allotment Reference: Crown Allotment 11
National Estate Register: Recommended
Historic Buildings Council: Recommended
National Trust Register: -
Area of Significance: "Linacre Park"
Grantee: F.D. Wickham, 22.12.1851
Original Owner: John Eggleston
Present Owner: Jencol Pty Ltd
Original Use: House
Present Use: House
Construction Date: 1906
Architect:
Builder:

Description:

A substantial timber Edwardian villa with attic storey and dormer windows, dominant half timbering in the Tudoresque mode and prominent shingled roof complemented by tall chimney stacks with stuccoed caps. The main gable incorporates a stained glass leadlight and the weatherboards have fishscale banding.

History:

In 1906 John Eggleston purchased lot 58, pt lot 91 on the east side of Gillies Street between Crisp and Service Streets from Henry Holmes. In the same year Eggleston, a solicitor, built a nine roomed weatherboard house on the land. Eggleston continued as owner/occupant in 1915 at which time the property was known as "Balcomb". (1906, 1907, 1915 RB).

Condition:

Good

Integrity:

Good

Significance:

B. "Balcomb" is an unusual Edwardian villa for its steeply pitched roof forms used in conjunction with dormer windows and half timbering in the Tudoresque manner. It is a prominent building in the "Linacre Park" area of significance.

Recommendations:

Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.

References:

Rate Books

Issue No. 1:

May, 1989

Builder: "Panitya" later "Cowl Cowl"
Address: 17-19 Linacre Road



Allotment Reference: Crown Allotment 10
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Area of Significance: "Linacre Park"
Photo Date: May, 1989
Grantee: W. Highett, 9.9.1852
Original Owner: George Grant
Present Owner: R & D Molesworth

Original Use: House

Present Use: House

Construction Date: 1893

Architect: -

Builder: -

Description: A picturesque late Victorian villa with steeply pitched slated roof, elaborate "half timbering" to barges with extended finials and supporting brackets. Walls are of roughcast brickwork and two projecting wings enclose a lower middle section without the usual verandah.

Condition: Good

Integrity: Good, spacious landscaped setting with Moreton Bay Fig and tea tree.

History: In 1893 George Grant, a surveyor built a brick house on lots 139 and 144 Linacre Road, north side, between Hampton and Deakin Streets, for his residence. (First entry RB). Grant, a civil servant, continued as owner in 1908, leasing the property, described as brick with six rooms, to Frank Keane, an accountant.

By 1910 Helen Keane was owner, the property then occupying lot 144 and part lot 145 with 115' frontage. By 1916 the property then known as "Panitya" was in the estate of Helen Keane. Ernest Roughton lived there. (1893, 1908, 1910, 1916, RB).

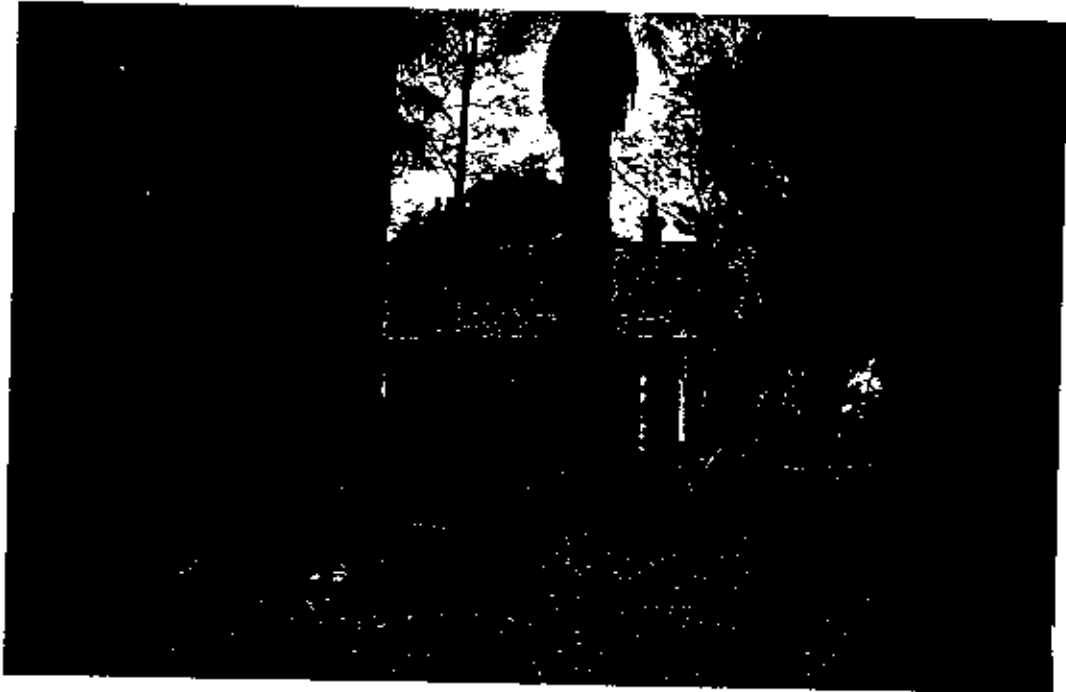
Significance: B. "Panitya" is important at the State level as a very early house adopting elements characteristic of Edwardian houses and also recalling the "Cottage Orne" traditions of the 1850's.

Recommendations: Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

Building: "Emohruo"
Address: 18 Linaere Road



Allotment Reference: Crown Allotment 10
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linaere Park"
Photo Date: May, 1989
Grantee: W. Highett, 9.9.1852
Original Owner: Arthur Kerr
Present Owner: J. & E. Wright-Smith

Original Use: House

Present Use: House

Construction Date: 1908-1910

Architect: -

Builder: -

Description: An Edwardian timber bungalow with bracketted posted verandah formed by an extension of the main gabled slate roof. Gable ends have "half timbered" barges.

Condition: Good

Integrity: Good, spacious setting, additions at rear.

History: In 1908 Arthur Kerr and Mrs J.A. Kerr owned lot 12 with 100' frontage to Linacre Road south side between Hampton Street and the railway line. By 1909 the land had been subdivided and a six roomed brick house was commenced on the eastern block. The house was completed by 1910. Arthur Kerr owned and occupied the property and continued to do so in 1916 when the property was known as "Emohruo". (1908, 1909, 1910, 1916 RB).

Significance: C. "Emohruo" adopts an unusual residential form for its period and retains its early spacious setting in Linacre Road.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

Building: "Pontac"
Address: 25 Linacre Road



Allotment Reference: Crown Allotment 10
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linacre Park"
Photo Date: May, 1989
Grantee: W. Highett, 9.9.1852
Original Owner: Frederick Moss
Present Owner: M. Small
Original Use: House
Present Use: House

Construction Date: 1903-1904

Architect:

Builder:

Description: A typical asymmetrical Edwardian timber villa with half timbered gable and bay window to the projecting wing and decorated timber verandah.

Condition: Good

Integrity: Good

History: On 1.10.1903 de Henzell Storey auctioned the pre-existing Linacre Park Estate. In 1903 Frederick Moss, an importer, built a six roomed wood house on part lots 142 and 143 with 70' frontage to Linacre Road on the north-west corner of Deakin Street.

By 1916 Moss continued as owner/occupier at which time the property, described as having nine rooms, was known as "Pontac". (1903, 1904, 1916 RB).

Significance: C. "Pontac" is a typical substantially intact Edwardian timber villa.

Recommendations: Recommended for planning scheme protection under Division 3C, Clause 25L of the Sandringham Planning Scheme.

References: Rate Books
Notice - Linacre Park Estate auction sale 10.1.1903.

Issue No. 1: May, 1989

Building: "The Ramble"
Address: 10 Littlewood Street



Allotment Reference: 12
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linacre Park"
Photo Date: May, 1989
Grantee: J.R. Murphy 27.12.1851
Original Owner: Caroline Langdale
Present Owner: Mrs G.P. Smith
Original Use: House
Present Use: House

Construction Date: 1900

Architect:

Builder:

Description: A substantial Edwardian styled timber villa with high pitched corrugated iron clad roof cast iron verandah columns and side porch columns, projecting gabled wing and unusual linings to portion of the front elevation.

Condition: Good

Integrity: Fair

History: In 1900 Mrs Caroline Langdale owned lot 18 on the south side of Littlewood Street between Hampton and Hood Streets. By February 1901 a weatherboard home had been built there with Mrs Langdale owner/occupant. (1900,1901, RB).

Significance: D. "The Ramble" (?) is an early villa on the Hampton Beach Estate of 1888 but has been altered by the introduction of cast iron columns.

Recommendations: Recommended for planning scheme protection under Division 3C Clause 25L of the Sandringham Planning Scheme.

References: Rate Books

Issue No. 1: May, 1989

Building:

Shop and House

Address:

15 Melrose Street



Allotment Reference:

Crown Allotment 22

National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Area of Significance:

"Sandringham"

Photo Date:

May, 1989

Grantee:

Samuel Jackson, 4.9.1852

Original Owner: Thomas Kevan

Present Owner: Software Innovations Pty Ltd

Original Use: Shop and House

Present Use: Shop

Construction Date: 1903

Architect: Sydney Smith and Ogg

Builder: -

Description: A picturesque shop recalling the Arts and Crafts movement with art nouveau leadlights, floral stuccoed frieze and Tudoresque half timbering to the overhanging gable end. A central bay window is flanked by fretted balustrading to balconettes whilst the brickwork is red with corbelling to the parapet ends.

Condition: Good

Integrity: Fair, verandah rebuilt

History: On 5.7.1902 Sydney Smith and Ogg accepted tenders for the erection of a shop in Melrose Street, Sandringham. In 1903 Thomas Kevan, a newsagent completed a shop with a seven roomed dwelling on part lot 13 (20' frontage) in Melrose Street, north side. (First entry RB & S & M Dir.). By 1907 Kevan leased the property to Ernest Soffa, also a newsagent. In 1910 owner/occupant remained the same. (1903, 1904, 1907, 1910 RB; 1903-1904 S & M Dir., BEMJ, 5.7.1902 s.p.s.)

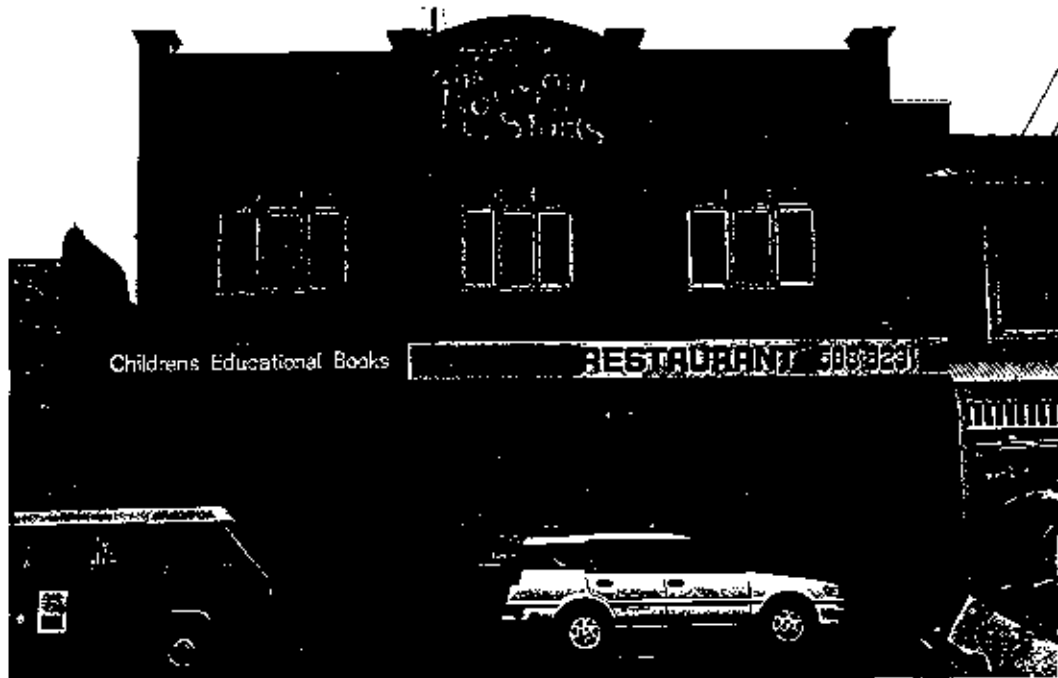
Significance: C. 15 Melrose Street has an unusually picturesque facade and is a key building in the Melrose Street precinct, comparing with similarly decorated buildings in Canterbury Road, Camberwell, north side, w. of railway.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
S & M Dir.
Building Engineering and Mining Journal,
5.7.1902, p.5.

Issue No. 1: May, 1989

Building: "The Hobson Stores"
Address: 19-21 Melrose Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Walter and Annie Hobson
Present Owner: Setex Pty Ltd, C/- Taylor
Ratcliffe Pty Ltd, 100 Little Collins
Street, Melbourne.
Original Use: Shop and Office
Present Use: Shops

Construction Date: 1911

Architect: -

Builder: -

Description: A typical commercial buildings of its period with red brick and rough cast walls, pilasters and segmental openings. The decorated name in stucco "The Hobson Stores" recalls other later work in Hampton Street as well as the name of the buildings original owners.

Condition: Good

Integrity: Good, shop fronts part rebuilt

History: In 1906 part lot 13 and lots 14 and 15 with 160' frontage to Melrose Street north side, was in the name of Archbishop Carr. In 1911 Walter and Annie Hobson built a brick shop and office, with a five roomed brick house, on the most western 40' of this land. Hobson, a draper, occupied the shop and house. Collinson and Thompson occupied the office. (1906, 1911-1912 RB).

Significance: C. "The Hobson Stores" are locally important to the extent that their picturesque name and the period of the building reinforce the Edwardian character of the Melrose Street precinct.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

Building: Shops and House
Address: 29-31 Meirose Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Thomas Sayle
Present Owner: No 29: V & E Krekoukias, 28
Erica Street, Glen Iris, 3146
No. 31: Suite 1: as above
No. 32: Suite 2: V & E
Krekoukias, C/- H.C. Costello,
P.O. Box 194, Brighton

Original Use: Shops and House

Present Use: Shops and offices

Construction Date: 1906-1907

Architect: -

Builder: -

Description: A classically inspired red brick Edwardian commercial building with distinctive stuccoed decoration including a richly ornamented pediment tympanum.

Condition: Good

Integrity: Fair, original verandah and shop front removed, balcony built in.

History: In 1906 part lot 13 and lots 14 and 15 with 160' frontage to Melrose Street north side, were in the name of Archbishop Carr. In 1906 Thomas Sayle commenced building two shops with a seven roomed residence on the eastern most 40' of this land. The buildings were completed in 1907. By 1908, Sayle operated a chemist shop at No. 31 and Alexander Irish operated a confectionery shop at No. 29. In 1910 Sayle continued as owner of the properties and as operator of the chemist shop. No. 29 was occupied by John Hutchinson, a stationer. (1907, 1908, 1910, RB)

Significance: C. 29-31 Melrose Street is locally important as a richly ornamented Edwardian building in the Melrose Street precinct and forms a visual unit with the adjoining shops to the west.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: May, 1989

Building: Former "Commercial Bank"
Address: 37 Melrose Street



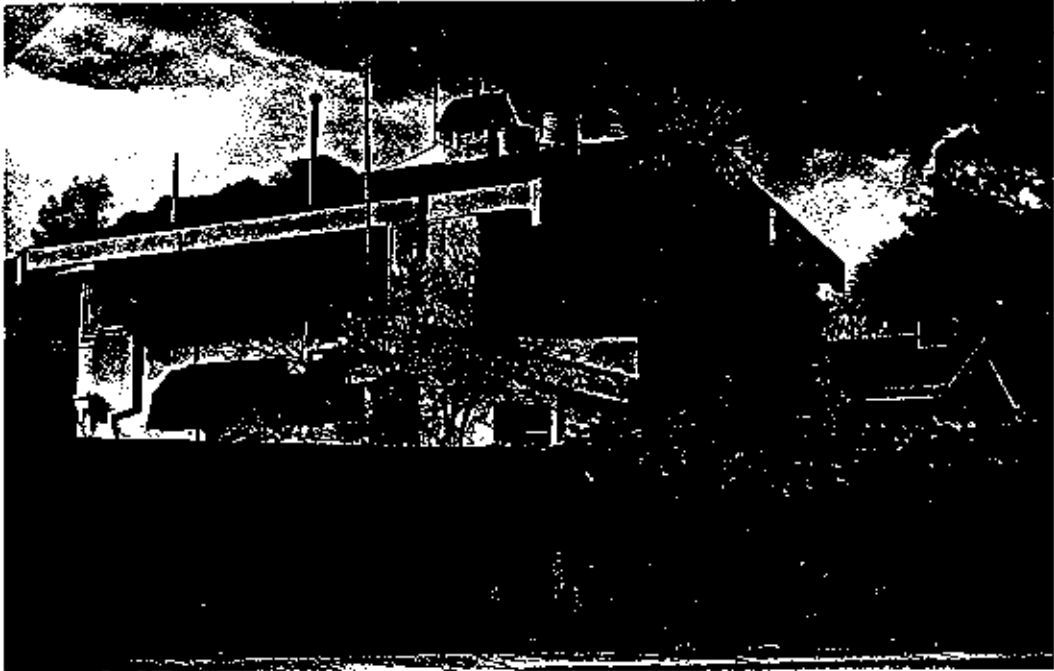
Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Commercial Bank
Present Owner: Westpac Properties Ltd
Original Use: Bank
Present Use: Bank
Construction Date: 1935

<u>Architect:</u>	Carleton & Carleton
<u>Builder:</u>	-
<u>Description:</u>	A simple neo-Classical cement rendered facade with plain pilasters and entablature with triglyph motifs and dentils.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair, later windows.
<u>History:</u>	In 1917 Mary Weeks owned a shop and four roomed wood dwelling with 25' frontage to Melrose Street north side. By 1919 the Commercial Bank had purchased the property operating as a bank from the premises. Cyril George, bank manager, resided there. In 1925 a new brick bank and dwelling was erected there. Benjamin Barber was bank manager and resident. On 2.7.1935 Carleton and Carleton called for tenders for the erection of a new bank for the Commercial Bank of Australia Ltd in Melrose Street. The premises was owner/occupied by the Commercial Bank of Australia Ltd. (1917, 1919, 1925, RB; 1935 Age)
<u>Significance:</u>	C. The former Commercial Bank has a prominent neo-Classical facade in the Melrose Street precinct and is important in this respect.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books Age in R.VIA Press Cuttings 1935-1936 (2.7.1935)
<u>Issue No. 1:</u>	May, 1989

Building:

Address:

4 Ray Street



<u>Allotment Reference:</u>	Crown allotment 49B
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Register:</u>	Recommended
<u>National Trust Register:</u>	-
<u>Area of Significance:</u>	nil
<u>Photo Date:</u>	June, 1989
<u>Grantee:</u>	J.B. Moysey, 29.3.1854
<u>Original Owner:</u>	George Higgins
<u>Present Owner:</u>	S. & V. Goulding
<u>Original Use:</u>	House
<u>Present Use:</u>	House
<u>Construction Date:</u>	1912

Engineer: John Monash

Builder: George Higgins

Description: A two storeyed gable roofed reinforced concrete residence with bituminous finish to shallow gabled roofs, concrete barges and fascias poured integrally with the structure, distinctive concrete chimney stacks, upper balcony with wrought iron railing and leadlight windows.

Condition: Good

Integrity: Good

History: Colonel John Monash is believed to have designed this house for George Higgins, Professor of Civil Engineering at the University of Melbourne, who built it with reinforced concrete cement rendered on both sides.

Significance: B. This house recalls its designer, Sir John Monash, who pioneered the use of reinforced concrete construction in a range of structures throughout Victoria. It was unusually modernistic for its period and of interest to the extent that the material was not used to simulate stone, or rusticated weatherboards as was often the case at the time. It is believed to be the first reinforced concrete house built in Victoria.

Recommendations: Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.

References: Lewis, M., 200 Years of Concrete in Australia, Concrete Institute of Australia, (1988), p.26
Beumaris Newsletter, July, 1965
Freeland, J.M., Architecture in Australia, F.W. Cheshire, (1968), p.221.
Boyd, R., Australia's Home, MUP, (1961), P.140
Womans Day, 23.5.1949, p.41
Monash Reporter, April 1975

Issue No. 1: June, 1989

Building: Former tram depot
Address: Sandringham Railway Station



Crown Allotment: 22
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Photo Date: April, 1989
Area of Significance: "Sandringham"
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Victorian Railways Department
Present Owner: State Transport Authority
Original Use: Tram depot, workshop and substation
Present Use: Bus depot, car park
Construction Date: 1919
Architect: Victorian Railways
Builder:

- Description:** A former three road brick depot building more comparable in form with a locomotive depot than a Melbourne tram depot having brick walls with corrugated iron clad gable roof and timber trusses. Window openings are multi-paned dh, as in locomotive depots of the day, with segmental heads in stucco work. A lean-to section (workshop?) at the north end is in situ whilst the roof linings to the southern 5 bays have been removed.
- Condition:** Good, except at south end.
- Integrity:** Good, tram tracks removed.
- History:** This building was erected for the opening of the line on 10.3.1919. It was converted to a bus depot with the closure of tramway services on 5.11.'56.
- Significance:** B. Although a simple utilitarian industrial building, the former Black rock tram depot is the only remaining evidence of the former Victorian Railways tramway in the municipality. It is also the largest and most imposing of the railway tram buildings and compares with the corrugated iron clad Elwood depot of 1907. It is of interest as a tram depot designed by the Railways Department and having features of a locomotive depot. It is important at the State level as the most imposing remaining fixed asset of the Victorian Railways tramways which operated from 1906 to 1959.
- Recommendations:** Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.
- References:** Marshall-Wood, C,: The Brighton Electric Line, Traction Publications, Canberra, (1966).
- Issue No. 1:** May, 1989

Building: "Mirmarno"
Address: 16 Service Street



Allotment Reference: Crown Allotment 11
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linacre Park"
Photo Date: May, 1989
Grantee: F.D. Wickham, 22.12.1851
Original Owner: Arthur Jackson
Present Owner: C & B Cocker
C/- L.J. Sharpe, 597 Balcombe
Road, Black Rock.
Original Use: House
Present Use: House
Construction Date: 1890-1891

Architect: Philip A. Kennedy

Builder:

Description: A late Victorian timber villa with corner verandah terminated by faceted projecting bays on the north and west elevations and having a hipped corrugated iron roof. The verandah has been rebuilt sympathetically with a concrete floor. The eaves are bracketted, round arched windows have classical dressings in timber and the chimney stacks are stuccoed.

Condition: Good

Integrity: Good, see above, includes remnant early picket fence.

History: In 1891 Arthur Jackson owned a house on lots 20.21 on the south-west corner of Service and Deakin Streets. By 1900 the property, a weatherboard house, was owned by Rebecca Jackson. Arthur Jackson, a stationer, was still in residence. In 1910 the property was described as being on land 200' x 185' and by 1915 it was known as "Mirrmano". (1890, 1891, 1900, 1911, 1915, RB).

Significance: C. "Mirrmano" is locally important as the earliest remaining house in the "Linacre Park" subdivision of December, 1883. As a Victorian villa, it is unusual in a predominantly Edwardian area.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
Building, Engineering and Mining Journal,
21.6.1890, sup. p.3., tender acceptance.

Issue No. 1: May, 1989

Building: "Warringa"
Address: 33 Service Street



Allotment Reference: Crown Allotment 11
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linaere Park"
Photo Date: April, 1969
Grantee: F.D. Wickham, 22.12.1851
Original Owner: William Alexander
Present Owner: International Master Practitioners' Guild,
C/- 42 Spensely Street, Clifton Hill
Construction Date: 1913

Architects:

Thomas Watts & Sons

Builder:

Description:

A substantial timber Edwardian villa with dominant slate roof with terra cotta trim, projecting wing with half timbered gable, bay window and sunhood and timber posted verandah with lattice frieze and balustrade.

Condition:

Fair

Integrity:

Good

History:

In 1908 William Alexander, a Sergeant at Arms owned land lots 30 and 31a on the north side of Service Street between Gillies and Deakin Streets. In 1913 Alexander completed an eight roomed wood house for his residence. By 1915 the property was known as "Warringa". (1908-1915 RB).

Alexander was Clerk of the Parliaments and Clerk of the Legislative Assembly, retiring in 1937 after 48 years of public service.

Significance:

C. "Warringa" is a prominent element in the service Street hill group of Edwardian houses.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
Votes and Proceedings of the Legislative Assembly, 27.7.1937.

Issue No. 1:

May, 1989

Building: "Aghada"
Address: 35 Service Street



Allotment Reference: Crown Allotment 11
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Area of Significance: "Linaero Park"
Photo Date: April, 1989
Grantec: F.D. Wickham, 22.12.1851
Original Use: Honora Ross
Present Owner: D.H. Clarke

Original Use: House
Present Use: House
Construction Date: 1909

Architect:

Builder:

Description:

A richly decorated and flamboyant Edwardian villa with dormer window and balconette, complex slate roof form with terra cotta trim, elaborate verandah valence, bracketted window hoods and unusual half timbering and having an abundance of bayed windows.

Condition:

Good

Integrity:

Good

History:

In 1906 C.A. Hartsman owned lot 28-29 with a frontage of 185' onto Service Street, north side between Alexander and Deakin Streets. By 1908 the land had been subdivided into three housing blocks and No. 35 with 67' frontage was owned by Henry Colquhoun. In 1909 a seven roomed wood house was built there owned and occupied by Honora Ross. By 1915 the property was known as "Aghada". (1906-1911 RB, 1915 RB).

Significance:

B. "Aghada" is noteworthy at the State level as a flamboyant Edwardian timber villa. It is a key building in the Service Street hill group and recalls the attraction of the sloping blocks affording a view over the Bay in its architectural form.

Recommendations:

Recommended for inclusion on National Estate Register, Historic Buildings Register and for planning scheme protection.

References:

Rate Books

Issue No. 1:

May, 1989

Building: House
Address: 37 Service Street



Allotment Reference: Crown Allotment 11
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Area of Significance: "Linaere Park"
Photo Date: May, 1989
Grantee: F.D. Wickham, 22.12.1851
Original Owner: Ernest Godfree
Present Owner: W.T. Marshall
Original Use: House
Present Use: House

Construction Date: 1908

Architect: -

Builder: -

Description: A typical Edwardian timber villa with corner verandah and diagonal axis emphasised by a faceted window bay. Projecting wings have half timbered gable ends with rough cast whilst the verandah has turned timber posts and lattice frieze. Weatherboards are part shingled.

Condition: Good

Integrity: Fair, windows partly replaced

History: No. 37 Service Street was owned by C.A. Hartman in 1906 being part of the subdivision that took place by 1908. In 1908 Ernest Godfree owned land with 66' frontage onto Service Street, on which he built a six roomed weatherboard house in 1909 for his residence. (1906-1909 RB).

Significance: C. No. 37 Service Street is a typical Edwardian villa in the municipality and forms one of the Service Street hill Edwardian group.

Recommendations: Recommended for planning scheme protection under the provisions of Clause 3C Division 25L of the Sandringham Planning Scheme.

Issue No. 1: May, 1989

Building: "Clevelands"
Address: 39 Service Street



Allotment Reference: Crown Allotment 11
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Area of Significance: "Linacre Park"
Grantee: F.D. Wickham, 22.12.1851
Original Owner: Richard Hooper
Present Owner: Mr M.L. Rush
Original Use: House
Present Use: House
Construction Date: 1910

Architect:

-

Builder:

-

Description:

A richly decorated timber Edwardian villa with patterned slate roof and terra cotta trim, complex roof form consisting of dormers, projecting gable and balconette overlooking the Bay. The corner verandah is balustraded with lattice frieze and brackets turned timber posts and gabled projection to front doorway. Rusticated weatherboards are relieved by fishscale banding. The juxtaposition of ornamental chimney stack, dormer and south balcony is of note.

Condition:

Good

Integrity:

Good, includes gates and garden screen wall. No. 39 was created out of the 1908 C.A. Hartsman subdivision on the north side of Service Street. No. 39 was on the north-west corner of Service and Gillies Streets, the land being bought by Richard Hooper in 1908. In 1910, Hooper, an auctioneer built a six roomed weatherboard house for his residence. By 1915 the house was described as having nine rooms and was known as "Clevelands". (1908-1911 RB; 1915 RB).

Significance:

B. "Clevelands" ("Cleveland") is significant at the State level, as a picturesque and visually innovative Edwardian villa. It is a prominent element within the "Linacre Park" precinct.

Recommendations:

Recommendations for inclusion on National Estate Register, Historic Buildings Register and for planning scheme protection.

References:

Rate Books

Issue No. 1:

May, 1989

Building: "Rossendale"
Address: 9 Sims Street



Allotment Reference: Crown Allotment 24
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: -
Area of Significance: Picnic Point Park
Photo Date: June, 1989
Grantee: David J. Thomas 4.9.1852
Original Owner: Alfred Law
Present Owner: M. & C. Baird
Original Use: House
Present Use: House

Construction Date: 1912

Architect: -

Builder: -

Description: A two storeyed symmetrical bungalow with upper level shingled dormer having views to the Bay and lower level timber posted verandah to two elevations, shingled balustrade, leadlight windows with sill brackets and verandah post brackets recalling Japanese influence. The eaves are lined and raked and the hipped roof is corrugated iron clad

Condition: Good

Integrity: Good

History: In 1912 Kate Maling owned land lots 33 and 34 with 120' frontage to Sims Street north side between Beach and Fernhill Roads. In 1912 Alfred Law purchased lot 33 (60' frontage) on which was built a five roomed wood house. Law, a gentleman, lived there and continued to do so in 1915 at which time the property was described as wood with four rooms and was known as "Rossendale". (1912, 1913, 1916, RB)

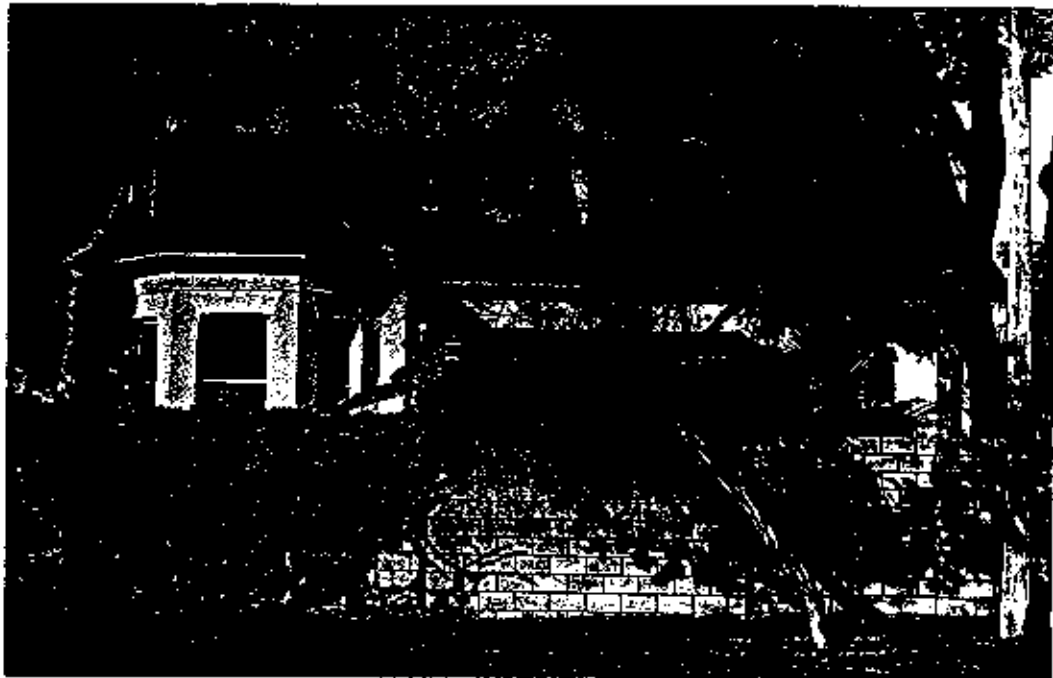
Significance: B. The Californian Bungalow Style was introduced from about 1908 in Melbourne. "Rossendale" is an early and distinctive example incorporating elements of the style and Japanese influence for which it was later to become noted.

Recommendations: Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.

References: Rate Books

Issue No. 1: June, 1989

Building: "Charlston"
Address: 26 South Road



Allotment Reference: Crown Allotment 3
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: -
Photo Date: May, 1989
Grantee: F.D. Wickham, 22.12.1851
Original Owner: James Young
Present Owner: N. Anagnostopoulos
Original Use: House
Present Use: House

Construction Date: 1889

Architect: -

Builder: James Young

Description: A substantial now roughcast finished Italianate villa with asymmetrical form and corner faceted bay with faceted conical roof. The projecting wing has a faceted bay. The roof is slated and hipped.

Condition: Fair

Integrity: Fair, rear section rebuilt, verandah rebuilt, original face bricks (?) now roughcast.

History:

In 1889 James Young, a contractor, built an eight roomed brick house on lots 39 and 40 in South Road between New and Hoyt Streets, for his residence. In 1893 William and James Young were listed as owners with Marie Henry tenant.

In 1895 Mrs Eliza Hester was occupant. The property was listed as "Mrs Eliza Hester's Ladies School" (S & M Dir.). In 1899 Anna Biddulph, a teacher, became occupant, the property passing to William Young. Biddulph continued to operate a ladies' school until 1908.

In 1909 Gerald Ballard was owner/occupant, continuing to live there in 1916 when Charles Rendall was owner. At that time the property was known as "Charlston". (1889-1900, 1908, 1909, 1916, RB; 1888-1900, 1908, S & M Dir.)

Significance: C. "Charlston" is locally important as an unusual Victorian villa and school associated with the late Victorian land sales around Brighton Beach station.

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1989

Building: "Castlefield"
Address: 120 South Road



Allotment Reference: Crown Allotment 13
National Estate Register: Recommended
Historic Buildings Register: Recommended
National Trust Register: Recorded
Location within Area of Significance: -
Photo Date: June, 1989
Grantee: T. Splatt, 22.12.1851
Original Owner: Thomas Splatt
Present Owner: Presbyterian Church of Victoria, 156
Collins Street, Melbourne
Original Use: Residence
Present Use: School
Construction Date: c. 1856

Architect:

Builder:

Description:

A stuccoed castellated residence with symmetrical west facing main elevation having a two storeyed tower with Tudor arched front door and distinctive fanlight flanked by castellated wings concealing a hipped slate roof. The windows are flat arched with drip moulds, chamfered reveals and panels below. External corners are quoined and the symmetrically situated chimneys are in the Tudoresque (octagonal) style. A bay window with coat of arms (?) faces north whilst wings run away from the front section to form a courtyard.

At the rear, a double gable roofed building, part face brick and part stuccoed with fretted barges in the "Cottage Orne" tradition has an east facing posted verandah facing the oval.

Two small outbuildings are sympathetic.

Condition:

Good

Integrity:

Good, includes outbuildings, Moreton Bay fig, fountain and lamp standard.

History:

Thomas Splatt, purchased 38 acres including the site of "Castlefield" from Nicholas Were in 1851. In 1856 the land, with residence, was sold to John Matthew Smith, (1815--88?), solicitor. The residence was a timber building (BHS Newsletter, March, 1966) but it is believed that it was replaced very soon afterwards with the present residence in the castellated style which was popular for homes of the gentry during this decade. Smith was secretary of the Melbourne hospital, a councillor with the Melbourne Corporation, owner of the "Royal Terminus" hotel at Brighton Beach and a committee member of the St Kilda and Brighton Railway Co. He donated land at Queens Square for "All Souls" Anglican church whilst his birthplace in England "Ludstone Hall", is recalled in nearby Ludstone Street. Smith owned 280 acres at "Castlefield" by 1871 (RB) and another 100 acres on Beach Road.

His holdings were progressively sold off. Following his death "The Hampton Park Estate" was auctioned in 1888 and in 1924 the War Service Homes Commission opened up its "Castlefield Estate" which surrounds his old home. In 1931 it was sold with 10 acres of grounds for use by Haileybury College which remains there today.

Significance:

A. "Castlefield" is important at the State level as an intact gentleman's residence in the Castellated Style popular during the 1850's. It is also important at the State level as the home of John Matthew Smith, a successful solicitor, land dealer and political figure in early Melbourne.

Recommendations:

Recommended for inclusion on National Estate Register, Historic Buildings Register and for planning scheme protection.

References:

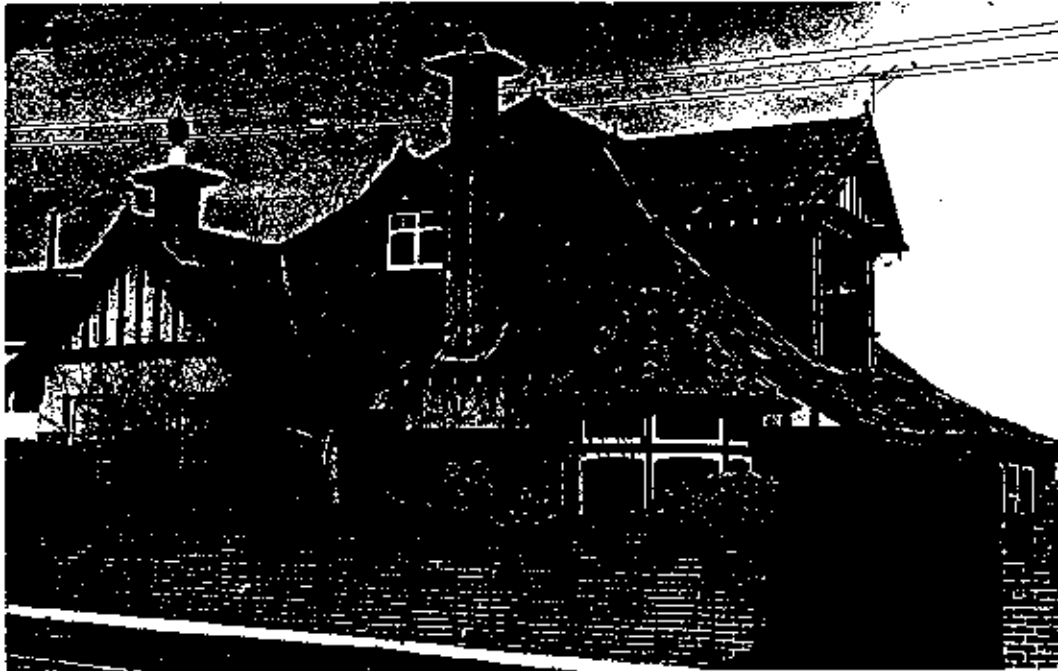
Brighton Historical Society Newsletter,
March, 1966, pp.7-8.
Disney, G., and Tarrant, V., Bayside Reflections, City of Sandringham, (1988) pp 34-37.

Issue No. 1:

June, 1989



Builder: "Cathay"
Address: 20 Southey Street



Allotment Reference: Crown Allotment 24
National Estate Register: Recommended
Historic Buildings Register: -
National Trust Register: -
Area of Significance: Picnic Point Park Estate
Photo Date: June, 1989
Grantee: David J. Thomas 4.9.1852
Original Owner: George Wallace
Present Owner: R. & M. Barnes, C/- 18-20 Southey Street
Original Use: House
Present Use: House

Construction Date: 1906-1907

Architect: -

Builder: -

Description: A substantial two storeyed Queen Anne house with steeply sloping terra cotta tiled roof, prominent tall chimney stack, dormers, "candle-snuffer" roof to projecting and glazed corner bay, red brick and rough cast walls, half timbering and balcony overlooking the Bay.

Condition: Good

Integrity: Good

History: In 1906 George Wallace purchased land lots 88 and 89 with 132' frontage to Southey Street south side, from Frederick Todgell. In the same year Wallace, a grazier, commenced building an eight roomed brick house which he completed in 1907. When completed, the house had ten rooms and was let to Thomas Skene, a gentleman. By 1909 Francis Langdale was tenant and by 1910 Albert Mears lived there. Wallace took up residency by 1915 at which time the house was described as brick and rough cast with thirteen rooms and was known as "Cathay". (1906-1910, 1916, RB).

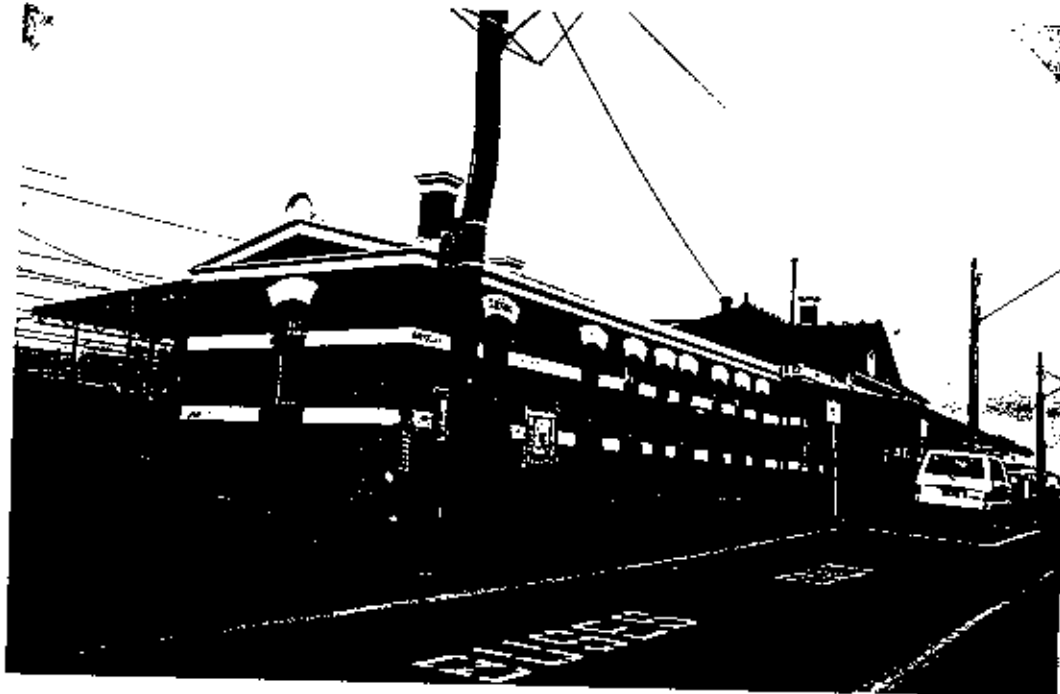
Significance: B. "Cathay" is an exceptionally grandiose Queen Anne residence in the region, incorporating the popular elements of the style and taking advantage of views over the Bay.

Recommendations: Recommended for inclusion on the National Estate Register and for planning scheme protection.

References: Rate Books

Issue No. 1: June, 1989

Building: Railway Station
Address: Station Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Victorian Railways Department
Present Owner: State Transport Authority
Original Use: Station building

Present Use: Station building

Construction Date: 1903

Architect: Victorian Railways, under direction of G.W. Sims, chief draughtsman.

Builder: Bulte and McPherson, contract No. 10338, 8.12.1902, Dorman Long & Co., Contract No. 11891, 9.2.1903, for verandah.

Description: A substantial brick station building in the Edwardian manner with former porters' room, general waiting room (now parcels), office, lobby, ladies waiting room and toilets and gentlemens' toilets, and cantilever verandahs to roadside and platform elevations. A detached but sympathetic brick building is located a little to the south. Decorative elements include terra cotta ridge tiles, pediment over lobby, and stuccoed banding.

Condition: Good

Integrity: Good

History: Sandringham station was opened with the line on 2.9.1887. A signal box was erected there in 1889 and the present buildings in 1903. The line was electrified on 28.5.1919, being the first suburban line to form part of the metropolitan electrification scheme.

Significance: C. Sandringham is the only remaining Edwardian station building in the municipality and is a key building in the "Sandringham" area of significance, terminating the Melrose Street vista. It is a non standard design but uses decorative elements used elsewhere at the time (e.g. Koroit, 1906, Jolimont, 1901 and West Richmond, 1901. The Station building is the key element in the railway precinct.

Recommendations: Recommended for planning scheme protection.

References: V/Line: Contract Books

Issue No. 1: May, 1989

Building:

Signal Box

Address:

Station Street at Abbott Street
crossing



Allotment Reference:

Crown Allotment 22

National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Area of Significance:

"Sandringham"

Photo Date:

May, 1989

Grantee:

Samuel Jackson, 4.9.1852

Original Use:

Victorian Railways Department

Present Owner: State Transport Authority

Original Use: Signal Box

Present Use: Signal Box

Architect: Victorian Railways

Buildings:

Construction Date:

Description: A standard late Victorian elevated timber signal box with timber approach steps and remnant gable decoration. Machinery is 26 lever cam and tappet with gate wheel.

Condition: Fair

Integrity: Good

History: The first signal box to be erected at Sandringham was an 18 lever rocker machine opened 28.10.1889, closed 13.6.1892, re-opened as a 4 lever rocker machine 17.10.1893 and altered to a 12 lever machine on 20.7.1903. On 17.3.1915 the present 26 lever cam and tappet machine was provided in the present box at Abbott Street, replacing the hand operated gates and gatekeepers cottage.

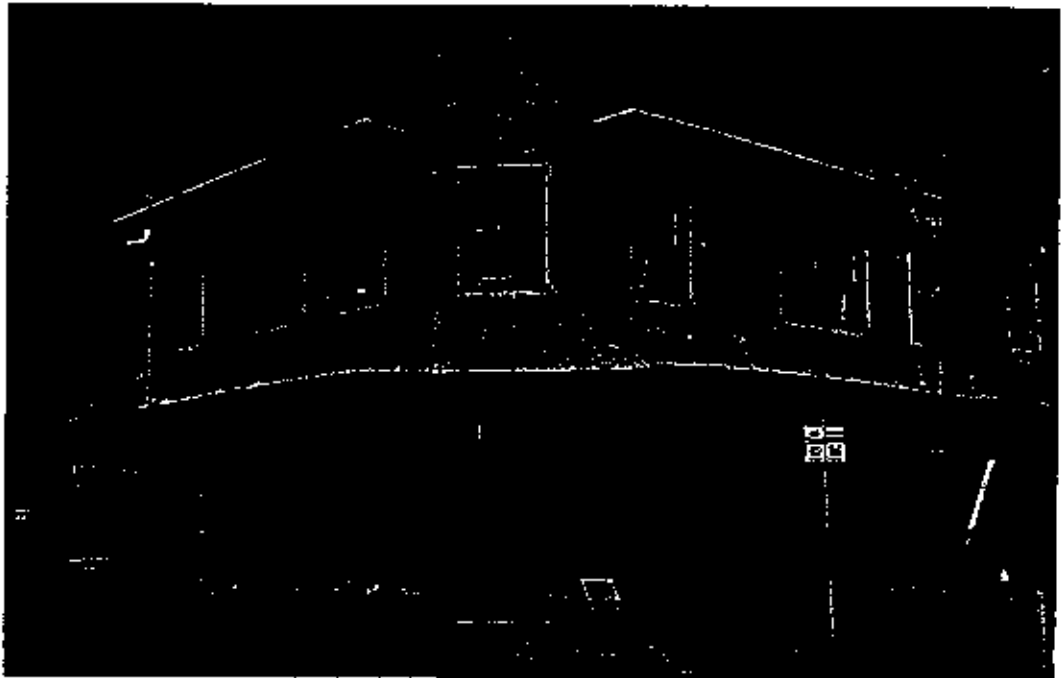
Significance: C. The Sandringham signal box used machinery typical of its period, whilst the design of the box is typical of many late nineteenth century installations coinciding with the introduction of interlocking to the Victorian railway system. This box forms a locally important group with the station building and former tram depot.

Recommendations: Recommended for planning scheme protection.

References: Interlocking Register

Issue No. 1: May, 1989

Building: "The Corner"
Address: 62-64 Station Street



Allotment Reference: Crown Allotment 22
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Sandringham"
Photo Date: May, 1989
Grantee: Samuel Jackson, 4.9.1852
Original Owner: Jas. Emanuel & Eric Kirmsse
Present Owner: N.L. Morgan
Original Use: Shops and Offices
Present Use: Shops and Offices
Construction Date: 1923

<u>Architect:</u>	-
<u>Builder:</u>	-
<u>Description:</u>	A plain stuccoed shop and office building with parapetted corner splay flanked by raked terra cotta tiled eaves and having "The Corner 1923" on the corner parapet in low relief. The cantilever verandah is original.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	<p>In 1923 Jas. Emanuel Goding owned two buildings on the south west corner of Melrose and Station Streets - the former site of de Henzell Storey's estate agency (1897-1910 S & M Dir.). These buildings were demolished in the same year and a building known as "The Corner" was erected, owned by Jas. Goding and Eric Kirmsse. The building comprised of;</p> <p><u>Ground Level:</u> Shop 1 Estate Agents - Jas. Goding & Eric Kirmsse; Shop 2 - Rosebank Manufacturing Co. - Jas. Bird & Jared Baliff; Shop 3 - (enr Station Street) Milliner: Frances Corbett; Shop 4 - (Station Street - Milliner: Frances Corbett.</p> <p><u>Level One:</u> Office 1 - Ernest Bergmann Office 2 - Drapers - Bird & Baliff (as above) Office 3 - Sandringham Theatre Co. Office 4 - Two surgeries, waiting room & workshop. (RB 1923-1924; 1897-1911 S & M Dir.)</p>
<u>Significance:</u>	C. A typical building of its time, "The Corner" has become an identity in the Sandringham Centre and is locally significant in this respect.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books S & M Dir. Disney, G., & Tarrant, V., <u>Bayside Reflections</u> , City of Sandringham, Melbourne, 1988, pp. 52-55.
<u>Issue No. 1:</u>	May, 1989

Building: "Inglewood"
Address: 37 Tennyson Street



Allotment Reference: Crown Allotment 24
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Picnic Point Park" Estate
Photo Date: June 1989
Grantee: David J. Thomas, 4.9.1852
Original Owner: Sophia Slater
Present Owner: D. & E. Molloy
Original Use: House
Present Use: House
Construction Date: 1903
Architect:
Builder:

<u>Description:</u>	A substantial red brick Edwardian villa with steeply pitched terra cotta tiled roof, balcony, half timbered gable ends, corner verandah and distinctive timber verandah frieze.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair, dormers replaced, sympathetic addition at east end.
<u>History:</u>	<p>In 1903, Sophia Slater owned land lots 43, 44, 57 and 58 with 132' frontage to Tennyson Street north site between Fernhill Road and Gladstone Street. The property extended to Sims Street.</p> <p>In 1903 a six roomed brick house was built on the side and Edward Slater, a printer, was occupant. By 1916 ownership had passed to Edward Slater and the house, then described as having eight rooms, was known as "Inglewood". (1903-1910, 1916 RB).</p>
<u>Significance:</u>	C. "Inglewood" is a substantial brick residence in the Queen Anne tradition, whilst its name recalls the original owners association with the central goldfields town of Inglewood.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue No.1:</u>	June, 1989

Planning Schemes in Victoria have for some time included regulations to protect, conserve and enhance areas, buildings or objects of significance. Presently there are many municipalities with areas and buildings of significance recognised in the planning scheme such as City of Melbourne, South Melbourne, Kew, and country areas such as Mildura and Ballarat. Indeed within Sandringham there are ^{already} two small recognised Urban Conservation Areas.

The Sandringham Planning Scheme includes controls over Urban Conservation Areas (Division 3C, Clause 25L of the Sandringham Planning Scheme).

Urban Conservation Areas

The objective of designating Urban Conservation areas and the regulations is "to conserve and enhance areas of architectural or historic character and encourage development which is in harmony with the existing character and appearance of the designated areas including parks, gardens and boulevards".

There are two types of urban conservation areas under the planning schemes.

Urban Conservation Area No.1 includes areas of significant architectural and historic character. Urban Conservation Area No.2 includes areas surrounding inner-city boulevards and parks and the parks themselves.

Building: "Heath Cliff"
Address: 37 Willis Street



Allotment Reference: Crown Allotment 12
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linacre Park"
Photo Date: May, 1989
Grantee: J.R. Murphy, 22.12.1851
Original Owner: Benjamin Ferdinando
Present Owner:
Original Use: House
Present Use: House
Construction Date: 1914

Building: "Heath Cliff"
Address: 37 Willis Street



Allotment Reference: Crown Allotment 12
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Area of Significance: "Linaere Park"
Photo Date: May, 1989
Grantee: J.R. Murphy, 22.12.1851
Original Owner: Benjamin Ferdinando
Present Owner:
Original Use: House
Present Use: House
Construction Date: 1914

Architect:

-

Builder:

-

Description:

A prominent two storeyed Edwardian tuckpointed red brick residence with corner verandah and diagonal axis emphasised with a rough cast angled dormer flanked by balancing main half timbered gables. Roof tiles are terra cotta with ridge cresting and the verandah floor has tessellated tiles with slate margins.

Condition:

Good

Integrity:

Good

History:

In 1914 Benjamin Ferdinando, an accountant and first Mayor of the Borough of Sandringham owned land lot 104 in Willis Street north side, between Hampton and Hood Street, on which he had commenced building a house. Later that year a seven roomed brick dwelling had been completed. Ferdinando was owner/occupant and the property was known as "Heathcliff". (1914, 1915, RB).

Significance:

C. "Heath Cliff" is locally significant as an unusually substantial and prominent Edwardian style villa within the "Linacre Park" area of significance. It is also important as the home of Cr. Benjamin Ferdinando who was a champion of the severance cause and is remembered also by a small memorial at the Council Offices.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

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Builder: Palmer Shipbuilding and Iron Co.,
Jarrow-on-Tyne, England.

Description: An iron framed armour plate clad hulk
consisting of hull, (6-8" armour plate),
breastwork (8-9" armour plate), gun turrets
(9-10" armour plate) with guns, and single
funnel.

Condition: Poor

Integrity: Fair

History: The "Cerebus" was laid down on 1.9.1867
and completed in September, 1870. It sailed
to Melbourne from 29.10.1870 to 9.4.1871 and
remained in service until 1924, being the
flagship of the Victorian Navy from
1896-1901 and remaining in commission until
1911. It was used as a port guard ship
and floating store for explosives during the
First World War and in 1921 was renamed
HMAS "Playpus II" and used as a submarine
depot ship. In 1924 "Cerebus" was sold to
the Melbourne Salvage Co. Pty. Ltd. and in
1926 the Sandringham Council contributed to
its acquisition for the purpose of a
breakwater at the Black Rock Yacht Club.
It was scuttled at its present location on
2.9.1926. In 1964 the anchor was placed at
the entrance to the Sandringham Yacht
Club.

Significance: A. The "Cerebus" occupies a significant
place in the history of naval design, forming
a link between the earlier "Sultan" and
"Monarch", the last of the vessels of the
first phase of iron clad design and
"Devastation", the first vessel of the second
phase. It recalls a period when the defense
of Britain's colonial outposts was of
paramount importance whilst its design was a
complete break from established traditions,
serving as a prototype for all major warships
built from 1885 to 1905. It never fought
in any battles.

Recommendations: Recommended for inclusion on National Estate
Register.

References: Herd, R.J., HMVS Cerebus Battleship to
Breakwater, City of Sandringham, (1986).