

CITY OF BAYSIDE
HERITAGE REVIEW (Revision 1)
October 2003

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Bayside Heritage Review (Revision 1)

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**CITY OF BAYSIDE
HERITAGE REVIEW (Revision 1)**

BUILDING CITATIONS

C29

This document contains citations relevant to Bayside Planning Scheme Amendment C37 and supersedes the *Bayside Heritage Review 1999* only with respect to the properties identified herein.

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October 2003

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APPENDIX A 5 EDWARD STREET, SANDRINGHAM	

Building:	Colonsay	Significance:	B
Address:	23 Albert Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	c.1909
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

In 1905, Sir Thomas Bent owned vacant land on the east side of Albert Street, which measured 500' by 159'. This was later subdivided into residential allotments with 50' frontages, probably after Bent's death in 1909. By 1910, a six-room timber house, valued at £36, had been erected on a 50' by 139' allotment on the east side of Albert Street. The rate book for that year identifies the occupant as Charles Brown, a teacher, although no owner's name was listed. Brown was still living there in 1914, when the owner was revealed as Elizabeth Davidson, a married woman. At that time, the house was known as Colonsay, and was addressed as No. 23 Albert Street. Mrs Davidson remained the owner until at least 1930, leasing the house to a number of tenants. These included Charles Wynn Allison, a civil engineer (by 1920), Charles Riley, gentleman (by 1925) and Frank Moore, a clerk (by 1930).¹

Description

Colonsay is a single-storey asymmetrical Edwardian weatherboard and roughcast house. The irregular roof is variously hipped and gabled, and clad in terracotta tiles. It is penetrated by particularly high red brick chimneys with brick ribbing and corbelled caps. The front elevation has a rectangular bay window beneath a half-timbered and roughcast gable end. It has a distinctive row of small square windows.

Alterations include the addition of cast iron lacework to the verandah, and the addition of a carport adjoining the entrance porch.

Comparative Examples

Craigie Lea, 14 Black Street, Brighton
Buxton, 54 & 56 Bamfield Street, Sandringham
3 Berwick Street, Brighton
15 Campbell Street, Sandringham
68 Champion Street, Brighton
Hartley, 115 Cochrane Street, Brighton
Bellview, 31 Fernhill Road, Sandringham
Balcomb, 11 Gillies Street, Hampton
1 Hoyt Street, Hampton
Myora, 6 Linacre Road, Hampton

Sunne Brae, 15 Linacre Road, Hampton
The Ramble, 10 Littlewood Street, Hampton
Marimo, 10 Menzies Avenue, Brighton
Linn Mill, 7 Milroy Street, East Brighton
176 New Street, Brighton
Warringa, 33 Service Street, Hampton
Aghada, 35 Service Street, Hampton
Cleeveland, 39 Service Street, Hampton
Nareenya, 10 Young Street, Brighton
Elouara, 12 Young Street, Brighton

Significance

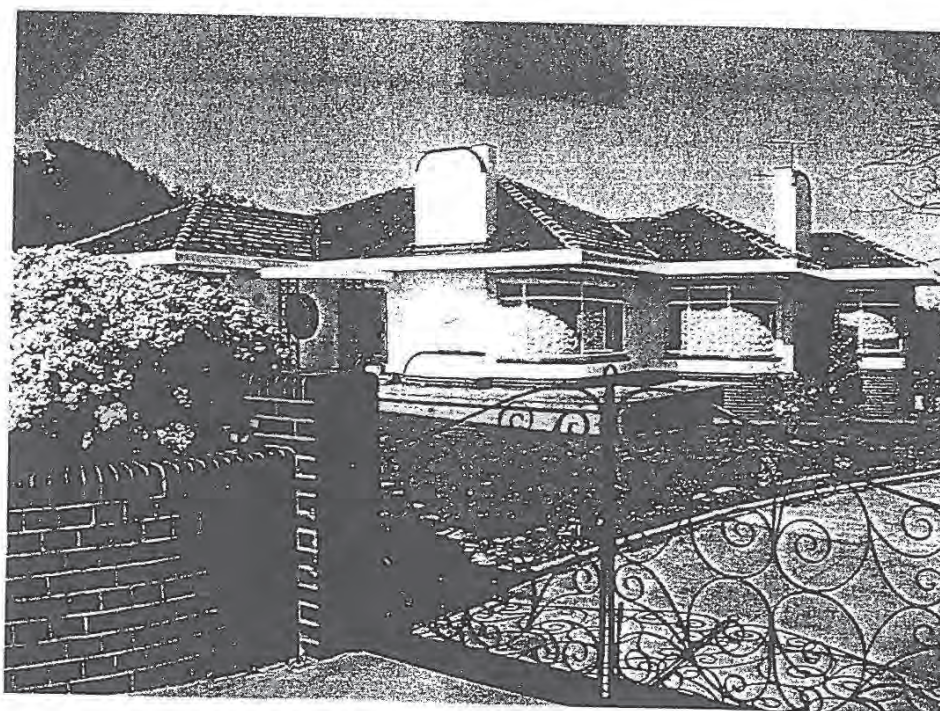
Colonsay, at 23 Albert Street, Brighton, is of aesthetic significance. It is a substantially intact example of an asymmetrical Edwardian house, particularly notable for its prominent chimneys and front bay detail.

Identified By

Allom Lovell & Associates

¹ Rate Books 1920, 1925, 1930.

Building:	Residence	Significance:	B
Address:	573 Balcombe Road, Black Rock	Melway Map Ref:	86 B4
Building Type:	Residence	Construction Date:	c.1950
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

571 Balcombe Road is within Crown Portion 29, purchased by F G Dalgetty in the second Parish of Moorabbin Land Sales on 28 January 1852. By 1930, there were eleven houses on the south side of Balcombe Road between Central Avenue and Ebdon Avenue, as well as one holiday house and the premises of the Black Rock Timber Company. By 1940, a block of flats were listed in addition to the above. The house at 571 Balcombe Road was built c.1950 on the south side of Balcombe Road between Central Avenue and Ebdon Avenue. At that time, directories listed 15 houses, an ironmonger, a joinery and a block of flats.¹

Description

The house at 571 Balcombe Road, Beaumaris, is a single-storey residence designed in the Waterfall style of the 1950s. Asymmetrically planned, the house has rendered walls with contrasting manganese brickwork used for the plinth, string course, chimney and window sills and heads, and a glazed terracotta tiled hipped roof with boxed eaves. The house has curved corners, curved steel-framed windows and rendered chimneys with curved brick cappings. The corner entrance canopy is also curved, supported by decorative wrought iron posts.

The front fence is of matching manganese brickwork, and has a decorative wrought iron gate.

Comparative Examples

1 Clonmult Avenue, Highett

725 Hawthorn Road, East Brighton

666 Hawthorn Road, East Brighton

64 Union Street, East Brighton

Significance

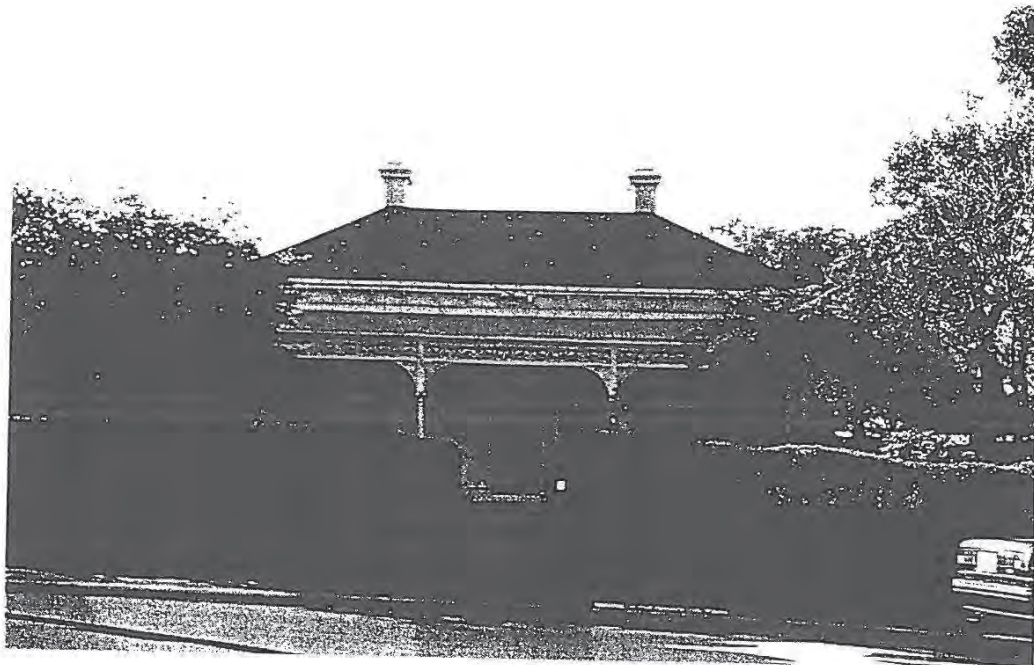
The house at 571 Balcombe Road, Beaumaris, is of aesthetic significance. The house is a distinctive example of the Waterfall style popular in the post-War period. Of note is the decorative use of wrought ironwork, contrasting manganese brickwork, and the Waterfall style elements such as the curved steel-framed windows and curved entrance canopy.

Identified By

Allom Lovell & Associates

¹ Sands & McDougall, *Melbourne Directory*, various.

Building:	Lauriston	Significance:	B
Address:	459 Bay Street, Brighton	Melway Map Ref:	67 G9
Building Type:	Residence	Construction Date:	c.1884
Architect:	Frederick Purbrick?	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

Frederick Purbrick, a noted Melbourne architect, erected a stone house for himself at No. 455 Bay Street in 1878.¹ (see separate datasheet). Purbrick, who lived there until 1885, may also have designed this house at No. 459, which is very similar in style. According to the *Sands & McDougall Melbourne Directory* for 1885, this house, to the immediate east of Purbrick's, was occupied by a Mrs Clarkson. The rate books for 1890 indicate that the seven room brick house, then valued at £44, had been acquired by W Nuttall, an agent. Over the next few years, he rented the house to a succession of tenants. James Gillfillan, a banker, lived there in 1888, followed by Amelia Grant by 1891. David Oliver, a plumber, lived there in the mid-1890s.² By 1899, the house had been acquired, or more likely repossessed, by the Economic Permanent Building Society. It was occupied by William McKee, a clerk, who was still living there in 1905. At that time, his house was identified as Lauriston.³

Description

Lauriston is a symmetrical double-fronted rendered brick villa with a hipped roof, penetrated by rendered brick chimneys and supported on small timber brackets at the eaves line. The skillion verandah is supported on iron columns with a simple frieze of cast iron lacework. The centrally-placed doorway has a fanlight, and is flanked by tripartite windows with timber-framed double-hung sashes and narrow sidelights.

The roof has been re-clad in artificial tiles.

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Gisland, 13 Black Street, Brighton
Carolside, 60 Halifax Street, Brighton
9 Gordon Street, Hampton
11 Hoyt Street, Hampton

Myrtle Bank, 153 New Street, Brighton
Westella, 356 New Street, Brighton
101 South Road, Brighton
Clonaig, 230 North Road, East Brighton
Stonehaven, 12 Thomas Avenue, Hampton East
Woodcliffe, 87 Well Street, Brighton
Stanton, 3 Wellington Street, Brighton

Significance

Lauriston, at 459 Bay Street, Brighton, is of aesthetic significance. It is a substantially intact example of a symmetrical Victorian villa, which, although slightly altered, retains a number of typical Italianate details including cast iron lacework and tripartite windows.

Identified By

Allom Lovell & Associates

¹ Rate Books 1878, 1879

² *Sands & McDougall Melbourne Directory* various

³ Rate Books 1899, 1900, 1905.

Structure:	Trevor Barker Beach Oval Wall	Significance:	B
Address:	Beach Road, Sandringham	Melway Map Ref:	76 F8
Building Type:	Wall	Construction Date:	1929
Architect:	W T Sunderland	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[] F[] P[x]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

In 1929 the Sandringham Council received permission from the Minister for Lands to erect a fence around the Beach Oval on Beach Road, following the admission of the Sandringham Football Club to the Victorian Football Association.¹ The concrete wall was reputedly designed by the city engineer, W T Sunderland, a pioneer of the use of reinforced concrete who had constructed numerous concrete roads and several concrete houses in the suburb.² The wall was still under construction on the same day of the first match in the competition against Brighton, and completed with the assistance of the some of the players who helped pour the concrete.³

In 1985 the Council resolved to replace the badly deteriorating wall, as funds allowed.⁴

Description

The wall at the Sandringham Football Club is a pier and panel concrete wall which encloses the football field. The wall is of in situ reinforced concrete construction, and comprises rectangular panels divided by piers at regular intervals. The piers are square in plan and have a pointed cap. The external face of each wall section has a slightly recessed decorative panel with curved corners, whilst the internal face is plain.

The wall is in poor condition: in many areas the concrete has eroded, exposing the reinforcing. A new section of wall to the north-east is of precast concrete panels with details matching the original.

Significance

The wall at the Sandringham Football Club is of historical significance. Construction of the wall is associated with the origins of the Sandringham Football Club. The wall is an unusual example of the use of reinforced concrete which appears to have been designed by City Engineer of the former City of Sandringham, W T Sunderland, a pioneer of the use of concrete in the 1920s.

Identified By

Bayside City Council

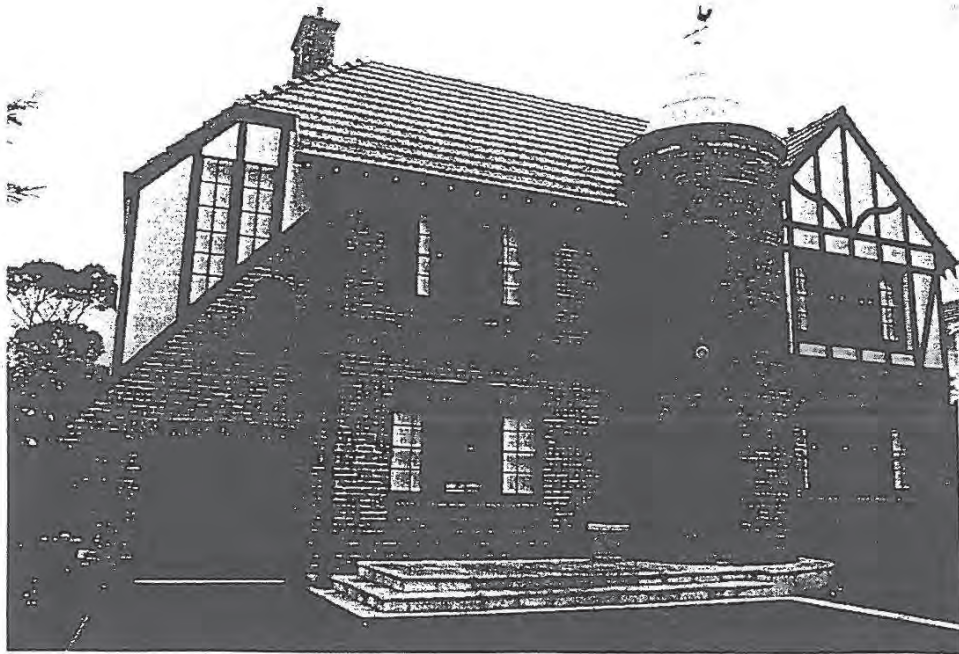
¹ A Hubbard, *The Zebra Story: A History of the Sandringham Football Club*, 1985, p. 1.

² G Disney, pers. comm., September 1998.

³ A Hubbard, *The Zebra Story: A History of the Sandringham Football Club*, 1985, p. 1.

⁴ A Hubbard, *The Zebra Story: A History of the Sandringham Football Club*, 1985, p. 1.

Building:	Culverkeys	Significance:	B
Address:	12 Beach Road, Beaumaris	Melway Map Ref:	86 G7
Building Type:	Residence	Construction Date:	1954
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F [] P []		G[x] F [] P []	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

James Bickford Moysey and Nicholas Moysey obtained a government lease for their run 'Beaumaris' in the 1843, comprising around 3,200 acres (1,320 hectares). This run took up most of the land not leased by the Kings and Alexander McDonald and encompassed the areas now known as Black Rock (to the Nepean Highway), Mentone (west of Warrigal Road) and Beaumaris.¹ After Port Phillip was severed from New South Wales, Moysey's lease was terminated and the land was divided into 100 acre (40 hectares) allotments for the second Parish of Moorabbin Land Sales on 28 January 1852. Culverkeys is located within Crown Portion 49E, originally purchased by Henry Wells.

This land remained largely undeveloped until after World War Two. In 1940, there were only two houses on Beach Road between Hutchison Avenue and Wells Road. The present house at No. 12 was first listed in the *Sands & McDougall Victorian Directory* in 1954, when it was described as 'under construction'. The following year, the occupant was listed as W B Monteath, and the address as No. 17 Beach Road. It was renumbered as No. 12 in the early 1960s, and Monteath was still living there. By 1970, the occupant was A G Smith.

Description

Culverkeys is an asymmetrical, double-storey, English Domestic Revival style clinker brick residence with a gabled terracotta tiled roof. The main entry, with a four-centred arched head, is at the ground level of a circular tower which is topped by a conical copper roof with a weathervane. To one side is a projecting room with a half-timbered upper level. Window openings contain groups of multi-paned double-hung sashes.

An attached garage exists to the north, and there is a half-timbered attic portion above which appears to be a later extension.

Comparative Examples

6 Bay Street, Brighton
35 Bolton Avenue, Hampton
188 Church Street, Brighton
The Gables, 7 Brandon Road, Brighton

18 Deauville Street, Beaumaris
65 Fernhill Road, Sandringham
4 Sussex Street, Brighton

Significance

Culverkeys, at 11 Beach Road, Beaumaris, is of aesthetic significance. The house is a large and substantially intact example of a post-War house displaying the influence of the English Domestic Revival style, which was most common in the inter-War period. Its retrogressive style demonstrates a different approach to post-War housing design, contrasting with the modern architect-designed houses erected in the area by progressive architectural firms of the 1950s.

Identified By

Allom Lovell & Associates

¹ Andrew Ward & Assoc, *City of Sandringham Heritage and Conservation Study*, p. 19.

Building:	Residence	Significance:	B
Address:	53 Black Street, Brighton	Melway Map Ref:	67 E11
Building Type:	Residence	Construction Date:	1912
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

Black Street is one of the streets indicated on the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey, within the town reserve.

The house at No. 53 was built c.1888 and was first occupied by Mr Francis Smith, who is listed in the Sands & McDougall directories as resident until 1902.¹ Subsequent occupants in the first decade of the twentieth century include Arthur McFarland and Edward Davenport. From 1915 until 1925 Mr Hans Hansen is recorded as occupant, succeeded in the following year by Mr Hay Ower.²

The Sands & McDougall directories indicate that from the early 20th century the house was known as Balinamore. From 1915 the house is listed as No. 53, in 1920 re-numbered No. 51, and then re-numbered again No. 53 in 1928.³ It shares similarities with the adjacent house at No. 55, constructed in 1889, and may have been built as a pair by the same builder.

Description

Balinamore is a single-storey, polychromatic brick villa with hipped and gabled slate roofs and rendered eaves. The house is asymmetrically composed, having a projecting gabled bay and return cast iron verandah. The projecting section has a canted bay window with double-hung sashes; the gable end may originally have had decorative timber barge boards, subsequently removed. The verandah has a bullnose-profiled corrugated iron roof, cast iron columns and cast iron lacework.

The red face brick walls have contrasting cream brick quoining, decorative diaperwork and a moulded string course beneath the eaves. Windows have cream and black brick voussoirs, and a cream and black brick string course runs across the street elevation. The chimney is of red and cream brick and features unusual scrolled and swagged ornamentation.

Typical of the late nineteenth century phase of residential development of Brighton, the house is characterised by its detached form and garden setting.

The cast iron palisade front fence, although not original, is sympathetic to the house.

Comparative Examples

2 Allee Street, Brighton
Kainga, 4 Allee Street, Brighton
Ronbaix, 55 Black Street, Brighton
Dunottar, 31-33 Bridge Street, Hampton
Toxteth, 66 Champion Street, Brighton
Engadine, 48 Cochrane Street, Brighton

Bulow, 50 Cochrane Street, Brighton
26 Gordon Street, Beaumaris
Arbuthnot, 41 Middle Crescent, Brighton
Delville, 83 Outer Crescent, Brighton
Esperance, 11 Warriston Street, Brighton
75 Well Street, Brighton

Significance

Balinamore, at No. 53 Black Street, Brighton, is of aesthetic and historical significance. Aesthetically, it is a good and substantially intact example of a late nineteenth century villa, displaying typical characteristics and elements of the period including detached form and garden setting, asymmetrical composition, canted bay window, return cast iron verandah and slate roof. Of particular note are the lively use of polychromatic brickwork and the unusual moulded chimney cap. Visually the house relates to its contemporaneous neighbour at No. 55. Historically, it is demonstrative of the late nineteenth century Boom period, an important phase in the residential development of Brighton.

Identified By

Allom Lovell & Associates

1 Sands & McDougall, *Melbourne Directory*, various dates
2 Ibid.
3 Ibid.

Building:	Ronbaix	Significance:	B
Address:	55 Black Street, Brighton	Melway Map Ref:	67 E11
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



Intactness:

G[] F[x] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register []
Register of the National Estate []
National Trust []

Recommended Heritage Listings:

Victorian Heritage Register []
Register of the National Estate [x]
Heritage Overlay Controls [x]

History

Black Street is one of the streets indicated on the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey, within the town reserve.

55 Black Street, Brighton, formerly known as Ronbaix, was built in 1889 for Edwin Epon, a superintendent;¹ the first occupant was Charles Robertson, a publican. It was described in Rate Books of that year as an eight-room brick and weatherboard house, with a Net Annual Value of £75.² Later occupants were Mrs Francis Peyton (1900), Mrs Alice Peyton, presumably a relative (1901-1920s), Thomas Judd (1920s-1930s) and Alan D Rock (1950s).³

The house is listed as No. 55 in 1917, re-numbered No. 53 in 1920 and then re-numbered No. 55 again in 1928. It shares similarities with the adjacent house at No. 53, constructed c.1888, and may have been built as a pair by the same builder.

Description

The house at 55 Black Street, Brighton, is a single-storey, red brick Italianate villa with a hipped and gabled slate roof. Asymmetrically composed, the house has a projecting gabled bay and a return cast iron verandah. The gabled section has a rectangular bay window with a pair of double-hung sash windows; the gable end may originally have had decorative timber barge boards, subsequently removed.

Walls are of red brick with a rendered string course and brown brick voussoirs to the window openings. The verandah has a concave-profiled corrugated iron roof; unusually, the verandah is supported on Regency style cast iron pilasters; these may not be original.

Typical of the late nineteenth century phase of residential development of Brighton, the house is characterised by its detached form and garden setting.

The cast iron palisade fence, although not original, is sympathetic to the house.

Comparative Examples

2 Allee Street, Brighton	Bulow, 50 Cochrane Street, Brighton
Kainga, 4 Allee Street, Brighton	26 Gordon Street, Beaumaris
Balinamore, 53 Black Street, Brighton	Arbuthnot, 41 Middle Crescent, Brighton
Dunottar, 31-33 Bridge Street, Hampton	Delville, 83 Outer Crescent, Brighton
Toxteth, 66 Champion Street, Brighton	Esperance, 11 Warriston Street, Brighton
Engadine, 48 Cochrane Street, Brighton	75 Well Street, Brighton

Significance

Ronbaix, at 55 Black Street, Brighton, is of aesthetic and historical significance. Aesthetically, it is a good and substantially intact example of a nineteenth century villa, displaying typical characteristics and elements of the period including detached form and garden setting, asymmetrical composition, bay window, return cast verandah and slate roof. Visually the house relates to its contemporaneous neighbour at No. 53. Historically, it is demonstrative of the late nineteenth century Boom period, an important phase in the residential development of Brighton.

Identified By

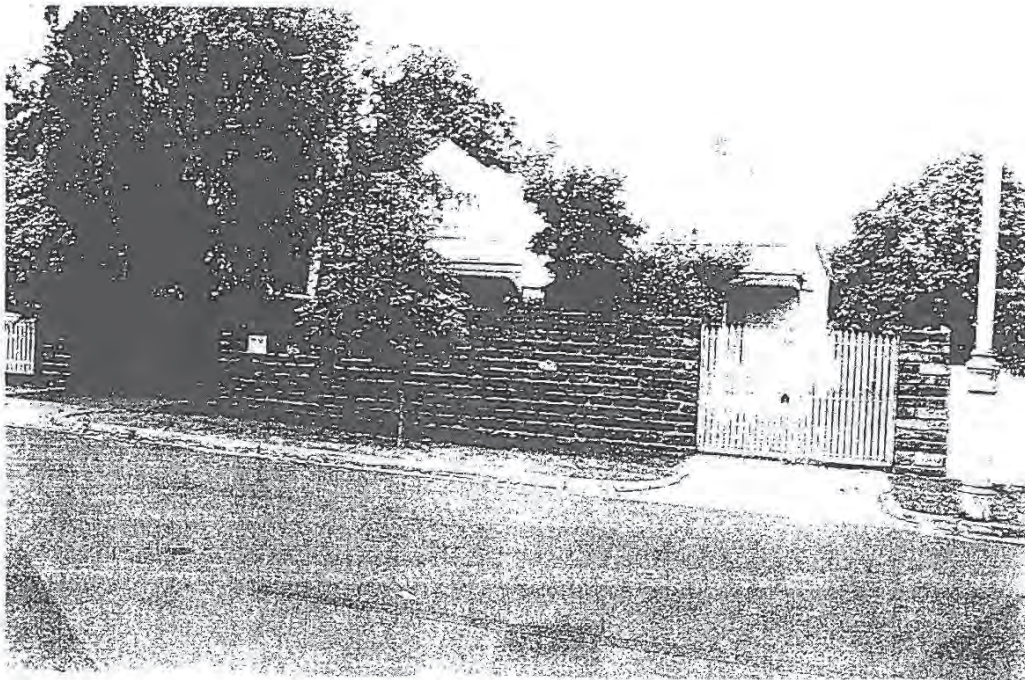
Allom Lovell & Associates

1 Brighton City Council Rate Book, 1889.

2 Brighton City Council Rate Book, 1889.

3 Sands & McDougall, *Melbourne Directory* various.

Building:	Clyde & Carlton	Significance:	B
Address:	50 & 52 Elwood Street, Brighton	Melway Map Ref:	67 D7
Building Type:	Residences	Construction Date:	1892
Architect:	Unknown	Builder:	Hayball Brothers?



Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

In 1891 the Hayball Brothers owned vacant land on the south side of Elwood Street, east of New Street, designated as Lots 15 and 16. The following year, a pair of four-room brick dwellings had been erected on Lot 15, each property having a 25' frontage. The house at No. 52 was owned and occupied by James Prendergast, a bricklayer and No. 50 was owned and occupied by Charles Scott, a carpenter. By 1900 Henry Chapman owned the properties and continued to do so in 1905. In 1905, Chapman lived at No. 52 named Carlton and Isabella Sheldon leased No. 50, known as Clyde.¹

Description

The houses at Nos. 50 & 52 Elwood Street form an attached pair of identical single-fronted Victorian brick cottages with gabled roofs concealed behind pedimented parapets with rendered dressings. Each cottage has a corrugated iron verandah supported on timber columns, with a narrow frieze of cast iron lacework. Each has a single window with narrow sidelights and timber-framed double-hung sash.

The brickwork has been painted, and was probably originally bichromatic or polychromatic.

Comparative Examples

Clyde & Carlton, 50 & 52 Elwood Street, Brighton

Significance

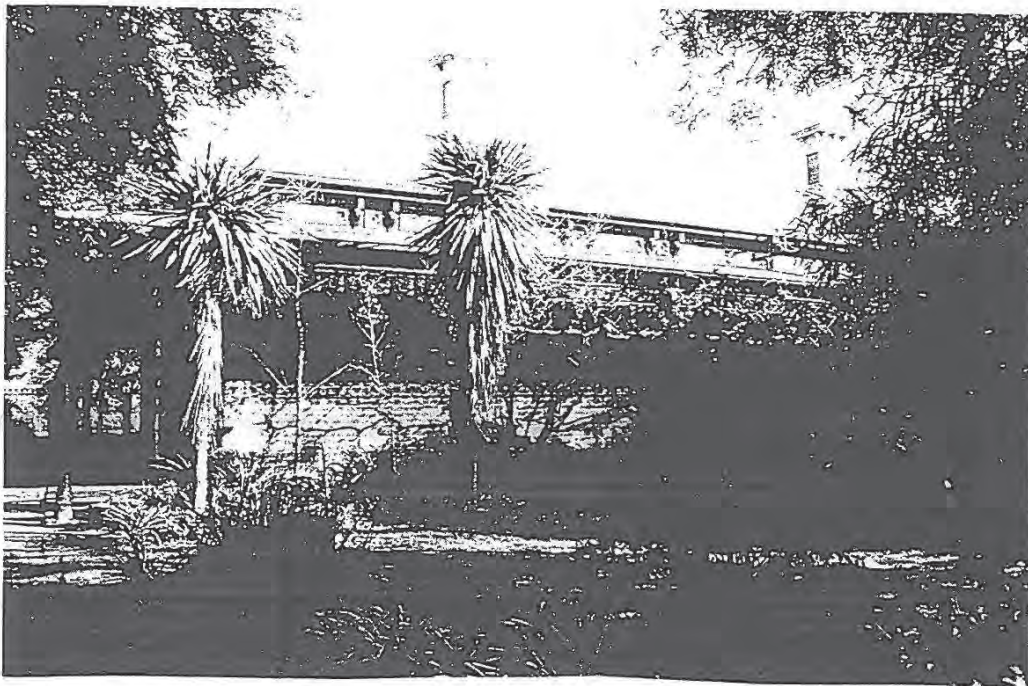
Clyde and Carlton, at 50 & 52 Elwood Street, Brighton, are of historical and aesthetic significance. As a pair of attached single-fronted terrace houses, they demonstrate a typology that, although common in Melbourne's inner suburbs, is somewhat rare in the Brighton area.

Source

Andrew C Ward & Associates

¹ Rate Books 1891, 1892, 1900, 1906.

Building:	U'lupna	Significance:	B
Address:	26 Gordon Street, Beaumaris	Melway Map Ref:	86 G4
Building Type:	Residence	Construction Date:	c.1886
Architect:	Harry Browse Gibbs	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The house at 26 Gordon Street, Beaumaris is located within the 160-acre Crown Portion 50, which was originally purchased by Stephen Charman in the second Parish of Moorabbin Land Sales on 28 January 1852.

The present house appears to have built c.1886.

Description

The house at 26 Gordon Street is a single-storey Italianate villa, of brick construction with a hipped slate roof. The house has a return verandah with a convex profiled corrugated iron roof, cast iron columns and cast iron lacework frieze. The timber bracketed eaves are embellished with rendered and tiled panels, and similar panels decorate the chimney stacks. The slate roof features a decorative band of purple slates.

Comparative Examples

2 Allee Street, Brighton

Kainga, 4 Allee Street, Brighton

Ronbaix, 55 Black Street, Brighton

Dunottar, 31-33 Bridge Street, Hampton

Toxteth, 66 Champion Street, Brighton

Engadine, 48 Cochrane Street, Brighton

Bulow, 50 Cochrane Street, Brighton

Arbuthnot, 41 Middle Crescent, Brighton

Delville, 83 Outer Crescent, Brighton

Esperance, 11 Warriston Street, Brighton

75 Well Street, Brighton

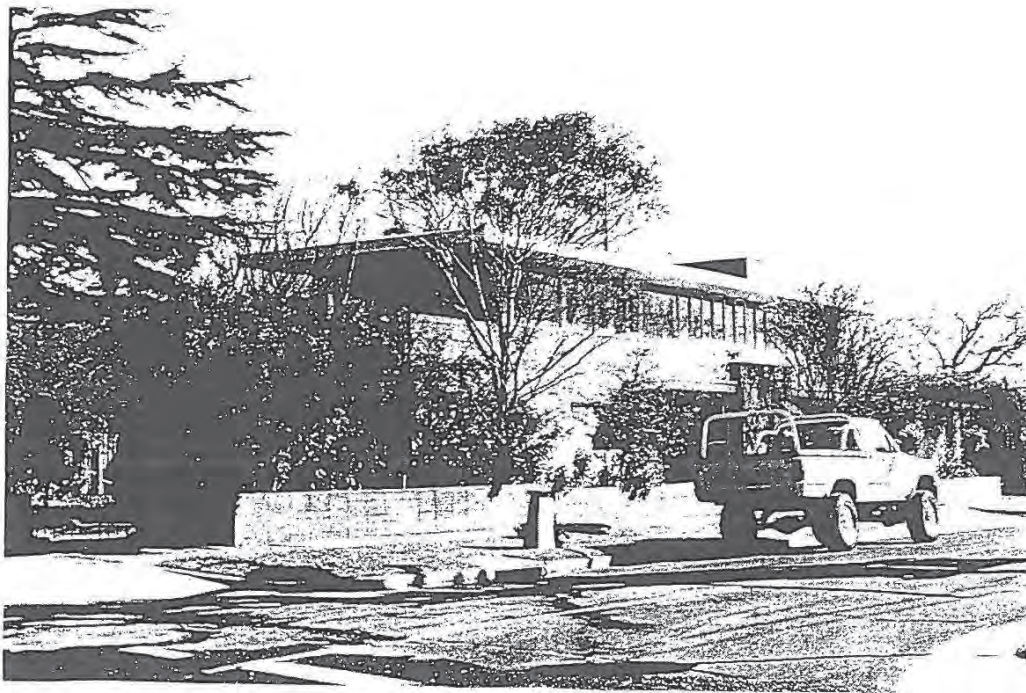
Significance

The house at 26 Gordon Street, Beaumaris, is of historical and aesthetic significance. The house is a good and substantially intact example of a brick Italianate villa. One of a very small number of surviving nineteenth century houses in Beaumaris, the house demonstrates an early and important phase of residential settlement of the area. The house features numerous decorative details; of note are the tiled panels in the frieze and on the chimneys.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	1 Linacre Road, Hampton	Melway Map Ref:	76 G7
Building Type:	Residence	Construction Date:	c.1960
Architect:	Chancellor & Patrick	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

Linacre Road is located on Crown Portion 10 of the Parish of Moorabbin, purchased by William Highett in the first Parish of Moorabbin Land Sales on 7 May 1851.

The house at 1 Linacre Road was built c.1960; it is on the north side of Linacre Road between Orlando Street and Hampton Street.

In c.1940-50 there were four houses on the north side of Linacre Road between Orlando Street and Hampton Street. This had decreased to three houses by c.1960-70.¹

Description

The house at 1 Linacre Road is a double-storey residence of concrete block construction, designed in a style reminiscent of the Prairie style work of Frank Lloyd Wright. The house is an asymmetrical composition of rectilinear planes and cubic forms, arranged to emphasise horizontality. Windows are continuous strips of timber-framed casements, and roofs are flat with deep overhanging eaves.

Comparative Examples

491 Balcombe Road, Beaumaris

Significance

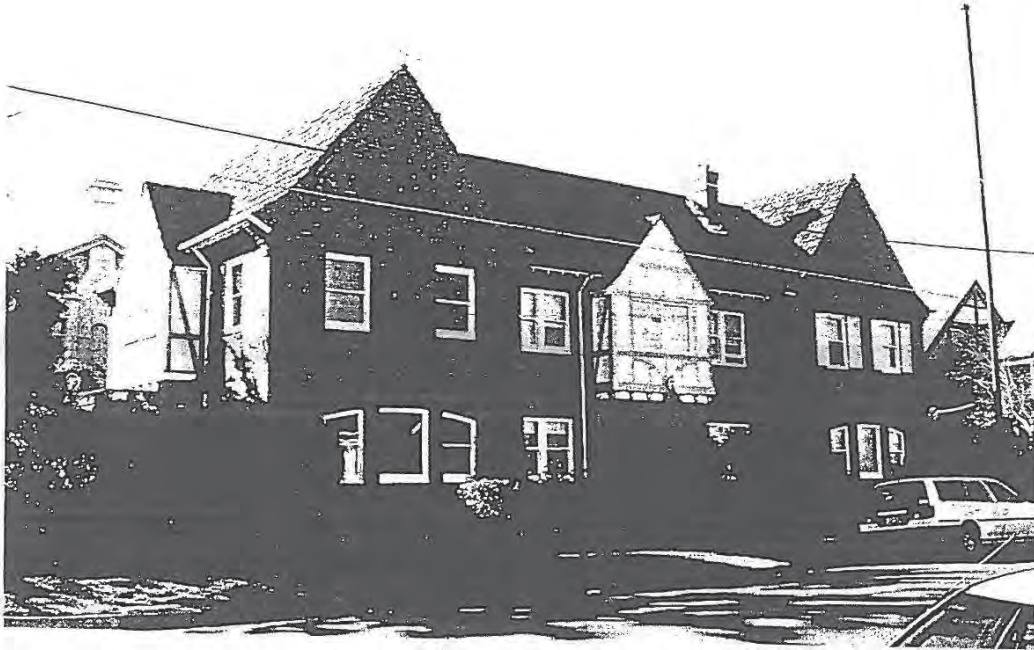
The house at 1 Linacre Road, Sandringham, is of individual aesthetic significance. The house is an interesting example of the modernist style of the 1960s, characterised by the use of concrete blockwork and cubic forms recalling the work of Frank Lloyd Wright. The house is a well resolved design and makes a powerful statement to Linacre Road. Whilst the design certainly demonstrates Wrightian influence, it is of value in its own right as a succinct design of its time.

Identified By

Allom Lovell & Associates

¹ Sands & McDougall, *Melbourne Directory*, various

Building:	Residence	Significance:	B
Address:	1 Martin Street, Brighton	Melway Map Ref:	67 C6
Building Type:	Residence	Construction Date:	1930
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F [] P []		G[x] F [] P []	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

Martin Street is located north of the northern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. This area of Elwood and Elsternwick was annexed by the Brighton council in 1870.¹

In 1930, the site of 1 Martin Street was occupied by an eight-room timber house which had been built some fifteen years earlier. It was owned by the Estate of the late Neil Lawrance and occupied by Gilbert Burke, an auditor, and Charles Tuxen, a builder. Neil Lawrance was a property developer who had formed a prolific association with noted architect Walter Burley Griffin in the second half of the 1920s.² After Lawrance's early death in 1929, the executors of his estate continued to develop his property interests.³

The site at No. 1 Martin Street was one such project. Brighton rate books for the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 1 Martin Street indicates that the site was occupied by a timber house comprising two flats, both still owned by the Estate of Neil Edward Lawrance. When the property was rated in December 1937, Flat One, which had six rooms, was valued at £59, while Flat 2, with five rooms, was valued at £68. It appears that the original eight-room timber house had been substantially remodelled or perhaps even completely rebuilt. The two flats were occupied, respectively, by Gertrude Bryce, a widow, and Francis Le Plastrier, an engineer. In 1944, ownership passed from Lawrance's estate to Bonnie Campbell.

Description

The house at 1 Martin Street is a large double-storey residence constructed of clinker brick, designed in the English Domestic Revival style popular during the inter-War period. The Martin Street elevation is symmetrical, with two projecting gabled sections at each end and a projecting central entrance porch with a half-timbered gable and semi-circular archway. The steeply pitched gabled roofs are clad in terracotta tiles, and have projecting rafter ends and corbelled brick gable ends. Windows are timber-framed double-hung sashes, with clinker brick sills and heads.

The low clinker brick front fence is original.

Significance

The house at 1 Martin Street, Brighton, is of aesthetic significance. The building is a good example of the inter-War English Domestic Revival style, featuring typical characteristics of the style such as clinker brickwork, steeply pitched gables and half-timbering. The symmetrical entrance elevation is a prominent element in the local streetscape.

Identified By

Allom Lovell & Associates

¹ W Bate, *A History of Brighton*, Melbourne 1983 (1966), p. 215.

² J Turnbull and P Navaretti, *The Griffins in Australia and India*, p 264.

J Turnbull and P Navaretti, *The Griffins in Australia and India*, p 353.

Building:	Residence	Significance:	B
Address:	10 Nepean Avenue, Hampton East	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1905
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

According to the *Sands & McDougall Melbourne Directory* for 1890, Nepean Street did not exist, and there were only four properties listed along the entire south side of South Road. Nepean Avenue appears by 1893, described as being in Brighton South. At that time, there were nine occupants listed, but with no designation as to which side of the street they lived. The directory for 1901 clarifies this, identifying four properties on the east side of Nepean Avenue, and five on the west side. Subsequent residential development was slow, and even as late as the 1940s, there were only ten houses on the east side, and seven on the west.

The style of the house at 10 Nepean Avenue, on the east side of the street, combines both Victorian and Edwardian elements, which suggests that it was built in the first decade of the twentieth century.

Description

The house at 10 Nepean Avenue is a modest single-storey symmetrical timber cottage with an unusual half-hipped corrugated iron roof. The street facade has a verandah with a corrugated iron roof supported on timber posts. Two double-hung sash windows flank the centrally located main entrance the chimney is red brick.

Comparative Examples

Tallandoon, 36 Bamfield Street, Sandringham
Cascaes, 28 Fernhill Road, Sandringham
Veronique, 49 Fernhill Road, Sandringham
Warringah, 24 Georgiana Street, Sandringham

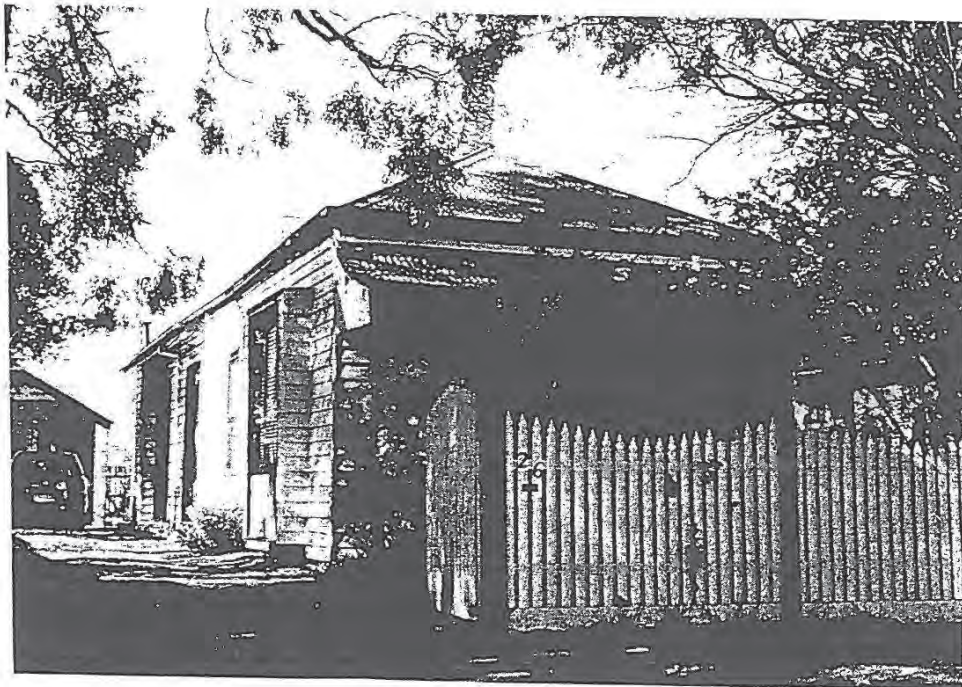
Significance

The house at 10 Nepean Avenue, Hampton East, is of aesthetic significance. The modest timber house combines Victorian composition and detailing with an unusual Edwardian-style half-hipped roof.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	26 Nepean Avenue, Hampton East	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1892
Architect:	Unknown	Builder:	Unknown



Intactness:	Condition:
G[x] F [] P []	G[x] F [] P []

Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register []	Victorian Heritage Register []
Register of the National Estate []	Register of the National Estate [x]
National Trust []	Heritage Overlay Controls [x]

History

According to the *Sands & McDougall Melbourne Directory* for 1890, Nepean Street did not exist, and there were only four properties listed along the entire south side of South Road. Nepean Avenue appears by 1893, described as being in Brighton South. At that time, there were nine occupants listed, but with no designation as to which side of the street they lived. The directory for 1901 clarifies this, identifying four properties on the east side of Nepean Avenue, and five on the west side. Subsequent residential development was slow, and even as late as the 1940s, there were only ten houses on the east side, and seven on the west.

The house at No. 26 Nepean Avenue, on the east side of the street, is a typical late nineteenth century worker's cottage. It probably dates from the early 1890s, making it one of the oldest surviving houses in the street.

Description

The house at 26 Nepean Avenue is a modest timber cottage with stylistic influences from the late nineteenth century. The single-storey and single-fronted house has a corrugated iron hipped roof and a convex roofed verandah extending across the front facade. The verandah is supported on timber posts and has a decorative cast iron frieze and brackets. The chimneys are rendered and moulded. A projecting bay window to the side of the house is a later addition.

Comparative Examples

25 Arkarkinga Crescent, Black Rock
17 Glebe Avenue, Cheltenham
25 Glebe Avenue, Cheltenham
Hobart, 5 Emily Street, Brighton
27 Glebe Avenue, Cheltenham
5 Gordon Street, Hampton

Cornhill, 7 Lawrence Street, Brighton
15 & 17 Lynch Street, Brighton
4 Sims Street, Sandringham
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

The house at 26 Nepean Avenue, Hampton East, is of historical significance. As one of the oldest surviving houses in Nepean Avenue, it demonstrates an important phase of residential settlement in the area. The house is a typical and substantially intact example of a modest worker's cottage of the late nineteenth century, of which there are few surviving examples in Hampton East.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	19 North Road, Brighton	Melway Map Ref:	67 E7
Building Type:	Residence	Construction Date:	c.1930
Architect:	Unknown	Builder:	Unknown



Intactness:
G[x] F[] P[]

Condition:
G[x] F[] P[]

Existing Heritage Listings:
Victorian Heritage Register []
Register of the National Estate []
National Trust []

Recommended Heritage Listings:
Victorian Heritage Register []
Register of the National Estate [x]
Heritage Overlay Controls [x]

History

North Road was the northern boundary of the H B Foot 1842 survey of the Brighton Estate, Henry Dendy's Special Survey. 19 North Road is on the northern side of North Road and was therefore not part of the survey. This area of Elwood and Elsternwick was annexed by the Brighton council in 1870.¹

The house at 19 North Road was built c.1930; it is on the north side of North Road, between the beach and St Kilda Street.

In c.1910 the north side of North Road was occupied by the Grant family: the residences of James Grant Jnr and William Grant and the Grant Bros. Boat Sheds. By c.1920 the Grant family had developed the land, retaining the boat sheds, with ten houses having been erected. The boat sheds were also used as tea rooms. In c.1930, the boat sheds remained and an additional two houses had been erected; one more by c.1940.²

Description

The house at 19 North Road is a double-storey mansion designed in the Spanish Mission style popular during the inter-War period. Characteristic of the style, the asymmetrically planned house has hipped roofs clad in terracotta Cordoba tiles, semi-circular arched windows and roughcast rendered walls. Windows are double-hung sashes with geometric leadlighting and moulded architraves, sills and keystones; the arches are infilled with glazed tiles. A tower with a pyramidal tiled roof exists to the east.

The front garden contains a number of palms, which may be contemporary with the house. The high front fence is not original.

Comparative Examples

1 Bay Street, Brighton
5 Birdwood Avenue, Brighton
Okataina Flats, 33 Chelsea Street, Brighton
135 Park Road, Cheltenham

Significance

The house at 19 North Road, Brighton, is of aesthetic significance. The house is a distinctive example of the American-inspired Spanish Mission style; of note are the tower, Cordoba tiled roofs and ornate rendered window details. Aesthetically the house is enhanced by its imposing scale and exotic garden. Historically the house is demonstrative of the more substantial houses which were constructed in the area between the Wars.

Identified By

Allom Lovell & Associates

¹ W Bate, *A History of Brighton*, Melbourne 1983 (1966), p. 215.
Sands & McDougall, *Melbourne Directory*, various.

Building:	Residence	Significance:	B
Address:	97 Park Road, Cheltenham	Melway Map Ref:	86 G1
Building Type:	Residence	Construction Date:	c.1900
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

Park Road is located in Crown Portion 45, opposite Reserve land, purchased by Charles Smith in the second Parish of Moorabbin Land Sale on 28 January 1852.

97 Park Road was built c.1900; it is on the north side of Park Road on the west corner of Tulip Grove.

In 1900, when Park Road was known as Tulip Road, there were a total of three houses between Reserve Road and the railway line. By 1910, there were three houses between Reserve Road and Tulip Lane and two between Tulip Lane and the railway line (on the north side). This stretch of Park Road—between Tulip Grove (Tulip Lane) and the railway line—developed fastest. By 1920 there were three houses between Reserve Road and Tulip Grove and four between Tulip Grove and the railway line; by 1930 there were four houses between Reserve Road and Tulip Grove and seven between Tulip Grove and the railway line, and by 1940 there were five houses between Reserve Road and Tulip Grove and nine between Tulip Grove and the railway line. In the 1940s there was a building boom in Park Road, and in c.1950 there were 12 houses between Tulip Grove and the railway line and 18 in the remainder of Park Road.¹

Description

The house at 97 Park Road is a small, single-storey weatherboard residence, asymmetrically planned with a hipped and gabled corrugated iron roof. A gabled section projects on the entrance elevation and has a tripartite double-hung sash window with moulded timber architraves. The gable end is half-timbered, infilled with roughcast render. A verandah extends from the main roof, supported on turned timber posts and with curved timber fretted friezes. The entrance door is panelled with narrow sidelights and highlights.

Comparative Examples

215 Balcombe Road, Beaumaris	6 Grant Street, East Brighton
Addieville, 6 Grant Street, East Brighton	Langi, 37 Glebe Avenue, Cheltenham
Homebush, 59 Carpenter Street, Brighton	Omeath Villa, 664 Hawthorn Road, East Brighton
Jesmond, 17 Georgiana Street, Sandringham	97 Park Road, Cheltenham

Significance

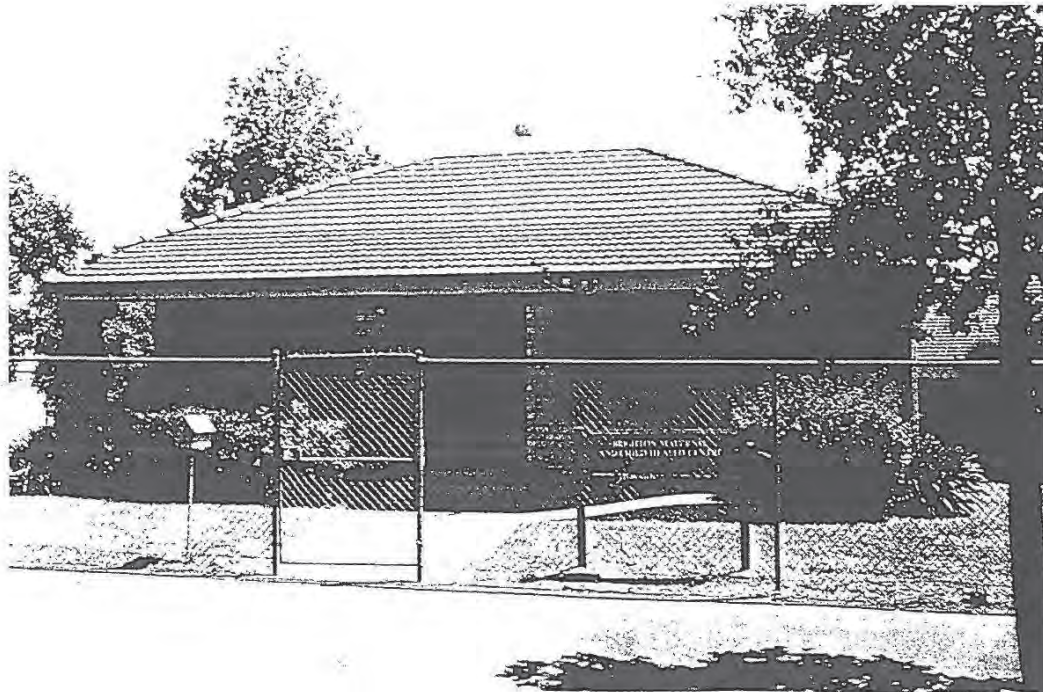
The house at 97 Park Road, Cheltenham, is of historical and aesthetic significance. Construction of the house is associated with the early period of suburban subdivision of Cheltenham. The type of house—a weatherboard Edwardian villa—although common elsewhere, is rare in the suburb.

Identified By

Bayside City Council

¹ Sands & McDougall: *Melbourne Directory* various.

Building:	Brighton Maternal and Child Health Centre	Significance:	B
Address:	2 Parliament Street, Brighton	Melway Map Ref:	67 E9
Building Type:	Health Centre	Construction Date:	1936
Architect:	Cedric Tuxen MIE?	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The first baby health centre in Brighton was opened in 1920 at the public library. The Brighton Maternal and Child Health Centre was constructed in 1936, and was originally known as the Marion Taylor Centre in honour of the Honorary Secretary of the Brighton Association. The building cost £1,000 and was opened by Lady Huntingfield. The building was probably designed by the City Engineer, Cedric Tuxen, MIE.¹

Description

The Brighton Maternal and Child Health Centre is a small single storey building of cream brick construction with a hipped terracotta tiled roof. The roof extends over the front elevation to form a verandah, supported on brick piers with brick balustrading. Symmetrically composed, the central double entrance doors are flanked by pairs of double-hung sash windows.

Comparative Examples

Elizabeth Bleazby Baby Health Centre, Hurlingham Park, Palmer Avenue, East Brighton

Significance

The Brighton Maternal and Child Health Centre at Parliament Street, Brighton, is of historical significance. The centre was one of many constructed across Melbourne's suburbs during the inter-War period as part of a campaign to address the health of mothers and the high infant mortality rate of the time.

Source

National Trust of Australia (Victoria)

¹ C. Crockett, *The History of the Baby Health Centre Movement in Victoria 1917-1976*, January 1997, p viii

Building:	Residence	Significance:	B
Address:	4 Parliament Street, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[] F[x] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

In 1876, Mrs Mary Murray erected a 'wood cottage' on the east side of Parliament Street, south of the Rechabite Hall.¹ The house is first listed in the rate book for 1877 and was valued at £16 and occupied by the Reverend Kerry B Giles, a Presbyterian minister. He was living there the following year, when the house, now valued at £23, was identified as a four-room timber house. The house was apparently vacant in 1879, and the following year, Mrs Murray moved into it herself.² She remained there as both owner and occupant for over thirty years.³

Description

The house at 9 Parliament Street is a late nineteenth century double-fronted timber cottage. The house has a hipped slate roof with paired timber eaves brackets and rendered and moulded chimneys. The front facade has ashlar boarding and a cast iron verandah with iron lace brackets. The double hung sash windows have small moulded timber hoods. The rendered front fence is not original.

Comparative Examples

Bristol House, 12 Carew Street, Sandringham
Newington, 28 Georgiana Street, Sandringham
Luap, 13 Gordon Street, Hampton
Coombe, 6 King Street, Sandringham
Hazel Dell, 50 Middle Crescent, Brighton
Clarence Gate, 391 New Street, Brighton
Mirramamo, 16 Service Street, Hampton
Mindoro, 23 William Street, Brighton

Significance

The house at 9 Parliament Street, Brighton, is an unusually pretentious design for a weatherboard cottage which takes on the presence of a more substantial Italianate villa, of which there are many in Brighton. The distinctive appearance of the cottage together with its overall integrity warrants recognition.

Identified by

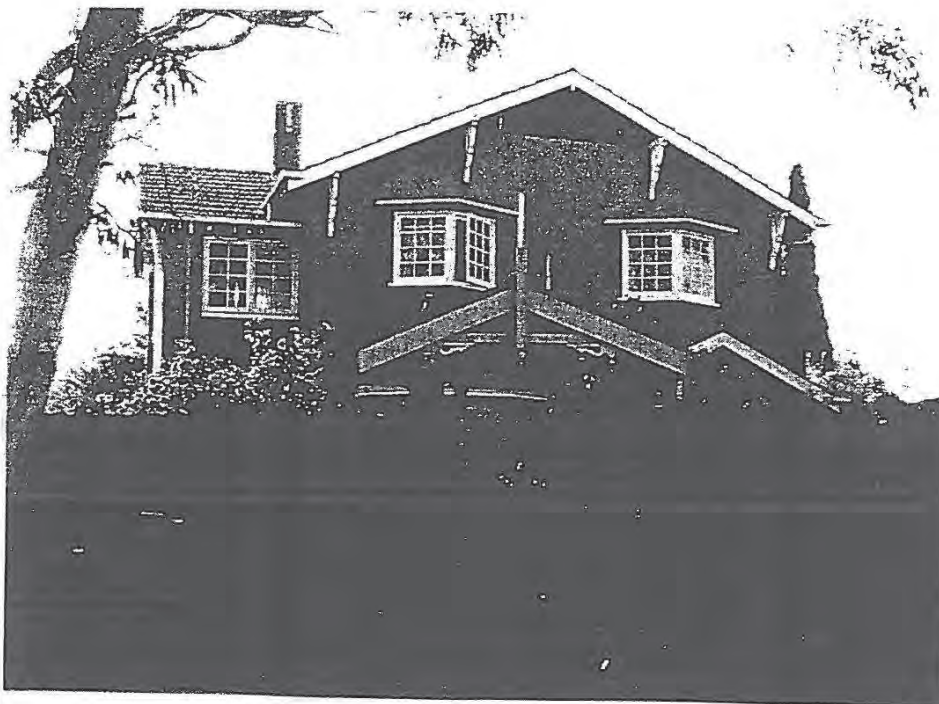
Allom Lovell & Associates

¹ Rate books, 1876, 1877

² Rate books, 1878, 1879, 1881

³ Rate books, 1890, 1900, 1908

Building:	Residence	Significance:	B
Address:	11-13 Rennison Street, Beaumaris	Melway Map Ref:	86 D9
Building Type:	Residence	Construction Date:	c.1920
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

In 1843, James Bickford Moysey and Nicholas Moysey obtained a government lease for their run 'Beaumaris' which comprised around 3,200 acres (1,320 hectares). This run took up most of the land not leased by the Kings and Alexander McDonald and encompassed the areas now known as Black Rock (to the Nepean Highway), Mentone (west of Warrigul Road) and Beaumaris.¹ After Port Phillip was severed from New South Wales, Moysey's lease was terminated and the land was divided into 32 hundred-acre (40 hectares) allotments for the second Parish of Moorabbin Land Sales on 28 January 1852. Rennison Street, Beaumaris is within Crown Portion 49B, which was repurchased by James Moysey at the 1852 auction.

Directories indicate that there were two houses in Rennison Street by 1920, one being vacant and the other still under construction. By 1930, there were three houses and one holiday house. The house at 11-13 Rennison Street was probably the third house built in the street, and its style suggests that it was built in the 1920s. By 1940, there were five houses and one holiday house in Rennison Street.²

Description

The house at 11-13 Rennison Street is a large, double-storey, inter-War bungalow situated on a large block. The house is in the Arts and Crafts style, with roughcast rendered walls and broad terracotta tiled gabled roofs. The ground floor entrance elevation is asymmetrical, with a gabled entrance porch and a semi-octagonal bay window. Two unusual bay windows, triangular in plan, project at first floor level, with multi-paned casement windows. The gable end is of clinker brick, and the eaves have carved and fretted timber brackets. A double-storey gabled section projects on the side elevation, and has heavy rendered piers and multi-paned casement windows.

The high brick front fence is not original.

Comparative Examples

32 Cole Street, Brighton
29 Dawson Avenue, Brighton
33 Martin Street, Brighton
26 St Ninians Road, Brighton

Tandara, 25 Seymour Grove, Brighton
10 South Road, Hampton
Boselman House, 62 South Road, Hampton

Significance

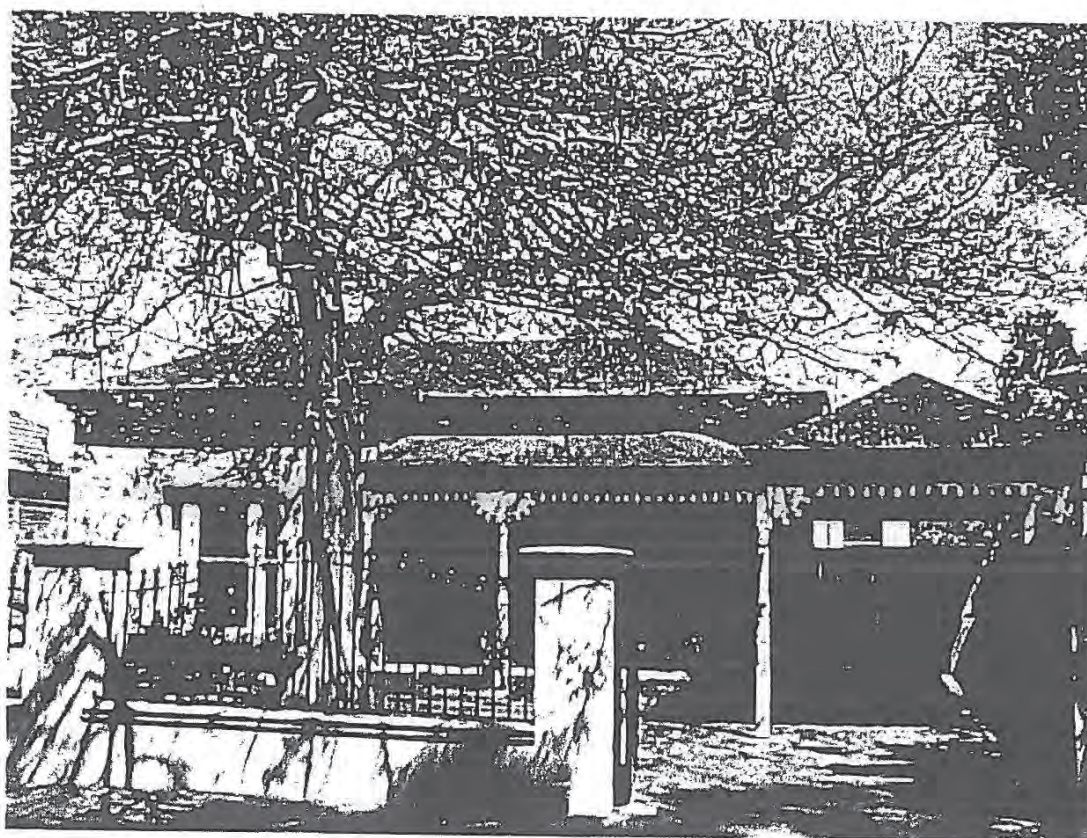
The house at 11 Rennison Street, Beaumaris, is of aesthetic significance. The house is an interesting example of the Arts & Crafts bungalow style, notable for its well-composed facade and simple gabled roof form. Interesting decorative details include the carved timber eaves brackets and the unusual first floor bay windows.

Identified By

Allom Lovell & Associates

¹ Andrew Ward & Assoc, *City of Sandringham Heritage and Conservation Study*, p. 19
² Sands & McDougall, *Melbourne Directory*, various.
Allom Lovell & Associates

Building:	Sutton, later Osiris	Significance:	B
Address:	28 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The Wolseley Park Estate was laid out in 1882 by surveyor Thomas Muntz, and auctioned in November of that year by W Taylor and Co. The subdivision itself was made up of two discrete sections: one, bordered by New Street, Were Street, Cavendish Place and South Road, and the other by Roslyn Street, Were Street, Hampton Street and South Road. The former was the larger of the two, having 96 allotments with frontages to the border streets as well as to Wolseley Grove and Seymour Grove.¹ The *Sands & McDougall Directory* for 1885 reveals that several houses had been built on the South Road allotments, but the estate was apparently otherwise undeveloped, with Wolseley Grove, Seymour Grove and Cavendish Place not even listed in the directory.

By 1891, a seven room brick house, valued at £42, had been built on a 48' by 150' block on the south side of Seymour Grove. It was owned by the Australasian Building & Investment Society, and occupied by Frank Bury, a civil servant.² A succession of other tenants followed. The house was occupied by William Black by 1897, and by Lavinia Wallace, a teacher, by 1899.³ Mary Calder, a widow, had acquired the property by 1905, and was renting it to John Clarke, a piano tuner. At that time, the house was known as Sutton. By 1920, Eustace Flannagan, a solicitor, was Mrs Calder's tenant.⁴ Grace Vokes, a spinster, acquired the property by 1917, and rented it to Henry Hughes, a broker. By that time, the house had been renamed Osiris, and was addressed as No. 28 Seymour Grove.⁵

Description

Sutton, at 28 Seymour Grove is a asymmetrically planned single-storey residence with a hipped roof. A verandah, which extends across the front facade, is supported on cast iron posts and has cast iron lacework. The front facade contains a tripartite window. The verandah roof has been replaced. The front fence is not original.

Comparative Examples

Kantara, 54 Bay Street, Brighton
Charlton, 34 Drake Street, Brighton
20 Halifax Street, Brighton
14 Lynch Street, Brighton
Melville, 32 Middle Crescent, Brighton
Cathkin, 43 Middle Crescent, Brighton
Milverton, 82 New Street, Brighton
285 New Street, Brighton
Finchal, 299-305 New Street, Brighton
Corowa, 389 New Street, Brighton

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
98 St Andrews Street, Brighton
Merrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Chilton, 1 Wellington Street, Brighton
Catheart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

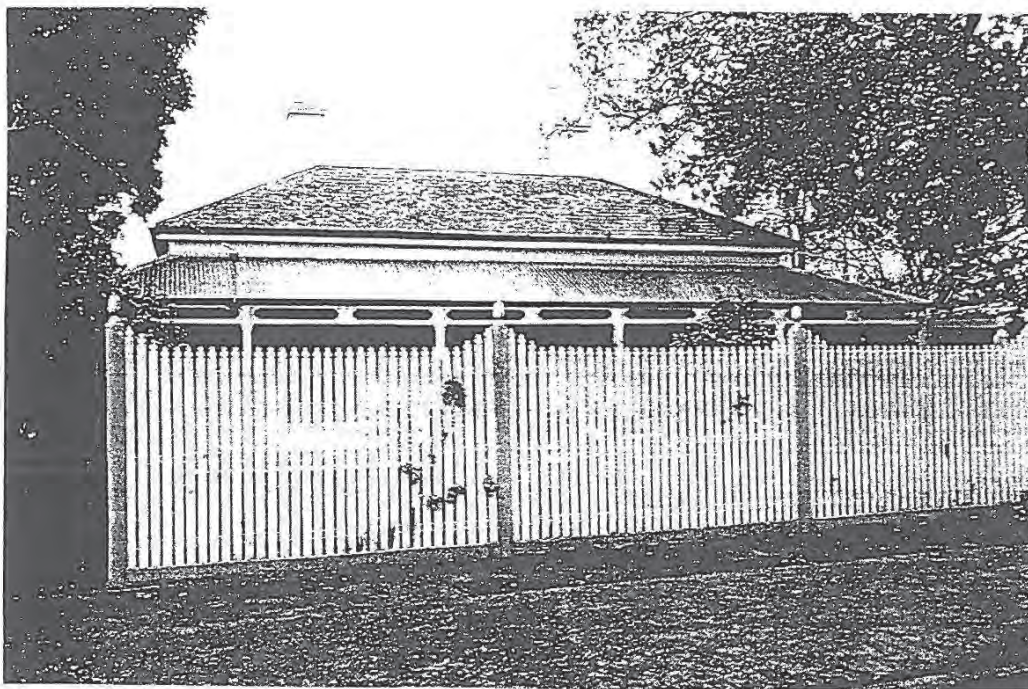
Sutton at 28 Seymour Grove, Brighton, is of historic significance. The single-storey house is an example of a modest Victorian residence. The original house has been marred by alterations.

Identified by

Allom Lovell & Associates

¹ Original subdivision plan on display at Land & Survey Information Centre
² Rate Books 1891
³ Rate Books 1897, 1898, 1899
⁴ Rate Books 1905, 1910
⁵ Rate Books 1917

Building:	Stonehaven	Significance:	B
Address:	12 Thomas Avenue, Hampton East	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1870s?
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[x] F[] P[]

Condition:
 G[x] F[] P[]

Existing Heritage Listings:
 Victorian Heritage Register []
 Register of the National Estate []
 National Trust []

Recommended Heritage Listings:
 Victorian Heritage Register []
 Register of the National Estate [x]
 Heritage Overlay Controls [x]

History

Thomas Avenue is located within Crown Portion 38, purchased by John Dane in the second Parish of Moorabbin Land Sales held on 28 January 1852. Dane's property was bounded by Bluff, South and Dane Roads and Arthur's Seat Road (later Point Nepean Road and now the Nepean Highway).¹ In 1881 the railway was extended from Caulfield to Mordialloc, cutting through the north-east corner of the property. In the mid 1920s, part of the property, the area bounded by South Road, Lonsdale Street, Bartlett Street and Highbury Avenue, was subdivided into four allotments.²

The area immediately surrounding the house was subdivided into ten suburban allotments in 1951, Stonehaven occupying Lot 1 at the intersection of the newly created Thomas Avenue and Keith Street.³ Stonehaven Crescent was also created at this time, providing access to a further nine allotments to the west.⁴ The names Keith and Thomas indicate an association with Keith Thomas, whose address is listed as Highbury Avenue, Moorabbin in the 1947 Sands & McDougall Directories, and was presumably the owner of Stonehaven at that time.

The date of construction of the house is unknown, but it possibly predates the 1881 railway line. The house faces east, indicating that the property may have originally fronted Arthur's Seat Road before it was divided by the railway line.

Description

Stonehaven is a single-storey, double-fronted Italianate villa, of rendered masonry construction with a hipped slate roof. A timber post verandah with a corrugated galvanised steel roof and timber frieze encircles the house on three sides. The four-panelled central entrance door has sidelights and highlights, and is flanked by double-hung sash windows. Decoration on the facade is limited to moulded architraves to the windows and vermiculated quoining. The two chimneys are rendered, with moulded caps.

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Lauriston, 459 Street, Brighton
Gisland, 13 Black Street, Brighton
9 Gordon Street, Hampton
Carolside, 60 Halifax Street, Brighton

11 Hoyt Street, Hampton
Myrtle Bank, 153 New Street, Brighton
Westella, 356 New Street, Brighton
101 South Road, Brighton
Clonaig, 230 North Road, East Brighton
Woodcliffe, 87 Well Street, Brighton
Stanton, 3 Wellington Street, Brighton

Significance

Stonehaven, at 12 Thomas Avenue, Hampton East, is of historical and aesthetic significance. One of a small number of surviving nineteenth century houses in Hampton East, it demonstrates an early and important phase of settlement of the area, prior to suburban subdivision. The house is substantially intact; of particular note is the encircling verandah with a simple timber frieze.

Identified By

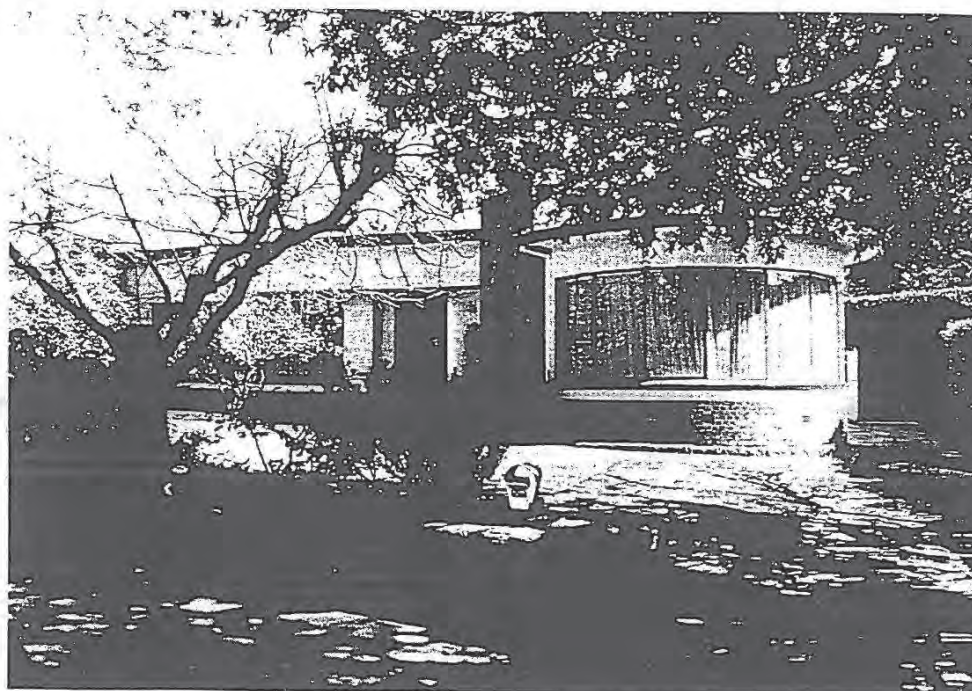
Allom Lovell & Associates

¹ Parish of Moorabbin Plan, 1864 with revisions 1875
Lodged Plan No. 10884, declared 29 June 1925; Lodged Plan No. 10885, declared 27 March 1924. Land and Survey Information Centre

² Lodged Plan No. 21745, declared 8 August 1951. Land and Survey Information Centre.

³ Lodged Plan No. 21746, declared 17 August 1951. Land and Survey Information Centre.

Building:	Residence	Significance:	B
Address:	15 Thomas Street, East Brighton	Melway Map Ref:	76 C6
Building Type:	Residence	Construction Date:	c.1950
Architect:	Unknown	Builder:	Unknown



Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register []
 Register of the National Estate []
 National Trust []

Recommended Heritage Listings:

Victorian Heritage Register []
 Register of the National Estate [x]
 Heritage Overlay Controls [x]

History

Thomas Street, East Brighton is within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

The house at 15 Thomas Street, East Brighton was built c.1950; it is on the west side of Thomas Street, between the Nepean Highway and Centre Road.

In c.1930 there were two houses on the west side of Thomas Street, between the Nepean Highway and Centre Road. This had only increased by one in the following decade. The 1940s were a period of development and by c.1950 there were eight houses with another being built. By c.1960 there were ten houses on the west side of Thomas Street, between the Nepean Highway and Centre Road.¹

Description

The house at 15 Thomas Street is a single-storey residence, of rendered brick construction with a brick plinth and flat roof. The house has an encircling projecting concrete roof and eaves, providing horizontal emphasis. Windows are steel-framed casements, with brick sills. A semi-circular bow window is located at the north end, and abuts a broad chimney stack clad in random-coursed slate.

The low front fence is of matching slate, and the front garden contains exotic species and hedges which may be original. The rear side garage appears to be original.

Significance

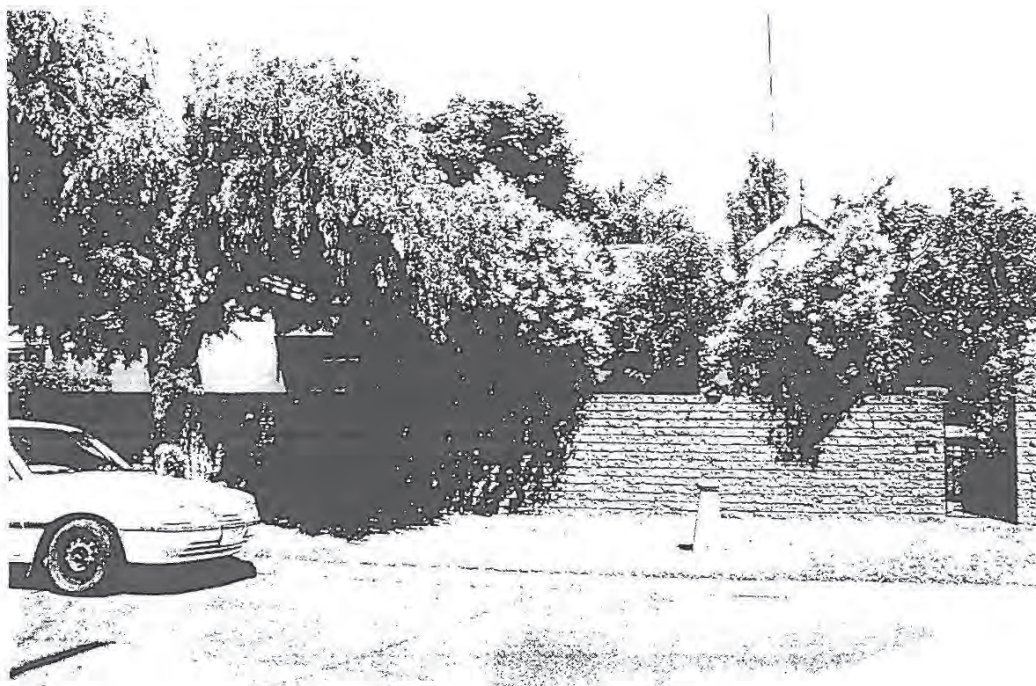
The house at 15 Thomas Street, East Brighton, is of aesthetic significance. The house is an unusual example of the Modernistic style popular in the immediate post-War period, featuring a distinctive bow window and slate-clad chimney. The house is enhanced by its exotic front garden and original front fence and side garage.

Identified By

Allom Lovell & Associates

¹ Sands & McDougall, *Melbourne Directory*, various

Building:	Residences	Significance:	B
Address:	17 & 19 Wright Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residences	Construction Date:	1886
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The rate book of 1880 reveals that Thomas Bent was the owner of an unspecified amount of vacant land between Wright and Selwyn Streets, at the Lewis Street end. In 1885, William Clayton, a gardener, had acquired a portion of this with a 66' frontage to both streets. The following year, Clayton erected a semi-detached pair of three-room brick houses, valued at £16 each. These fronted Wright Street and were occupied respectively by Michael McKerra, a blacksmith, and James Murray, a carpenter.

In 1888, Clayton build an identical pair of three-room brick houses behind the existing ones, with frontages to Selwyn Street. These were first occupied by John Boyle, a gardener, and Edward Johns, a labourer. At that time, James Murray, now identified as a carter, still occupied one of the houses in Wright Street, while the other had become occupied by William Carpenter, a grocer.

Clayton still owned the four houses in 1891. Nos. 17 and 19 Wright Street were then occupied by James Murray, labourer, and Richard O'Donnell, gardener. Nos. 16 and 18 Selwyn Street were occupied by Stephen Alston and Henry Johnstone, both gardeners.

Description

Nos. 17 and 19 Wright Street, are a semi-detached pair of rendered brick houses, sited back-to-back with an identical pair at Nos. 16 and 18 Selwyn Street. The street fronts are symmetrical, with a concave bullnose verandah, terminating at each end with a projecting room. The gabled slate roof is only to 19, 17 is concrete, without the usual fire wall parapet between the two dwellings. The gable ends facing the street have scalloped bargeboards and turned finials, and distinctive returning eaves supported on brackets. There is a single window on the projecting bay and under the verandah, and they have heavy sills and contain double-hung sashes.

Comparative Examples

Houses, 16 and 18 Selwyn Street, Brighton.

Significance

The houses at Nos. 17 and 19 Wright Street are of historical and aesthetic significance. They are a pair of semi-detached nineteenth century workers' cottages, sited back-to-back with the identical pair at Nos. 16 and 18 Selwyn Street, and this is a somewhat unusual typology that is unique in the municipality, and possibly quite rare elsewhere. The gable end treatment, particularly the bracketed return eaves, is of some interest.

Identified by

Allom Lovell & Associates