

**CITY OF BAYSIDE
HERITAGE REVIEW (Revision 2)
December 2006**

BUILDING CITATIONS

**This document contains citations relevant to Bayside Planning Scheme Amendment C37 and
supersedes the *Bayside Heritage Review 1999* and *Bayside Heritage Review (Revision 1)*
October 2003 only with respect to the properties identified herein.**

Bayside City Council compiled this document with the assistance of Lovell Chen Pty Ltd.

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Building:	Culver	Significance:	B
Address:	9 Campbell Street, Sandringham	Melway Map Ref:	76 H10

Building Type:	Residence	Construction Date:	1896?
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

The land on which No. 9 Campbell Street stands forms part of the Picnic Point Park Estate, which was released in January 1887. William Chambers, a manufacturer, had purchased Lots 23 and 26 of this estate by 1896. That year, he erected a large residence for himself, described in the rate books as being of timber construction.ⁱ Mary Chambers, presumably wife of William, was listed as the owner and occupant of the house by 1916. At that time, it was rated as a nine room timber house.ⁱⁱ

Although repeatedly described in the rate books as a timber house, it appears that the house erected by William Chambers in 1896 is the same. The style of the house seems to support this contention: the overall form of the building is typical of the Queen Anne style of the 1890s, although certain details such as the entry porch and bay window suggest that the house may have been remodelled in the early twentieth century.

In any event, the house remained in the possession of the Chambers family for many years. The *Sands & McDougall Victorian Directory* for 1947 lists the occupant as Miss D W Chambers.

Description

Calver is a large, double-storey, Queen Anne villa, constructed of red brick with steeply pitched terracotta tiled gabled roofs. Asymmetrically composed, a rectangular bay window with multi-paned sash windows projects on the south side and a verandah supported on simple timber posts exists to the north. Rendered string courses run across the facade. A segmented arched opening within a red brick porch marks the entrance. The gable ends are half-timbered in the Queen Anne style, and the tall chimneys are red brick with cement rendered Art Nouveau ornament and terracotta pots. A bracketed hood extends from the main gable over two of the first floor windows.

Substantial alterations have been made c. 1930s, including the box-frame ground floor window and the porch and first floor sunshade.

The red brick fence is not original, and a double garage has been constructed on the front boundary.

Comparative Examples

Heath Cliff, 37 Willis Street, Hampton

Significance

Calver, at 9 Campbell Street, Sandringham, is of aesthetic significance. The house is a substantial and relatively late example of the red brick Queen Anne style, retaining many intact typical elements of the style including bracketed window hoods, half-timbered gable-ends and tall red brick chimneys, demonstrating the aspirations and the lifestyle of the upper middle classes who were attracted to the area.

Source

Andrew C Ward & Associates

ⁱ First entry Rate Book and Sands & McDougall Directory.

ⁱⁱ Rate Books 1895, 1896, 1900, 1916. Sands & McDougall Directories 1895, 1896. Parish Plan Moorabbin 1887.

Building:	Residence	Significance:	B
Address:	74 Bay Street, Brighton	Melway Map Ref:	67 E9

Building Type:	Residence	Construction Date:	pre-1862
Architect:	Unknown	Builder:	Unknown



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

There was a house on this site as early as 1862, when the first Brighton rate book was compiled. Described only as a 'house', it was valued at £45 and was owned and occupied by Mark Hollow, a gardener. Hollow also owned the adjacent house, now 76 Bay Street (see separate datasheet), which he rented out. The house at No. 74 remained as his own residence until 1876, at which time it was described as a four-room brick house.ⁱ Hollow appears to have died, as the owner of the house was subsequently listed as Mrs Hollow.ⁱⁱ She lived there until 1881, when she, too, died, and the two adjacent properties passed into the hands of her executors. Thomas Albury lived in No. 74 until 1884, when both houses were acquired by John Stamp, a builder. Stamp briefly rented the property to W R Wilson before taking it over as his own residence, and he was still living in 1900.ⁱⁱⁱ He had obviously died by 1905, when the occupant of the house was listed as Rebecca Stamp, widow, and the owners as the Executors of the late John Stamp.^{iv}

Description

The house at 74 Bay Street is a single-storey symmetrical rendered brick Victorian house. The front elevation comprises a central door flanked by single timber-framed double-hung windows beneath a concave-profile verandah. The hipped roof is clad in corrugated iron. One rendered chimney with a moulded cap remains.

Alterations to the house include the replacement of the original verandah posts and frieze, and of some windows.

The low front fence appears to date from the inter-War period.

Comparative Examples

70 Bay Street, Brighton

76 Bay Street, Brighton

Significance

The house at 74 Bay Street, Brighton, is of historic and aesthetic significance. There are few pre-1870 buildings in Bayside and this house pre-dates the first Brighton rate book of 1862, thus making it one of the oldest surviving houses in the municipality. It is therefore representative of the early development of the suburb of Brighton, and makes a significant contribution to the streetscape of one of the municipality's main streets. Although altered, the house retains several Victorian elements, including its concave-profile verandah roof and chimney.

Identified By

Allom Lovell & Associates

ⁱ Rate Books 1862-1876.
ⁱⁱ Rate Books 1877, 1879, 1881.
ⁱⁱⁱ Rate Books 1884, 1890, 1895, 1900.
^{iv} Rate Book 1905.

Building:	Residence	Significance:	B
Address:	176 New Street, Brighton	Melway Map Ref:	67 D11

Building Type:	Residence	Construction Date:	c.1910
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

According to the *Sands & McDougall Melbourne Directory* of 1885, there were no houses on the east side of New Street, between Carpenter and Well Streets. Chavasse Street is listed by 1893, and there were four properties along New Street, between Chavasse and Wells Streets. The house closest to the Chavasse Street intersection was occupied by James Lawrence. By the turn of the century, there were still only four houses along that stretch of New Street.

The style of the house on the corner of New and Chavasse Streets, now numbered as 176 New Street, suggests that it was built in the first decade of the twentieth century. By the 1940s, there were eight houses on the east side of New Street, between Wells and Chavasse Street. The house on the Chavasse Street intersection was addressed as No. 176, and it was occupied by N G Rasmussen.

Description

Located on a prominent corner site in a main street the house at 176 New Street, Brighton is a single-storey timber-framed house with a corrugated iron gabled roof. The house is asymmetrically planned with a projecting bay to the front facade. The timber verandah with a corrugated iron bullnose roof terminates at the projecting bay. The front facade is clad in timber shingles.

There has been some new work to the façade and fence.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
15 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

The house at 176 New Street, Brighton is of aesthetic significance. The single-storey residence is a largely intact and distinctive example of an Edwardian timber villa, enhanced by its prominent corner site, and in the context of other similar buildings of the same era.

Identified by

Allom Lovell & Associates

Building:	Ashurst, later Danubia	Significance:	B
Address:	172 Church Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	1896
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

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

The house now known as No. 172 Church Street was erected in 1896 for George Porter, a grazier. The seven-room brick house, with a Net Annual Value of £60, occupied land measuring 66' by 330'.ⁱ By 1898, the house was occupied by Edward M Etheridge, a gentleman, and was named Ashurst. By 1910 the occupant was Arthur Strauss, who renamed the property Danubia. Later occupants included Mrs Rea Parson (1910s), John T Crebbin (1920s-1940s) and Mrs Esther Crebbin (1950s).ⁱⁱ

Description

Danubia is a symmetrical Victorian rendered brick residence with a hipped slate roof penetrated by rendered chimneys. The entrance elevation has a central projecting porch with an arched opening ornamented with compound pilasters and a keystone, and it is surmounted by a pedimented parapet with cement urns. The porch bisects the cast iron verandah, which is supported on iron columns with a cast iron lacework frieze. Windows have wide window openings, containing a double-hung timber-framed sash flanked by narrow sidelights.

Comparative Examples

Danubia, 172 Church Street, Brighton
Guernsey House, 11 Guernsey Avenue, Moorabbin
Linton, 81 Outer Crescent, Brighton
Kalimna, 14 William Street, Brighton

Significance

Danubia, at 172 Church Street, Brighton, is of aesthetic significance and historical interest. The house is a good example of a nineteenth century Italianate villa, featuring decorative render and cast iron work. Of particular note is the classically detailed entrance porch, a comparatively rare architectural element in Brighton. Located in one of Brighton's main street, it demonstrates the aspirations and means of early upper middle class settlers in the area, and makes a significant contribution to the streetscape.

As an example of a post-Boom era house, it demonstrates a particular phase of residential settlement in the area.

Identified By

Allom Lovell & Associates

ⁱ Brighton City Council rate book, 1896-99.

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

Building:	Methven	Significance:	B
Address:	8 South Road, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	c.1905-06
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

South Road formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. 8 South Road is on the south side of South Road and therefore is just outside Dendy's Survey. The property falls within Crown Portion 1 of the Parish of Moorabbin Land Sales, 7 May 1851, which was purchased by Thomas Turner a'Beckett. A lawyer, a'Beckett, born in London, built a prosperous business in Melbourne, servicing the London & Liverpool Fire Insurance Co. and chairman of the Melbourne & Hobson's Bay Railway Co. He was a politician in the 1860s and '70s before he retired from public service.ⁱ He settled in Brighton with his family and was active locally. He remained in Brighton until his death in 1892.ⁱⁱ

8 South Road, formerly known as Methven, was built in c.1905-06; the first occupant was Jonathon W D Fergusson. Later occupants included Mrs F A Fergusson (1920s-30s) and Frank D Fergusson (1950s). The house at 2 South Road was the home of D W Fergusson, physician, in the 1920s.ⁱⁱⁱ

Description

Methven is an ornate single storey villa displaying stylistic influences from the 19th century. Constructed in red brick, the house is asymmetrically composed with a projecting semi-octagonal bay window, a return cast iron verandah and a hipped slate roof. The house features vermiculated rendered dressings and timber bracketed eaves, between which are vermiculated panels. Chimneys are rendered with moulded caps. Windows are double-hung sashes, with rendered segmented arched heads and bluestone sills.

Comparative Examples

Inverness, 8 Allee Street, Brighton	Neangar, 30 Elwood Street, Brighton
Havertsock, 12 Agnew Street, East Brighton	27 Halifax Street, Brighton
Nyora, 49 Bay Street, Brighton	29 Halifax Street, Brighton
Irwell, 451 Bay Street, Brighton	767 Nepean Highway, East Brighton
Ightham, 21 Black Street, Brighton	Concord, 79 Outer Crescent, Brighton
Shalimar, 213 Charman Road, Cheltenham	50 Roslyn Street, Brighton
203 Church Street, Brighton	

Significance

Methven, at 8 South Road, Brighton, is of historical and aesthetic significance. The building is a substantial and intact Italianate villa, which displays the characteristics reminiscent of the nineteenth century Boom style and features decorative rendered dressings and cast iron work. It is similar to others in Brighton and is demonstrative of the aspirations and means of early upper middle class settlers in the area.

Identified By

Allom Lovell & Associates

ⁱ B Malone, 'Thomas Turner à Beckett', *Australian Dictionary of Biography*, Volume 3: 1851-1890, A-C, Carlton (Vic) 1969, pp. 9-10.

ⁱⁱ Malone, 'Thomas Turner à Beckett', pp. 9-10.

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

Building:	Thanet Cottage	Significance:	B
Address:	2 Southey Street, Brighton	Melway Map Ref:	67 G9

Building Type:	Residence	Construction Date:	1888
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

The original Brighton Estate, laid out by surveyor H B Foot in 1841, comprised the Town Reserve (bordered by William, Church, Halifax and Carpenter Streets), and a 'green belt' of four triangular portions of land identified as the Town Boundary. Southey Street falls within the north-eastern Town Boundary, bordered by Bay, Hampton and Durrant Streets. It was one of the last streets to be created in this area, and was not listed in the *Sands & McDougall Directory* as late as 1885. However, the corresponding rate book for that year reveals that the street did exist, but no houses had been built there. The vacant land, with a frontage of 191', was owned by one David Lee, identified variously as a musician or professor of music.ⁱ Lee (1837-1897) was a prominent organist and conductor in Melbourne during the 1860s and '70s. He established a business in 1867 with Samuel Kaye, importing pianos and organs. They soon turned to organ manufacture, and their company was later taken over by George Fincham, who subsequently became one of the most well-known organ manufacturers in the state.ⁱⁱ

The first house in Southey Street appeared in 1888, when the rate books described a seven-room brick house, valued at £23, on the south side of the street. It was owned by Charles Cowper, but there was no occupant listed. The following year, the house had been acquired by Edgar Ernest Lowe, gentleman, for his own residence.ⁱⁱⁱ At that time, the remaining vacant land, comprising Lots 3 to 7 on the north side, and Lots 10 to 13 on the south side, were still owned by David Lee.

By 1890, house was occupied by Vincent Stuckey, who lived there for several years.^{iv} By the turn of the century, Mrs Sarah Stuckey, presumably his widow, was living there. At that time, the house was identified as Thanet Cottage, and it was still the only house in Southey Street.^v

Description

Thanet Cottage is a single-storey Victorian Italianate house with a hipped and patterned slate roof and paired eaves brackets. The house features bichromatic brickwork and a cast iron verandah to the front facade. Paired double-hung sash windows are located to each side of the central entrance and have been lengthened. The chimneys are also bichromatic brickwork.

There have been minor alterations and/or replacement of missing original elements.

Comparative Examples

Beltana, 6 Allee Street, Brighton
Hazelwood, 15-19 Barnett Street, Brighton
400 Bay Street, Brighton
Coggeshall, 92 Beach Road, Hampton
9 Black Street, Brighton

Grutle, 57 Halifax Street, Brighton
Hazelhurst, 59 Halifax Street, Brighton
Colombo, 417 New Street, Brighton
Lumeah, 85 Outer Crescent, Brighton
Toiyabe, 42 Were Street, Brighton

Significance

Thanet Cottage, at 2 Southey Street, Brighton, is of aesthetic significance. The residence was the first house to be built in the street and demonstrates an important phase of residential settlement in the area. A substantial and intact polychromatic villa, in the exuberant Italianate style generically similar to others in Brighton, it is demonstrative of the aspirations and means of early upper middle class settlers in the area. The patterned slate roof, bichromatic brickwork and decorative cast iron verandah are notable architectural elements.

Identified By

Allom Lovell & Associates

ⁱ Rate Books, 1885, 1886, 1888, 1889.

ⁱⁱ S O'Neill and M T Radic, 'David Lee' in Bede Nairn et al (eds) *Australian Dictionary of Biography*. V, p 76.

ⁱⁱⁱ Rate Books 1890, 1891.

^{iv} *Sands & McDougall Victorian Directory*. 1890, 1894.

^v *Sands & McDougall Victorian Directory*. 1901.

Building:	Brighton State School No. 1542	Significance:	B
Address:	59 Wilson Street, Brighton	Melway Map Ref:	67 F11
Building Type:	School	Construction Date:	1874-75
Architect:	Terry & Oakden	Builder:	Unknown (Public Works Department?)



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 1874, a school was erected in Wilson Street to replace a number of temporary schools which had sprung up around the municipality, including one at Brighton Beach. The new building was designed by architects Terry & Oakden, and was officially opened on 8 April 1875 in the presence of the Honorable Angus Mackay, Minister for Public Instruction.ⁱ

The first principal was Arthur Robinson, formerly of the St Andrew's parish school. Enrolment in the first year reached 728, although only 476 of these attended regularly. As there was no local high school, the Wilson Street school also covered Matriculation, Civil Service and State School Exhibition Examinations. Enrolment numbers continued to increase. In 1903, it became necessary to hold extra classes in Forrester's Hall in Carpenter Street, and by 1909, the overflow spilled into the Drill Hall as well. The following year, a new Infant School was opened in Wilson Street at a cost of £5,000, which comprised seven classrooms and a central hall, and could accommodate 350 children. By the 1940s the school taught 1,000 pupils, which leveled off to approximately 700 by the late 20th century.ⁱⁱ

Description

Brighton State School is a single-storey symmetrical brown brick building with a steep gabled slate roof supported on timber brackets at the eaves line. At the centre of the street facade are two gable ends, each with a large pointed-arched window containing a series of multi-paned timber-framed and fixed sashes. Between the two gables is a projecting entry porch, which has a round-arched doorway with rendered head surmounted by rendered heraldic motif. The adjacent classroom wings have pairs of rectangular windows with rendered sills, and contain double-hung multi-paned sashes.

The building has been somewhat altered. An early photograph show that the arched windows originally contained Gothic-style tracery, and that there was a tower and gabled bellcote above the entry porch.ⁱⁱⁱ

The kindergarten building is a handsome red brick single storey building, with a jerkinhead, gambrel and gabled slate roof. The ridge contains terracotta tile cresting and is penetrated by a pair of turret ventilators. The gables have timber strapwork against stucco. The windows are timber-framed multi-pane windows with heavy transoms and mullions. The windows are not original but, like many other schools, are later 20th century alterations to admit more light into the classrooms.

Significance

Brighton State School in Wilson Street, Brighton, is of historical and aesthetic significance. As the first state school in the municipality, it has been the focus of local educational, and social, activity, for over a century. The building is a good example of the institutional Gothic Revival style typical of nineteenth century schools, characterized by gabled slate roofs and multi-paned double-hung sash windows. It is also important as an example of the work of prominent Melbourne architectural firm of Terry & Oakden.

The kindergarten is a handsome Queen Anne style school building of aesthetic significance. It is characterized by a multiple roof forms including a gambrel, jerkinhead and gabled clad with slate and embellished with terracotta cresting and penetrated by two turret ventilators. Like the school the windows are multi-paned timber-framed windows.

Identified By

Allom Lovell & Associates



Brighton Primary School, Kindergarten building.

-
- i L J Blake, *Vision and Realisation: A Centenary History of State Education in Victoria*, Volume 3, Melbourne 1973, p. 95.
 - ii Lawrence Burchell. *Victorian Schools: A Study of Colonial Government Architecture, 1837-1900*. p. 350.
 - iii Lawrence Burchell. *Victorian Schools: A Study of Colonial Government Architecture, 1837-1900*. p 123.

Building:	Shop	Significance:	B
Address:	97 Church Street, Brighton	Melway Map Ref:	67 E11
Building Type:	Shop	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



2004

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 the initial development of Brighton, most shops were located in Church Street which is a mixture of Victorian, early twentieth century and recent shops. Local decorators McPherson & Laurie first owned the shop believed to have been constructed in the c.1900s.

By 1910, this site was occupied by a pair of six-room brick shops owned by Thomas Butler, an agent. One of the shops, valued at £100, was occupied by Mortimer Parden, a baker, while the other, valued at £65, was occupied by Thomas Butler himself. He still owned the pair in 1917, when they were identified in rate books as Nos. 95 and 97 Church Street. The former was then occupied by Basil Connor and Frank Alfred, agents, while the latter was occupied by George Trevarton and Albert Austee, grocers. In 1930, Trevarton and Austee's grocer shop still occupied No. 97, but the other shop had become tenanted by Edward Wells, an agent.

The early years of the twentieth century saw continued commercial growth in the area and the shop remains part of a significant phase in the development of the suburb. Oral history indicates that it was also of local social significance as 'the' place to go for hardware.

Description

The building at 97 Church Street is a double-storey Edwardian shop. The first floor has a distinctive oriel window set within a slightly recessed semicircular arch.

The building has been substantially altered at ground floor level where the shopfront has been incorporated with the adjacent shop at No. 95. The cantilevered awning is either not original or very altered. The red face brickwork (now overpainted) at the first floor level features the words 'McPherson and Laurie' in raised pressed cement letters.

Comparative Examples

Shops, 60 Church Street, Brighton

Significance

The double-storey shop at 97 Church Street is of local significance as an excellent remnant example of distinctive commercial façade at the first floor level dating from c.1900-1910 and which gives it a presence in the streetscape.

Identified By

Allom Lovell & Associates

Assessment Against AHC Criteria

AHC E1: *Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

A good and distinctive example of Edwardian commercial design which demonstrates a phase of commercial development in the area.

Building:	Boyd House	Significance:	
Address:	5 Edward Street, Sandringham	Melway Map Ref:	

Building Type:	Residence	Construction Date:	c.1905
Architect:		Builder:	



2004

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

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

History

In 1897, a large area of land in Edward Street, Sandringham was owned by Mrs Robina Wylie Duff. This land was progressively subdivided and sold off in the first years of the twentieth century. The allotment now known as No. 5 Edward Street was purchased in 1904 by Mrs Wilhelmina Ward, and Mr Fred Ward, presumably her husband, and is first listed in the Sands & McDougall *Directories* in Edward Street in 1905, suggesting that the house was constructed in 1904-1905. An MMBW plan dated 1914 shows the present asymmetrically planned weatherboard house having an attached fernery on the eastern side, a verandah to the rear and a small, detached timber outbuilding to the north. In 1918, the house is referred to in the directories as “The Folly”. The property was further subdivided in 1919 to provide a separate allotment facing Harold Street to the north: a house is depicted on this allotment on the 1922 MMBW plan.

From 1923 to 1938 Arthur Merric Boyd is listed as the occupant of No. 5, and Boyd ownership is confirmed by a title search which identified Emma Minnie Boyd of Wahroonga Crescent, Murrumbidgee as owner of the property. Emma Minnie Boyd and her husband Arthur Merric Boyd were both active, recognized painters. The property remained in family ownership until 1940, the year of Arthur Boyd’s death, when it was transferred to Mr John Ralph Burt and Bernard Gore, solicitors, and sold to John Stirling Ryding, engineer, in 1945.

In 1980, Guy Boyd, grandson of Arthur Boyd, acquired the house and proceeded to make additions and alterations for his family. A well-known artist in his own right, his participation in local activities is well-documented and his sculpture “The Swimmer” in Royal Avenue, Sandringham, is identified in the 1999 *Bayside Heritage Review*. Guy Boyd died in 1988 and his widow, Phyllis, remained in residence. The property was next sold in 2002 by the Estate of Phyllis Boyd. The Sandringham property was one of many places used for gatherings of the Boyd family over the generations.

Description

A reasonably good example of a single storey asymmetrically-planned Edwardian Queen Anne style weatherboard villa with a Marseilles terracotta roof with terracotta cresting. Some sheds at the rear in various states of repair, which were used as an artists’ studio. The front garden is dominated by a large mature Algerian oak.

Comparative Examples

While there are many houses in Bayside of similar design which are included in the Heritage Overlay principally for aesthetic reasons, none of them have been included because of their social or artistic associations which is the essential nature of the significance of this place.

Significance

The significance No. 5 Edward St, Sandringham lies principally in its historical association with the celebrated Boyd family of artists, including Arthur Boyd in the early 20th Century and Guy Boyd in the 1980s.

Assessment Against AHC Criteria:

AHC H1: Important for close associations with individuals whose activities have been significant within the history of the nation, state or region.

The property was the home of Arthur Merric and later Guy Boyd, a significant family of Australian painters and artists.

Identified By

Allom Lovell & Associates

**CITY OF BAYSIDE
HERITAGE REVIEW (Revision 2)
December 2006**

PRECINCT CITATIONS

This document contains citations relevant to Bayside Planning Scheme Amendment C38 and supersedes the *Bayside Heritage Review 1999* and *Bayside Heritage Review (revision 1) October 2003* only with respect to the properties identified herein.

Bayside City Council compiled this document with the assistance of Lovell Chen Pty Ltd.

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GROSVENOR ESTATE PRECINCT, BRIGHTON

HAMILTON STREET PRECINCT, BRIGHTON

HARTLEY STREET PRECINCT, BRIGHTON

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NORTH ROAD PRECINCT, BRIGHTON

ORLANDO STREET PRECINCT, HAMPTON

WESTLEY AVENUE PRECINCT, BRIGHTON

Asling Street Precinct, Brighton

Location

7-63 Asling Street

18-68 Asling Street

132 North Road

History

Much of the original development of Brighton can be traced back to 1841, when a 5,120 acre selection was granted to Englishman, Henry Dendy. Dendy's Special Survey, as it was known, was bordered by North Road, South Road, East Boundary Road and Port Phillip Bay. The thoroughfare later known as Asling Street extended between Bay Street (the northern boundary of the original Brighton Town Estate) and North Road, the boundary of the survey. An extension of St Andrews Street in the town centre, Asling Street bisected Sections 10 and 11 of Dendy's Special Survey.¹

The early development of Asling Street can be seen in a map of the suburb included in Weston Bate's *History of Brighton*.² (Figure 1) This map, based on municipal rate records of 1859, shows that the west side of Asling Street, between North Road and Bay Street, was divided into seven large allotments, each with a house on it, except for the block on the corner of North Road. The southernmost three blocks were identified as farms. The same map also indicates that the east side of Asling Street was divided into four allotments, only two having houses: one on the corner of North Road, and another in the vicinity of present-day Allard Street.

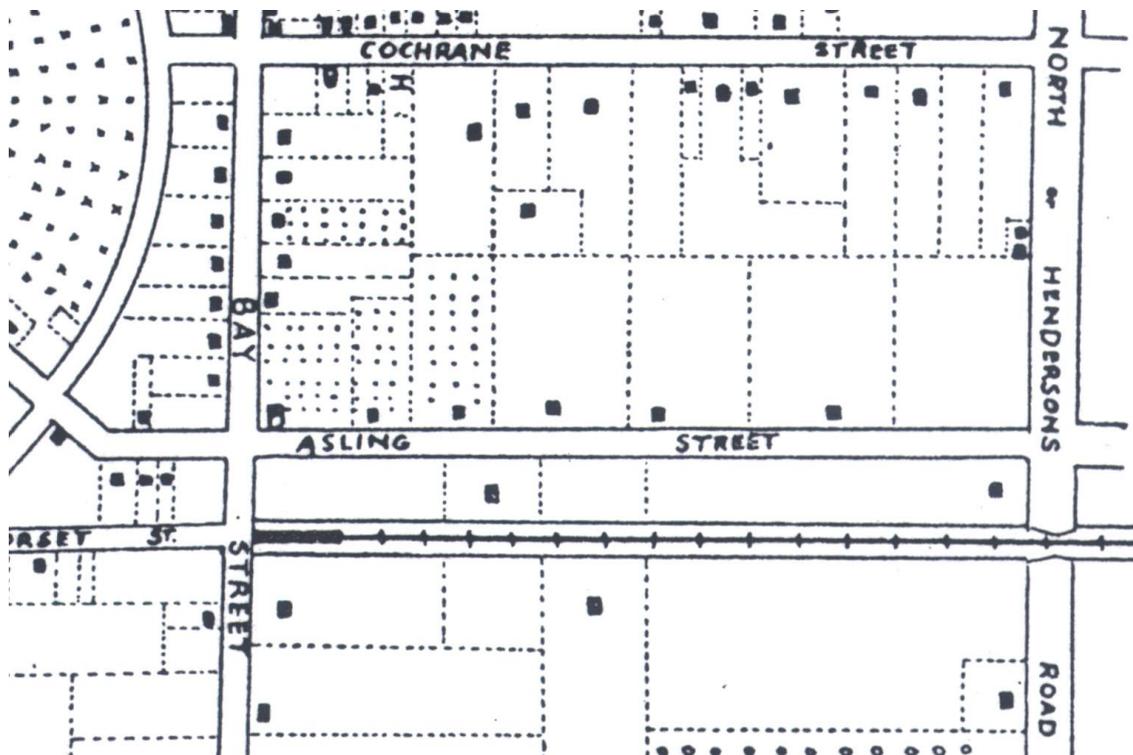


Figure 1 Asling Street and environs as it appeared in 1859
Source: Weston Bate. *A History of Brighton*.

Subsequent development of Asling Street was apparently slow, as the *Sands & McDougall Directory* for 1870 indicates that there were still only eight residences at that time. The directory listing, which is alphabetical and does not distinguish between the east and west sides of the streets, identified them as Thomas Crooke (saddler), M Hobday, Edward Jones (farmer), George Keys (farmer), William Keys (farmer), George W Rusden, Robert Sterry (storekeeper) and William Waters (dairy). The number of residents had increased slightly by 1873, with the directory listing these same occupants, plus John Griffiths, William Patterson (gold assayer), and Edward Asling (grazier).³

Some of these early residents of Asling Street were notable figures in the early history of Brighton. The eponymous Edward Asling, for example, was one of the earliest settlers in the area. Robert Sterry, an early shopkeeper, was described by Weston Bate as an ‘interesting character’ who would count out lollies for local children using French numerals.⁴ George Keys (1849-1940) and William Keys (1851-1909) were the sons of Robert Keys, the pioneer publican who established the Little Brighton Hotel in 1847.⁵ George W Rusden, identified as a Justice of the Peace in the 1873 *Directory*, served as Mayor of the Borough of Brighton in 1860-61 and again in 1872.⁶ He was also a founding member of the Brighton Road Board in 1858, and a ‘historian and man of letters’ who, among other things, organised Anthony Trollope’s visit to Brighton in 1872.⁷

Asling Street began to develop more intensively during the Boom period of the late 1880s. Two of the large Victorian estates on the west side of the street were subdivided to create an estate of 41 allotments, bisected by newly-formed Oak Grove and Elm Grove.⁸ The original Victorian house, formerly fronting Asling Street, was retained on Lot 38, now 1 Oak Grove. The twelve small allotments along the west side of Asling Street were then promptly developed. Another map of Brighton in Weston Bate’s book, based on rate book records for 1887, shows that there were 21 houses along the west side of Asling Street.⁹ The same map (Figure 2) also shows ten houses along the east side of the street.

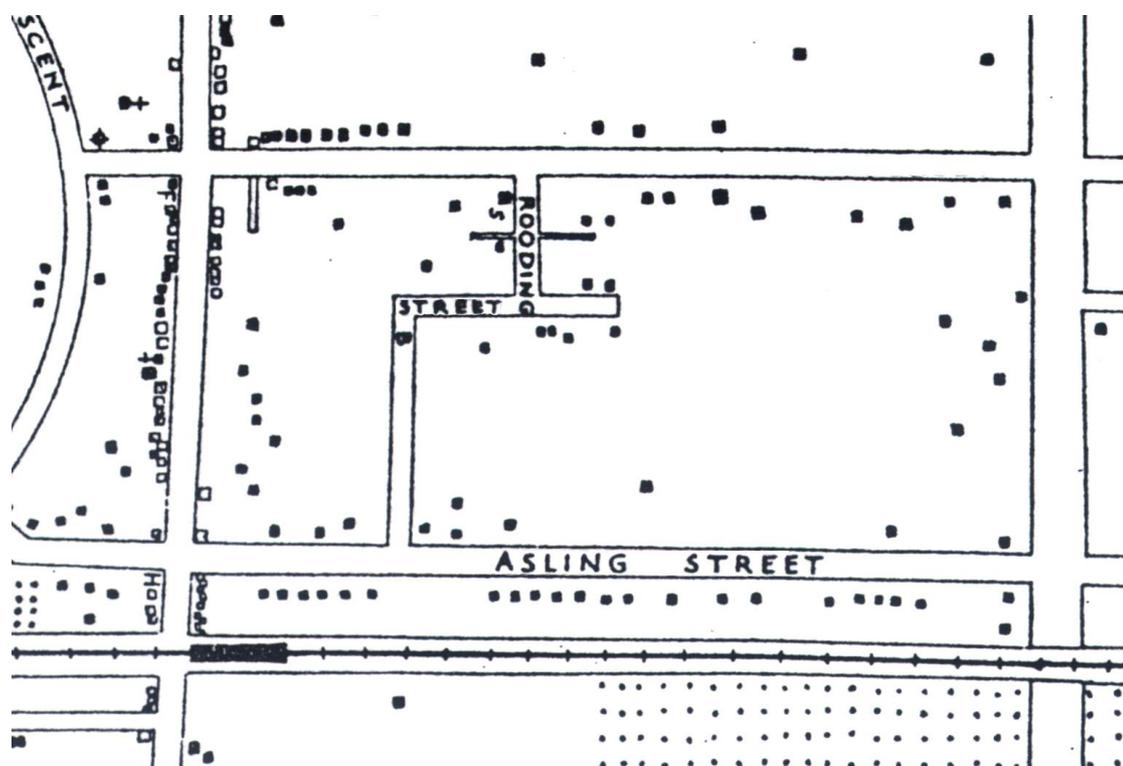


Figure 2 Asling Street and environs as it appeared in 1887.
Source: Weston Bate. *A History of Brighton*.

During the Boom years, Asling Street was evidently a somewhat prestigious address within Brighton. *Directories* during the late 1880s and early 1890s reveal an array of distinguished residents, including Reverend Charles Naismith, Captain James Tozer, Captain Thomas Richardson, Lieutenant John Head, auctioneer and estate agent William H Allard, architect Henry J Prokter and surveyor Alfred G Lunt. William Allard, a prominent local citizen after whom Allard Street was named, was also president of the Brighton Library, vice-president of the Brighton Rifle Club and the Brighton Yacht Club, and served as Mayor in 1902.¹⁰

In the late 1890s, William Allard moved from Asling Street into *Rossllyn*, the large Victorian house at 132 North Road, on the western corner of the Asling Street intersection. Not to be outdone, Lieutenant John Head built a large house for himself in 1900, located on the opposite corner of the intersection. The house, a large Queen Anne-style brick villa designed by prominent architect John Beswicke, remains at 68 Asling Street.¹¹ Like William Allard, John Head was a particularly prominent local citizen, serving as a town councillor and founding the Brighton Rifle Club.¹² A commanding officer of the Victorian Rangers, Lieutenant (later Captain) Head later became Inspector-General of the Commonwealth Military Forces.

The MMBW sewerage plan of Brighton, published in 1906, shows that parts of Asling Street remained undeveloped at that time. Allotments which still remained vacant included those now numbered as No 1, 5, 14, 20-22, 21 and 59-63. The large Victorian homesteads still remained: *Ashby* (now 9 Asling Street), *Blenheim* (now 13-15 Asling Street), *Kelso* (now 23 Asling Street), *Helenslea* (later 1 Oak Grove; demolished), *Tara* (later 57 Asling Street; demolished) and *Whinbrae* (later 52-58 Asling Street; demolished). Over the next three decades, however, these large properties were gradually subdivided.

In 1916, the grounds of *Kelso*, on the south corner of Cowper and Asling Streets, was carved up into a small estate of ten allotments, with the existing house retained on Lot 2 (now 23 Asling Street).¹³ Five years later, *Ashby*, on the south corner of Rooding and Asling streets, was similarly subdivided to form six new allotments, mostly fronting Rooding Street, with the existing house retained on Lot 6 (now 9 Asling Street).¹⁴ *Whinbrae*, at Nos 52-58, was evidently demolished in the 1920s for the erection of four new brick houses. The grounds of *Tara*, on the opposite side of the street, were partly subdivided in the early twentieth century, but the house itself survived until at least the 1960s.

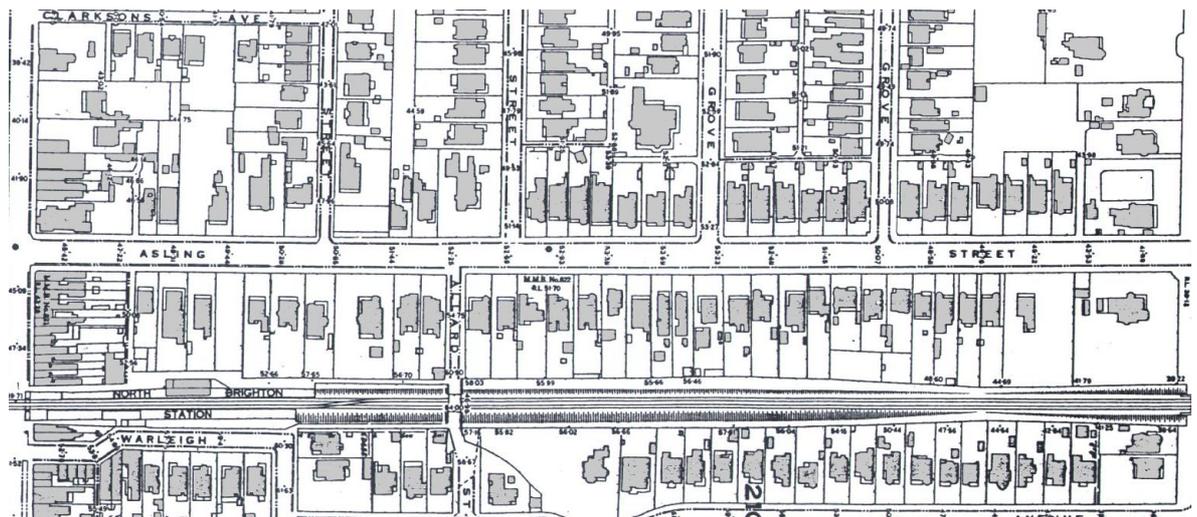


Figure 3 Asling Street as it appeared on the MMBW sewerage plan of the 1940s.

Source: Map Collection, Education Resource Centre, University of Melbourne.

A second MMBW plan of Brighton, prepared in the late 1940s (Figure 3), shows that Asling Street was almost fully developed, with a house on every allotment except for Nos 5 and 8. The large Victorian homesteads still survived along the west side of the street, albeit on greatly

reduced blocks, as well as the former homes of William Allard and Captain Head, on the respective west and east corners of North Road. Victorian houses also remained on relatively generous sites at Nos 7, 57 and 66. These three properties, however, were all redeveloped in the 1960s with the erection of brick houses or clusters of villa units. A block of units, *Asling Court*, was also erected at 39-41 Asling Street, formerly occupied by a pair of Victorian houses. The northern frontage of John Head's former property was also subdivided; a new house was built fronting North Road, and the original building re-numbered to 68 Asling Street.

Over the last two decades, there has been relatively little redevelopment within Asling Street. With one exception, this has been restricted to the east side of the street, and includes new double-storey apartments and houses at Nos 12-14, 36, 42-16 and 66A. The site of 66A formed part of John Head's former property, on the corner of North Road, while the other new buildings were erected on the site of Victorian and Edwardian houses.

Description

The Asling Street Precinct is a north-south oriented residential area, running between Bay Street and North Road, parallel to the railway line near North Brighton Station. (Figure 5). The building fabric is entirely residential; of the 55 properties contained within the precinct, 42 (or around 75%) are of pre-World War Two vintage. (Figure 4) Approximately half of the extant properties in the precinct date from the nineteenth century.

The mid-Victorian properties, located at 9, 11-13 and 23 Asling Street, and at 132 North Road, are characterised by large sprawling single-storey brick homesteads situated on relatively generous allotments, and retaining some outbuildings.

The Boom period housing of the later nineteenth century is in the typical form of single-storey double-fronted detached villas, some with symmetrical facades and some with canted bay windows forming asymmetrical façades. The Boom houses along the west side of the street (Figure 6) are mostly of rendered or brick construction, while those along the east side are mostly block-fronted timber. The houses generally have hipped roofs, most retaining original slate cladding, and chimneys with moulded caps. Standing out amongst the nineteenth century built fabric is the pair of detached double-storey terraced houses at Nos 38 and 40, the latter still recognisable despite having been remodelled as flats in the 1930s.

Period	Number of Houses	Percentage
Early and Mid-Victorian (1850s-1870s)	4	8%
Late Victorian (1880s and 1890s)	20	36%
Edwardian (1901-1915)	9	16%
Inter-War (1916-1939)	9	16%
1940s to 1970s	8	15%
Recent (1980 onwards)	5	9%
TOTALS	55	100%

Figure 4 Table indicating proportion of housing periods within the precinct.





Figure 6 Boom-period speculative housing on the west side of Asling Street.



Figure 7 Inter-War brick 'bungalow' housing on east side of Asling Street



Figure 8 *The former residence of Captain Head at 68 Asling Street: a fine example of turn-of-the-century Queen Anne designed by noted architect John Beswicke.*



Figure 9 *Inter-War Moderne flats (No36) and Victorian terraces (38-40) in Asling Street*

The Edwardian building stock is typified by asymmetrically-composed double-fronted detached villas of face red brick construction with roughcast detailing, decorative timberwork and terracotta tiled roofs. The scale of these houses varies from the small cottages at Nos 20, 22, 25 and 27, through to the more substantial villa, on a particularly generous allotment, at No 18. There is also the large architect-designed Queen Anne house at No 68, distinguished by its sprawling asymmetrical façade, half-timbered gable ends, and prominent corbelled chimneys. (Figure 8)

The small proportion of inter-War buildings within the precinct represents a cross-section of the fashionable architectural styles of the day. (Figure 7) These include a double-storey block of flats in the Streamlined Moderne idiom (No 34), several red brick Arts & Crafts-style houses (Nos 21, 52 and 61), brick houses with Classical Revival detailing (Nos 54 and 56), a weatherboard 'bungalow' with tapered piers and terracotta roof (No 58), and a large double-storey house with roughcast walls and picturesque roofline (No 11).

Post-War developments include four blocks of single-storey brick detached villa units at Nos 34, 39-41, 57 and 66, and four single-storey brick veneer houses at Nos 26, 28, 33 and 50. More recently, there have been five large double-storeyed rendered masonry houses or apartment blocks built on the east side of Asling Street in the fashionable post-Modern style, namely Nos 36, 42, 44, 46 and 66A.

Along Asling Street, kerbs and gutters are of bluestone, and footpaths are concrete and asphalt. Most of the properties have high brick walls along their street frontages.

Significance

Included in Dendy's Special Survey, the development of the Asling Street Precinct has its origins in the first phase of settlement in the area. It attracted many of Brighton's distinguished residents first during the Boom era and later on and as a consequence is comprised of substantial residences befitting its status as a premier residential address. It contains remnant mansions from the mid-Victorian period, speculative subdivisions from the 1880s Boom period and representative examples of Edwardian villas and inter-War bungalows. Although the variety of styles necessarily displays different characteristics, there is cohesion in their comparable setbacks and scale.

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The Asling Street Precinct is associated with several major phases of development of the Brighton area as evidenced by the substantial residences and villas which early on set the social tone and high economic status of Brighton.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

The Asling Street Precinct is characterized by a large number of substantial residences and villas, which in the Boom years were the homes of the municipality's (Brighton) most influential and distinguished citizens who helped shape the municipality.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Asling Street	7, 9, 11, 13-15, 20, 21, 22, 23, 24, 25, 27, 29, 31, 32, 34, 35, 37, 38, 47, 49, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 68.
North Road	132

Notes

A number of the properties within Asling Street have been identified in previous heritage studies. The *City of Brighton Urban Character and Conservation Study*, prepared by Andrew Ward in 1986, included a 'Heritage Inventory' of Significant sites, graded from A to E. Datasheets were prepared by Ward for many, but by no means all, of the properties included in the inventory. Ward's datasheets for buildings graded A and B were subsequently reviewed in the *City of Bayside Heritage Review*, prepared by Allom Lovell in 1998. In the process of reviewing existing precincts, a number of individual houses identified by Andrew Ward on the west side of Asling Street were included in the Elm Grove Precinct. The following table indicates which properties have been identified, and graded, under the various studies, and which appear in the current planning scheme.

Property	Andrew Ward	Allom Lovell	Bayside HO
Blenheim (later Ithaca), 13-15 Asling Street	C***	-	-
Higham Grange, 18 Asling Street	C**	B	HO16
House, 20 Asling Street	B*	-	-
House, 22 Asling Street	B*	-	-
House, 29 Asling Street	D*	-	-
House, 31 Asling Street	D*	-	-
House, 32 Asling Street	D*	-	-
Asling House, 37 Asling Street	C	Elm Grove Precinct	HO17 (HO655)
Leylands, 38 Asling Street	C	B	HO18
Lara, 40 Asling Street	E*	B	-
Woornach, 43 Asling Street	C	Elm Grove Precinct	HO19 (HO655)
Tubberet, 45 Asling Street	C	Elm Grove Precinct	HO20 (HO655)
House, 46 Asling Street	C*	-	-

Shirley, 47 Asling Street	D	Elm Grove Precinct	- (HO655)
Pendennis, 48 Asling Street	C	Elm Grove Precinct	HO21 (HO655)
Auld Reekie, 49 Asling Street	D	Elm Grove Precinct	- (HO655)
House, 60 Asling Street	C*	-	-
House, 62 Asling Street	C*	-	-
House, 68 Asling Street	C*	-	-

* No datasheet was prepared for this site. It is included only in Ward's initial Heritage Inventory.

** This property was graded B in Ward's Heritage Inventory, but graded C on his datasheet.

*** New datasheet prepared by Ward following Allom Lovell's *Heritage Review* in 1998.

-
- 1 L A Schumer. *Henry Dendy and his Emigrants*. passim.
 - 2 Weston Bate. *A History of Brighton*. fold-out map between pp 196-7.
 - 3 *Sands & McDougall Directory*. 1873.
 - 4 Weston Bate. *A History of Brighton*. p 266.
 - 5 Weston Bate. *A History of Brighton*. p 74.
 - 6 Weston Bate. *A History of Brighton*. p 442.
 - 7 Weston Bate. *A History of Brighton*. pp 218, 289.
 - 8 Lodged Plan 2037, declared 19 July 1888. Land and Survey Information Centre.
 - 9 Weston Bate. *A History of Brighton*. fold-out map between pp 396-7.
 - 10 James Smith (ed). *The Cyclopaedia of Victoria*. Vol 1. p 483.
 - 11 Miles Lewis (ed). *Australian Architectural Index*. s.v. Asling Street, Brighton.
 - 12 James Smith (ed). *The Cyclopaedia of Victoria*. Vol 1. p 271.
 - 13 Lodged Plan 6995, declared 18 August 1916. Land and Survey Information Centre.
 - 14 Lodged Plan 9912, declared 4 November 1921. Land and Survey Information Centre.

Berkeley Grove Precinct, East Brighton

Location

1-11, 2-12 Berkeley Grove
46-66, 51-55 Union Street
1-7 Hurlingham Street

History

Union Street appears on the H B Foot plan of the Brighton Estate within Henry Dendy's Special Survey of 1842¹ leading from the Town Reserve to the Union Village, so called because of its location near the junction of two creeks.² In 1862 only a small number of buildings had been constructed on the triangle of land bounded by Union Street, Arthur's Seat Road (Nepean Highway) and Mill Street (Hawthorn Road).³ By 1929 Francis and Hurlingham Streets had been laid out, to the south of Union Street and to the north of Hurlingham Park.⁴

The earliest surviving house in the area is Woolsery, at 1 Berkeley Grove, constructed in 1879 and owned by John Webb, a school teacher.⁵

Description

The Berkeley Grove Precinct is a small residential area comprising almost entirely houses dating from the inter-War and post-War periods (Figure 1). The other houses are generally single-storey, of brick construction, detached, and setback from the street. The houses are designed in a variety of styles popular during the inter-War period. The house at 56 Union Street, and the corner of Hurlingham Street, is a good example of a Classical Revival villa, with a symmetrical roughcast rendered facade dominated by an Ionic portico (Figure 2). No. 5 Berkeley Grove is a typical English Domestic Revival style villa, constructed of clinker brick with contrasting rendered upper walls, corbelled gable ends and leadlight sash windows (Figure 3). No. 4 is similar, and has a Tudor arched brick and rendered entrance porch. The house at No. 62 Union Street at the corner of Berkeley Grove, is a good example of a Californian bungalow, displaying typical characteristics including its low spreading form encompassed by a transverse gabled roof, gabled entrance porch and leadlight windows (Figure 4). The house at 64 Union Street, at the opposite corner and constructed in 1950,⁶ is a particularly good example of the Waterfall style; of note are the decorative use of ironwork, contrasting manganese brickwork, curved steel framed windows and curved and stepped chimneys (Figure 5).

Woolsery is an exception to the largely inter-War character of the area, being a typical 19th century Italianate residence with a cast iron verandah and hipped slate roof (Figure 6).

The precinct is enhanced by the intactness of the front fences, generally of low brick, and the exotic front gardens. Garages are located to the side of the houses, usually at the rear and accessed by side driveways. The streets have nature strips and concrete kerbs.



Figure 1 Berkeley Grove, general view



Figure 2 56 Union Street



Figure 3 5 Berkeley Grove



Figure 4 62 Union Street



Figure 5 64 Union Street



Figure 6 Woolsey, 1 Berkeley Grove

Significance

The Berkeley Grove Precinct is demonstrative of the two principal phases of development in the area from the earliest European occupation to the inter-War residential development which now defines its aesthetic characteristics.

Union Street was part of the original Dendy Special Survey of the area in 1842, and 'Woolsery' at 1 Berkeley Grove, Brighton East is demonstrative of the early phase of occupation of the area.

Today the precinct is a remarkably intact inter-War residential area characterised by detached single-storey houses in a variety of historically co-existing styles. The consistency of scale, setbacks and materials creates cohesive and homogenous streetscapes, enhanced by front gardens and intact front fences. As a consequence the precinct has a high degree of architectural integrity to its era.

Assessment Against AHC Criteria:

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

In comparison with the more elaborate and substantial nineteenth and early twentieth century villas and mansions of the more well-to-do, which are synonymous with the affluence and social status of the former municipality of Brighton, the Berkeley Grove Precinct is an important demonstration of the lifestyle and somewhat lesser means of other citizens who also lived in the municipality. The two groups reflected the great social divide which prevailed in the area for decades.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Berkeley Grove Precinct is valued for its consistency of inter-War architectural styles and spatial layout which is visually distinctive when compared with surrounding development from different eras, containing greater variety of building styles.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Berkeley Grove	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.
Hurlingham Street	1, 3, 5, 7.
Union Street	46, 48, 50, 52, 54, 55, 56, 58, 60, 62, 64, 66.

- 1 Plan of the Brighton Estate. H B Foot surveyor. [1842?] State Library of Victoria (Map Room).
- 2 W Bate, *A History of Brighton*, 2nd ed 1983, p.37.
- 3 Map of Brighton, Parish of Moorabbin, surveyed by John Millar, 1862. State Library of Victoria [Map Room].
- 4 Plan of Brighton, 1929. State Library of Victoria [Map Room].
- 5 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.
- 6 Sands & McDougall, *Melbourne Directory*, various.

Castlefield Precinct, Hampton

Location

102-174 South Road	1-43, 2-46 Imbros Street
1-17, 2-18 Rouen Street	1-33, 2-26 Avelin Street
1-51, 2-50 Villeroy Street	1-17, 2-32 Amiens Street
1-33 Passchendaele Street	1-15, 2-12 Hamel Street
2-24, 1-19 Lagincourt Street	1-11, 2-10 Favril Street
1-15, 53-67 Ludstone Street	576-598 Hampton Street
Castlefield Reserve	

Review

Following the review, the Castlefield Area identified in Andrew Ward's *City of Sandringham Heritage Conservation Study* remains substantially the same. The eastern boundary has been amended to exclude the post-War development of Kingston Street. Similarly, the south side of Passchendaele Street, which comprises recent housing, has been excluded from the revised precinct. The former residence Castlefield, now part of Haileybury College, has an individual building citation (refer Volume 2: Building Citations).

History

The following historical information is derived from Andrew C Ward & Associates, *City of Sandringham Heritage Conservation Study*, 1989.

Thomas Splatt's Castlefield, constructed in the early 1850s, was located on a 38 acre block with its carriageway commencing at the elaborate iron gates situated at the intersection of South Road and Hampton Street. In 1856 it was sold to John Matthew Smith, who extended his holdings. The land surrounding Castlefield remained in his family following his death in 1898, until its acquisition by compulsory purchase for the War Service Homes Commission in November 1919. Alice Smith remained at Castlefield until her death in 1931, when it passed to the present owners. The War Service Homes Commission acquired 67 acres at a price determined by the Court of £19,101. Development of the estate commenced in 1925 and was concluded by the Commission in 1928. This was one of the Commission's largest estates, comparing with Carnegie (33.5 acres), Spotswood (49.5 acres) and West Coburg (77.25 acres). In 1925 land was sold to the Education Department for the purposes of establishing a High School in Hampton.

Description

The Castlefield Precinct embraces the whole of the former War Service Homes Commission estate known as Castlefield (Figure 1). The residential area surrounds the original Castlefield residence, now part of Haileybury College, and is characterised almost entirely by inter-War bungalows, interspersed with a small number of later houses. The street pattern comprises diagonally oriented streets, in contrast to the orthogonal layout of streets of the surrounding suburb, and streets are named after key locations on the eastern and western fronts of the First World War.

The bungalow style housing stock is of a consistent character formed by the use of a number of standard plan, single-storey houses (Figure 2). The houses have hipped and gabled terracotta roofs, shingled gable ends and verandahs supported on coupled timber posts on brick bases. Windows are double-hung with multi-paned or leadlighted upper sashes, arranged in groups of two and three.

Many of the original wire mesh fences on post and rail frames and low picket fences have been replaced with Victorian style picket fences and high screen walls with intrusive effects. The generally homogenous character of the estate is relieved by Haileybury College and the



Figure 1 Streetscape, Favril Street



Figure 2 A typical War Service Commission House at 20 Villeroy Street

Castlefield Reserve. A narrow unmade right-of-way connects the reserve with the college. Street plantings include *melaleucas*, and kerbs and gutters are of concrete.

Significance

The Castlefield Precinct, immediately surrounding the former Castlefield estate, clearly demonstrates the two principal phases of development of the area, from a single 1850s rural holding to a large War Service Homes Commission estate acquired after World War I by the Commonwealth government to house returned servicemen. The construction of more modest housing in the area was in contradistinction to the villas and mansions which were synonymous with Brighton's more affluent reputation.

The Castlefield Precinct is one of the War Service Homes Commission's largest estates which was developed over a two year period. Comprising almost entirely single storey bungalows, the streets throughout the precinct display a high level of architectural integrity and cohesion, particularly in scale, range of co-existing styles and materials, and a distinctive diagonal pattern in contrast to the surrounding area.

Assessment Against AHC Criteria:

***AHC A4:** Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.*

The Castlefield Precinct is associated with the development of the area from an early nineteenth century rural estate to its defining architectural (aesthetic) form of a highly intact War Service Homes Commission Estate, constructed in a short space of time in response to the needs of servicemen returned from World War I.

***AHC D2:** Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).*

The development of the Castlefield Precinct is an important demonstration of the widespread need to provide for servicemen returned from World War I and their families, in this instance the provision of affordable housing in an area more noted for its affluence and social status.

***AHC E1:** Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Castlefield Precinct is valued for its consistency of the inter-War architectural styles of modest timber bungalows and spatial layout which is visually distinctive when compared with surrounding development from different eras, containing greater variety of building styles.

***AHC F1:** Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The street pattern includes diagonally-oriented streets which is in contrast to the orthogonal layout of the surrounding suburb.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Amiens Street	1, 4, 5, 7, 9, 12, 13, 14, 16, 17, 18, 20, 22, 24, 26, 30.
Avelin Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 21, 24, 25, 26, 29.
Favril Street	1, 2, 3, 5, 6, 7, 8, 9, 11.
Hamel Street	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 15.
Hampton Street	576, 578, 580, 582, 584, 586, 588, 596, 598.
Imbros Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 40, 41, 42, 44, 46.
Lagincourt Street	1, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 20, 22.
Ludstone Street	3, 7, 9, 13, 15, 53, 55, 57, 59, 61.
Passchendaele Street	5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 31, 33.
Rouen Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18.
South Road	104, 106, 108, 114, 116, 128, 130, 132, 134, 136, 138, 140, 142, 146, 148, 150, 152, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174.
Villeroy Street	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15, 17, 18, 19, 22, 24, 28, 30, 32, 34, 38, 40, 42, 44.

Cheeseman Avenue Precinct, East Brighton

Location

1-33, 2-28 Cheeseman Avenue
1-11, 2-14 Mackie Grove
109 Union Street

History

The Cheeseman Avenue Precinct is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. The land, on the east side of Hawthorn Road, lay to the east of J B Were's farm.¹

In 1880 Richard Cheeseman, a nurseryman, purchased two acres of land (0.85 hectares) at the corner of Mill Street (now Hawthorn Road) and Union Street in East Brighton. He continued to buy and lease land around his original allotment; by 1916 he owned 14 acres (5.75 hectares).² Cheeseman, who arrived in Victoria in 1867 aged 12,³ was described as being 'of strong and genial personality, always capable and modern.' He was both a prominent local citizen and also very involved in the Victorian horticultural industry. He worked in many nurseries and gardens including Government House, Toorak. His nursery in East Brighton was one of five that dominated the industry in Victoria in the late 19th and early 20th century, and offered an extensive selection of plants including over 500 varieties of roses.⁴

Cheeseman served as a juror at the International Exhibition 1880-81; was a pioneer member of the Nurserymen and Seedmen's Association; Trustee and President of the Victorian Horticultural Improvement Society; President of the Brighton Horticultural Society; and President of the Royal Horticultural Society of Victoria. Locally, he was a councillor and Mayor of Brighton; President of the Brighton Bowling Club; and an influential member of the Brighton Yacht Club and North Brighton Men's Club. Cheeseman died in 1916; his nursery was continued by his family until c.1980, when the remaining land was sold and is now occupied by units.⁵

Cheeseman Avenue and Mackie Grove were created in 1938, and the area subdivided into 44 lots. ⁶ The land was developed by Mr Younger, who also built and lived in nearby Fairfield Hall on North Road.⁷

Description

The Cheeseman Avenue Precinct is located on part of the site of Richard Cheeseman's nursery. Cheeseman Avenue is an east-west oriented street ending in a cul-de-sac at the east end, and connects with Mackie Grove to the south. Both streets comprises inter-War clinker and red brick villas, all set back from the street (Figure 1 and Figure 2). Most are detached with the exception of several semi-detached pairs at the west end of Cheeseman Avenue, and almost all are single-storey. Typically, the houses are asymmetrical with standard plans, and have brick porches, glazed terracotta tiled gabled and hipped roofs and double-hung sash windows (Figure 3). A number of the houses have rendered walls with contrasting brick dadoes and window heads and sills. Garages are located to the side at the rear, accessed by side driveways.

The houses display a high level of integrity, and many have original low brick front fences with wrought iron gates and established gardens. Street planting is mostly melaleucas, and kerbs and gutters are of concrete.



Figure 1 Cheeseman Avenue, looking east



Figure 2 Mackie Grove, looking south



Figure 3 A typical house at 19 Cheeseman Avenue

Significance

The Cheeseman Avenue Precinct demonstrates two distinct phases of development of the area, viz. the original 1880 purchase of land and subsequent development of a larger landholding by a single owner (Cheeseman), to the first subdivision of the area in 1938 and the development of a homogenous inter-War style residential precinct.

The Cheeseman Avenue Precinct is notable for its remarkably intact inter-War residential aesthetic. Comprising almost entirely standard single plan, single-storey brick villas, the consistency of scale, setbacks and materials creates cohesive and homogeneous streetscapes with a high level of architectural integrity, enhanced by mature front gardens and intact front fences.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The Cheeseman Avenue Precinct is associated with the development of the area from its first settlement to its defining architectural (aesthetic) form of highly intact streetscapes containing a consistency of inter-War housing.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

In comparison with the more elaborate villas and mansions of the well-to-do, which are synonymous with the affluence and social status of the municipality of Brighton, the Cheeseman Avenue Precinct is important in demonstrating the lifestyle and somewhat lesser means of other citizens who also lived in the municipality. The two groups reflected the great social divide which prevailed for decades.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Cheeseman Avenue Precinct is valued for its consistency of architectural style and spatial layout which is visually distinctive when compared with surrounding development from different eras containing greater variety of building styles.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Cheeseman Avenue	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33
Mackie Grove	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14
Union Street	109

- 1 Plan of the Brighton Estate. H B Foot surveyor. [1842?] State Library of Victoria (Map Room).
- 2 W Bate, *A History of Brighton*, Melbourne 1983, p. 371.
- 3 W Bate, *A History of Brighton*, Melbourne 1983, p. 371.
- 4 W Bate, *A History of Brighton*, Melbourne 1983, p. 371.
- 5 Edward E Pescott, 'The Pioneers of Horticulture in Victoria', *Victorian Historical Magazine*, February 1940, Vol. XVIII, No. 1, pp. 18-19.
- 6 Lodged Plan No. 14814, declared 22 September 1938. Land and Survey Information Centre
- 7 Information from Bayside City Council.

Cowper Street Precinct, Brighton

Location

14-26 Budd Street
34-36 Cochrane Street
1-27, 2-4, 8-22 Cowper Street

Review

The Cowper Street Area identified by Andrew Ward remains substantially the same. The southern boundary has been amended to exclude buildings on the east side of Budd Street which are of no heritage significance.

History

The following historical information is derived from Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

The Cowper Street Precinct occupies the northern portions of lots Nos. 10-13, Section 11 of Dendy's Special Survey. The land upon which it is situated was occupied by O'Shea's garden prior to the subdivisional sale of 28 April 1888 which gave rise to the Cowper Street, initially Premier Street, Estate, known then as the Hobart-ville Estate. Adjoining it to the north at this time, was Helenslean the residence of Mr Flood, and to the south-west H R Budd's young ladies school, known as Rooding. This establishment gave its name not only to Rooding Street, but to Rooding Place, now Budd Street, and to the west end of Cowper Street, beyond Rooding Place.

The estate was auctioned by the well known agency of George Walstab and Son and was pitched at the working class end of the social spectrum, with small lots facing the new street and being marketed as 'a chance for young people of small means' and 'capital cottage sites' and larger lots, for villas facing Asling Street. Lots sold for a 10 pound deposit, with the balance payable over 3-18 months at 6% interest.

The Hobartville Estate excluded Rooding Place (Budd Street), which had already been built on, as well as the south side of Premier Street (Cowper Street) which was to be developed later in the Edwardian period.

Description

The 19th century development of the present Cowper and Budd Streets remains largely intact (Figure 1). The streets comprise predominantly small single and double-fronted, single-storey Victorian weatherboard cottages to standard designs, typical of Brighton's former working class areas and also some Victorian style brick dwellings, double-fronted Edwardian brick villas and early examples of the bungalow style. The streets are oriented east-west and north-south, relieved by the dog leg at the intersection of the two streets.

Typically the weatherboard cottages have block fronted facades, verandahs supported on timber or cast iron columns with cast iron lacework friezes. Roofs are hipped and clad in corrugated steel with timber bracketed eaves. Chimneys are generally rendered with moulded caps. Windows are double-hung sashes and entrance doors have narrow sidelights. The other Victorian brick dwellings, Edwardian villas and bungalow styles are similar in terms of scale, form, roof pitch, materials and relationship to the street.



Figure 1 Cowper Street, north side



Figure 2 Nos. 7 and 9 Cowper Street



Figure 3 Nos. 1, 3 and 5 Cowper Street

None of the original front fences remain, but many have been replaced by sympathetic timber picket fences. Nos. 7 and 9 are examples (Figure 2). Nos. 1, 3 and 5 are nearly identical detached double-fronted villas, characterised by symmetrical facades with tripartite double-hung sashes flanking the central entrance doors (Figure 3).

Important flow-on historical infill buildings include examples from the Edwardian and inter-War eras.

Significance

The Cowper Street Precinct is demonstrative of the development of the area from 1888, when it was a greenfields, site into a working and middle class residential area. The precinct demonstrates the important Boom period phase of Brighton's development. The modest cottages are representative of working and middle class housing of the period in contradistinction to the more elaborate villas and mansions of the well-to-do, located elsewhere in the area, and which are more typical of Brighton and which gave rise to its social status.

The Cowper Street Precinct is principally intact and is comprised mostly of modest detached weatherboard single-storey, single or double-fronted Victorian cottages to standard designs with a high level of architectural integrity. In addition a number of detached brick Victorian and Edwardian villas and bungalow dwellings demonstrate the immediate flow-on of the initial development as the lots were progressively taken up and developed in the popular styles of the ensuing decades.

Assessment Against AHC Criteria:

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

In comparison with the more typical elaborate villas and mansions of the well-to-do, which are synonymous with the social status of Brighton, Cowper Street Precinct is important in demonstrating the existence of the less well-off, or established, persons who also occupied more modest premises in the municipality.

AHC EI: *Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Cowper Street Precinct is valued particularly for its consistency of Victorian and Edwardian architectural styles which form a visually distinctive grouping when compared with surrounding development from different eras containing a greater variety of building styles which lacks the same level of cohesion.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Cowper Street 1, 2, 3, 5, 7, 8, 9, 10, 11, 11A, 12, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23, 25, 27

Budd Street 14, 16, 22, 24, 26

Cochrane Street 34, 36

Source

Perrott Lyon Mathieson Pty Ltd, in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

Elm Grove Precinct, Brighton

Location

1-25 Elm Grove

Review

The houses at 1, 5, 7, 17, 19 and 21 Elm Grove and 37, 43, 45, 47 and 49 Asling Street were individually identified by Ward. Following the review, the houses at 1-25 Elm Grove have been included within a new heritage precinct.

History

An undated subdivision plan of The Brighton Estate shows 41 suburban lots and two new streets, Elm and Oak Groves, running east-west off Asling Street. The subdivision plan is undated, but by 1890 land with a 156 feet frontage (52m) on the south side of Elm Grove was bought by Alfred Hardy, a builder.¹ Hardy subdivided the land into 6 lots in the following year, each measuring 23 x 133' (7.5 x 44m), upon which he erected 6 four-room dwellings. At the same time Hardy also purchased a 60' lot (20m) at the east end of Elm Grove which he subdivided into two lots, constructing a five-room dwelling on each.² Further east again, Hardy built another five-room dwelling on a 30' lot (10m).³

Description

The Elm Grove Precinct is a small residential area characterised by mostly single-storey nineteenth century Italianate villas. The houses at 1, 3, 5, 7, 17, 19, 21 and 23 Elm Grove are all single-fronted detached villas, and appear to be built to standard plans. Nos. 17, 19 and 23 have rendered facades and bracketed cornices surmounted by pedimented parapets; those to Nos. 17 and 19 have been altered (Figure 1). Timber post verandahs with slatted timber friezes extend across the facades; these appear to be recent reconstructions. Nos. 3, 5 and 7 have paired brackets to the cornices and rectangular pedimented parapets (Figure 2). No. 1 Elm Grove is similar, but with a segmental arched pediment surmounting the parapet. The house at No. 21 is a variation, having an unusual pedimented parapet and a dentilated cornice.



Figure 1 23 Elm Grove, Brighton



Figure 2 5 Elm Grove, Brighton

Significance

Comprising a cohesive and intact collection of lower middle and middle class Victoria Italianate style housing, the Elm Grove Precinct is associated with the end of the speculative Boom period of the late nineteenth century. Developed 1890-91 by the one speculator, Hardy, the consistency of style, scale, setbacks and materials create consistent and homogenous streetscapes, although individually some of the houses are marred by later alterations.

Assessment Against AHC Criteria:

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

The Elm Grove Precinct is an important demonstration of the type of speculative development which was rampant in the 1880s up to the Bust of the early 1890s and which, has given many parts of the Victorian suburbs their distinctive appearance.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Elm Grove Precinct is an excellent example of speculatively built Italianate lower middle and middle class cottages which form a distinctive element when compared with other areas of the municipality. The precinct is valued particularly for its consistent and homogenous, highly intact Victorian streetscapes containing a consistency of form, style, scale, setbacks and materials.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Elm Grove 1, 3, 5, 7, 9, 17, 19, 21, 23, 25.

- 1 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets.*
- 2 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets.*
- 3 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets.*

Grosvenor Estate Precinct, Brighton

Location

3-17 Chelsea Street
7-27, 10-36 Grosvenor Street

Review

Following the review, the boundaries of the Normanby and Grosvenor Estates Precinct have been altered to form two precincts.

History

The following historical information is derived from Perrott Lyon Mathieson in association with Andrew Ward, City of Brighton Urban Character and Conservation Study, 1986.

The Grosvenor Street Precinct occupies land within Section 4 of the Special Survey, extending north from the Park Street boundary of Dendy's Brighton Park and occupying lots 22 to 25. Prior to their subdivision, Charles Webb owned a portion of lot 25 and adjoining lot 26 and had designed and erected Farleigh there by 1865. The Dendy Park Estate, south of Park Street, had been sold off during the 1850s and had become the most valuable area of Brighton, attracting almost one tenth of the total valuation of the municipality. Prior to subdivision the northern portion of the precinct, extending beyond lot 22, was owned by Reynolds and English.

On 29 September 1883 the subdivision, known as the Bayswater, Grosvenor and Normanby Estates, was auctioned by real estate agents G W Taylor & Co. Bayswater Road, a north-south road connecting Grosvenor and Normanby, appears to never have been laid out, although there is presently a narrow lane in approximately the same location (Figure 1).

By 1884, the Grosvenor Street area had only one occupant, by the name of George Griffith. There were four houses in Normanby Street and Chelsea Street had not been surveyed. By 1890, there were 29 houses in Normanby and Grosvenor, and by 1910 there were 48 separate dwellings. Miss Ward Cole lived in Glanderston and Miss Emily Beaver was running her Esperance School in Normanby Street. Every house was named.

In 1891 Mr Chapman was in occupation at Chelsea Street in Kooyong, a situation which had not changed by 1905. Five years later however, five houses including Kooyong had been built along the north side of Chelsea Street, and by 1920 there was a total of 14.

Description

Grosvenor and Chelsea Streets are parallel east-west oriented streets, extending from The Esplanade to the west and New Street to the east. The precinct is residential, and building stock comprises mostly Victorian and Edwardian houses interspersed with a small number of inter-War houses. Typical 19th century residences include Nos. 9 and 26 Grosvenor Street (Figure 2 and Figure 3). Victorian houses include the substantially intact polychromatic brick villa at 17 Chelsea Street (Figure 4). Nos. 5, 7 and 11 Chelsea Street are typical weatherboard Edwardian houses.

Grosvenor Street has bluestone kerbs while Chelsea Street has concrete kerbs. The streets have nature strips and plantings include *Melaleucas*. Original front fences have generally been replaced, often with unsympathetic high brick fences.

PLAN OF THE SUBDIVISION
BAYSWATER, GROSVENOR, AND NORMANBY ESTATES,
 THE POPULAR AND ACCESSIBLE HOUSE REPORT,
MIDDLE BRIGGTON,
 COMPRISING ABOUT FORTY CHURCH BUILDING SITES, TO BE SOLD BY PUBLIC AUCTION,
 On **SATURDAY, 29th SEPTEMBER, 1883**, at Three o'clock, on the Ground, by
G. W. TAYLOR & CO.,
 AUCTIONEERS AND ESTATE AGENTS, 29 COLLEGE STREET WEST, MELBOURNE.

*Title Deeds Certificates, for which apply to M. H. Dennis, Esq., Solicitor, Chancery Lane, Old Times, West End, to Sell Envelopes - Depositories Geo. et al. 7, 9 and 12
 Middle, at 6 per cent.; or, Cash at 1 Month. For Plans and Further Particulars, apply to the Auctioneers. Special Attention is drawn to the above Details.*

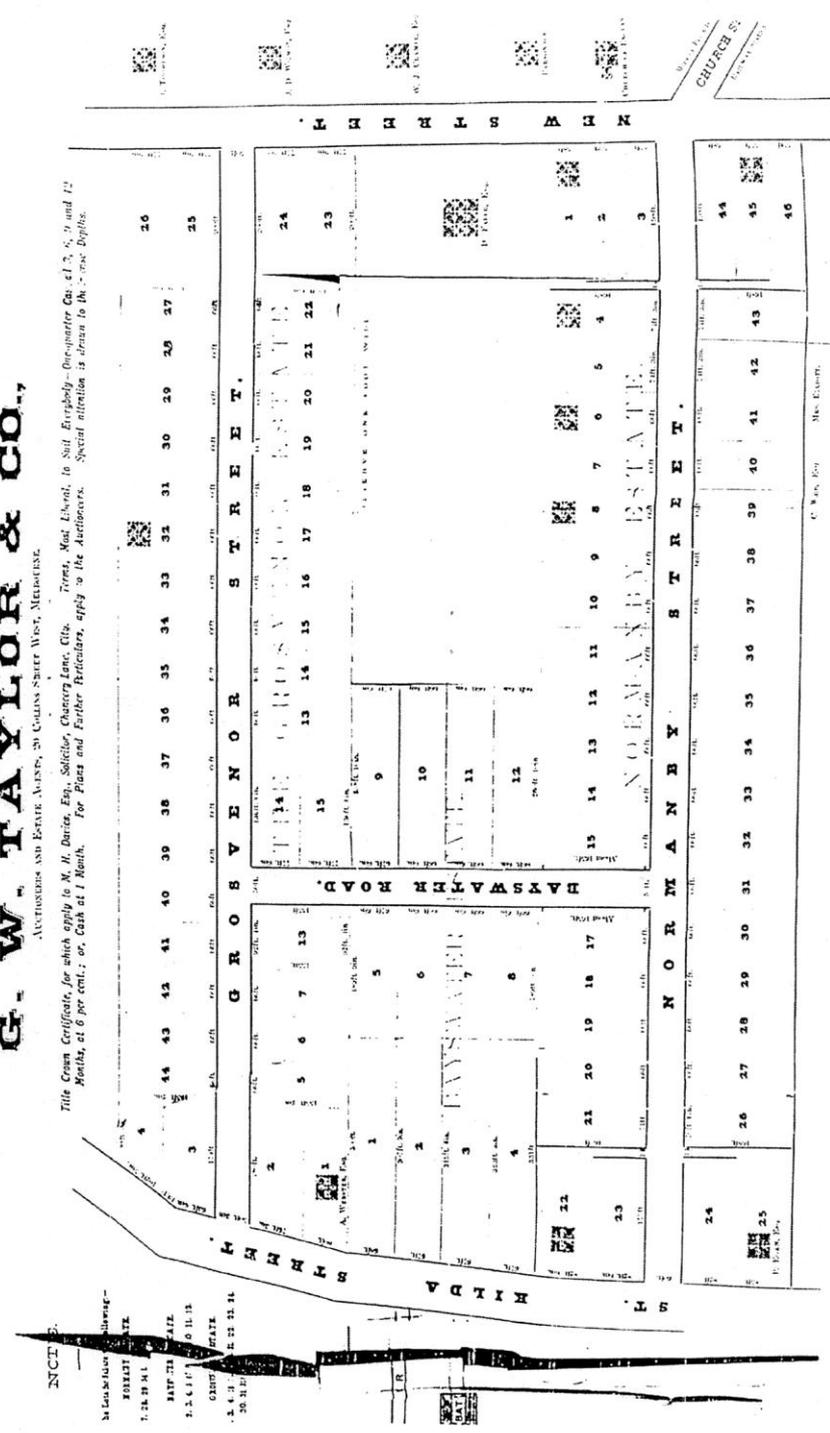


Figure 1 Bayswater, Grosvenor and Normanby Estates, subdivision plan 1883



Figure 2 9 Grosvenor Street



Figure 3 26 Grosvenor Street



Figure 4 17 Chelsea Street

Significance

Development within the Grosvenor Street Precinct is associated first with Dendy's Special Survey and then with the speculative Boom period of the 1880s when the subdivision, the Grosvenor Estate, was sold. Developed during the speculative boom period of the 1880's and subsequent decades, the Grosvenor Estate Precinct contains one of the most cohesive and intact collections of middle class Victorian and Edwardian housing in Brighton along with a small number of inter-War houses. The range of housing types is also of interest and includes mostly detached brick and weatherboard single-storey villas.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The Grosvenor Street Precinct is associated with the earliest survey of the area. It remained relatively undeveloped until it was subdivided during the speculative Boom of the 1880s and was soon built upon. As such the precinct demonstrates two formative phases in the historical development of the area.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

In comparison with the small areas of more modest housing in the area, the Grosvenor Street Precinct contains an excellent array of the more typical substantial Victorian and Edwardian villas of the middle classes which are demonstrative of, and synonymous with, the affluence and social status still enjoyed by Brighton.

AHC EI: *Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Grosvenor Street Precinct is valued particularly for its consistency of Victorian and Edwardian, and also for its contributory inter-War architectural styles, which form a visually distinctive grouping when compared with nearby development from different eras containing a greater variety of building styles.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Chelsea Street 5, 7, 11, 13, 15-15A, 17.

Grosvenor Street 7, 9, 10, 11-13, 14, 16, 18, 21, 22, 23, 23A, 24, 26, 27, 28.

Source

Perrott Lyon Mathieson in association with Andrew Ward, City of Brighton Urban Character and Conservation Study, 1986.

Hamilton Street Precinct, Brighton

Location

1-29, 2-14 Hamilton Street
109-133, 104-120 Cole Street
1-15, 2-16 May Street
100-120 Cochrane Street

Review

Following the review, the Hamilton Street Area identified by Andrew Ward has been enlarged to include the adjacent streets which comprise predominantly Edwardian houses.

History

As late as 1888 the land facing Hamilton Street was substantially unoccupied, Woods & Cochrane's wood yard being situated at the Martin Street end on the east side, and Mrs Brighton on the west. By 1890, however, two houses had been built on the east side and all 12 houses had been constructed on the west side. Soon afterwards, the wood yard closed, and by 1895, the Gospel Hall had been erected part way along the west side of Hamilton Street. The surrounding streets, including Cole, Cochrane and May Streets continued to develop during the Edwardian period.

Description

The Hamilton Street Precinct is a small residential area in Gardenvale, to the west of Gardenvale Station (Figure 1). The precinct is characterised by detached single-storey houses, mostly of weatherboard construction, dating from the late 19th and early 20th centuries. The west side of Hamilton Street comprises almost entirely Victorian single- and double-fronted cottages, with hipped corrugated galvanised steel roofs and verandahs with cast iron lacework friezes. Facades are typically of block-fronted timber with tripartite double-hung sash windows (Figure 2).

The majority of the remainder of the building stock comprises modest Edwardian cottages. Most are weatherboard with hipped and gabled corrugated galvanised steel roofs, characterised by asymmetrical planning, leadlight casement windows and timber verandah fretwork. A small number are of red brick with terracotta tiled roofs.

Kerbs and gutters are of concrete, with the exception of Cochrane Street which is of bluestone.

Houses are substantially intact, the most common alterations being the replacement of front fences and roofing. The intactness of the built fabric of the area as a whole is high, with two post-War houses in Cole Street and one in Cochrane Street.



Figure 1 Weatherboard Victorian cottages on the west side of Hamilton Street



Figure 2 Edwardian villas in May Street

Significance

Hamilton Street itself is the most intact example of a 19th century Boom period and early twentieth century subdivision of worker's cottages in Brighton, and is evidence of the continuum of development around the turn of the nineteenth century. The Victorian development, more typical of the municipality further north around Brighton, is relatively unusual in the context of Gardenvale which was predominantly developed during the Edwardian period.

The Hamilton Street Precinct is a very intact late 19th and early 20th century residential area, comprising both brick and weatherboard modest single-storey cottages. The consistency of scale of the dwellings creates visually cohesive streetscapes with a high degree of architectural integrity.

Kerbs and gutters are of concrete, with the exception of Cochrane Street, which is of bluestone.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The Hamilton Street Precinct is associated with, and demonstrative of, the continuum of the early phase of development in the area having examples of housing stock from both the nineteenth and early twentieth centuries.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

The Hamilton Street Precinct is important in demonstrating the means and lifestyle of the middle and lower classes around the turn of the nineteenth century Brighton, now Bayside. The dwellings in this precinct demonstrate part of the broader picture of settlement in the area.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Hamilton Street Precinct is valued particularly for its consistency of Victorian and Edwardian cottages to standard designs which form a visually distinctive grouping when compared with surrounding development

The following is a list of buildings which contribute to the heritage significance of the precinct:

Cochrane Street	100, 102, 108, 110, 112, 114, 116, 118, 120.
Cole Street	104, 106, 108, 110, 111, 114, 116, 117, 118, 119, 120, 121, 123, 129, 131, 133.
Hamilton Street	1, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 17, 19, 21, 23.
May Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

Source

Perrott Lyon Mathieson Pty Ltd, in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986

Munro Street Precinct, Brighton

Location

144,148 New Street
1-19, 2-28 Munro Street

Review

The Munro Street Precinct is a new precinct, previously part of Ward's New and Dendy Streets Precinct.

History

The following historical information is derived in part from Andrew Ward & Associates and Perrot Lyon Mathieson, *City of Brighton Urban Character and Conservation Study*, 1986.

Munro Street is named after the David Munro, late 19th century engineer, speculator and tramway contractor. Development of the street commenced in the late 19th century: by 1890 there were 10 houses in the street.

Description

The Munro Street Precinct is a small residential area, comprising a mix of Victorian, Edwardian and inter-War houses (Figure 1). The houses are generally detached, single-storey and set back from the street, and designed in a variety of styles. The 19th century houses are typically Italianate, characterised by rendered or bichromatic brick facades, hipped slate roofs with bracketed eaves and cast iron verandahs (Figure 2). The Edwardian houses are asymmetrically planned with hipped and gabled roofs. The south side of the street contains mostly brick and weatherboard inter-War houses (Figure 3), all single-storey and characterised by intersecting terracotta tiled gabled roofs and asymmetrical composition. Alterations include the replacement of the original front fences with timber paling or picket fences. Both sides of Munro Street are largely intact; there has been only one later construction on the north side of the street.



Figure 1 *Munro Street, general view*



Figure 2 *19th century Italianate houses in Munro Street*



Figure 3 Inter-War houses on the south side of Munro Street

Significance

Developed within a few decades, the Munro Street Precinct is distinguished by its mixed character, derived from three distinct phases of development and includes typical Italianate Victorian, symmetrically planned and gabled Edwardian and later inter-War villas, all of which are largely intact. Buildings are generally single storey, detached and set back from the street.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The Munro Street Precinct is associated with three major phases of development in area which are demonstrated in its variety of architectural style from each of these eras, and its spatial layout.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Munro Street Precinct is valued for its a mixed character, demonstrating three distinct phases or development, and its high degree of intactness which contrasts with surrounding development from different eras containing a greater variety of building styles and which lacks the same level of cohesion.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Munro Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, 12, 14, 16, 17, 18, 19, 20, 22, 24A-24B, 26, 28.
New Street	144, 148.

Source

Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

New Street Precinct, Brighton

Location

127-143 New Street

Review

Following the review, the boundaries of the Precinct have been amended to exclude Dendy Street and Munro Street. Munro Street, which comprises a mixed group of Victorian, Edwardian and inter-War houses, now forms a separate precinct.

History

In 1859, the land occupied by this precinct was vacant, forming a portion of Dendy's Brighton Park. Immediately adjoining, McFarlane's Academy was situated in Dendy's old home, and James Webb's Park House was located at the east end of Keith Court where it remains today. It remained substantially the same during the 1860s¹ but by the early 1880s three properties had been developed on the west side of New Street between Dendy and Wellington, and eight on the east side between the railway and Carpenter Street.

By 1890, Thomas Prout Webb, Commissioner of Taxes, was in residence at Bronte and Joseph Kronheimer was at Rolvenden, in New Street. John Munro lived in the next house but one, proceeding north, and there was a V R letterbox² at the railway crossing. At a cottage on the east side of New Street, were the Surridges: the Railway's gatekeepers. Arthur Little occupied Dante, now demolished, and there were more properties immediately to the north. Dendy Street was almost completely developed between Manor and Sussex Streets, by this time: George Littlewood occupied Rosherville, Albert Yuille was at Heidelberg and William Roberts was at Havering. There was further settlement on the south side of Dendy Street, facing these properties. Harold Desbrowe Annear, the architect, Charles Pittley and Henry Barrow occupied Clifton, Wycombe and Orienta respectively, but all of these homes have now been demolished.

The area remained substantially the same in 1905, but by the end of the decade, Bronte had been subdivided and the frontage to New Street was fully occupied. Thomas Cockram lived two doors south of Rolvenden and Richard Garland was at Bronte.

Description

New Street is a major thoroughfare in Brighton: The precinct comprises numerous large residences and villas dating from the Victorian and Edwardian eras. The substantial Edwardian period residences built on the grounds of Bronte facing New Street add variety to the precinct and impart distinction to it. The corner property at No. 127 New Street is an amalgam of stylistic influences including those of the American shingle style, H H Richardson, and of the Queen Anne period. No. 135 and 137, Braemar, also display similar influences in their design.

Significance

Part of Dendy's Special Survey, the New Street Precinct is noteworthy as a collection of substantially intact Victorian and Edwardian middle to upper class villas and residences situated along one of Brighton's major thoroughfares, thus demonstrating the premier residential nature of the Brighton area. The precinct, and in particular the later Edwardian residences, are of architectural merit, and exhibit the principal characteristics demonstrating

high socio-economic status established early in the area and which attracted many prominent people as early residents, some of whom have an important place in the history of Brighton.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The New Street Precinct, is associated with the very first survey (Dendy) of the area which led to the subsequent settlement and development of Brighton throughout the nineteenth and early twentieth centuries and which established it as a premier residential. Address.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

The New Street precinct is important in demonstrating the essential characteristics of the settlement of Brighton. New Street became a principal thoroughfare and developed into prestigious address settled by the well-to-do citizens who established themselves in the precinct and some of who have an important place in the history of Brighton.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The New Street precinct is valued for its aesthetic characteristics embodied in the substantial villas and residences of Brighton's wealthier residents. As such it is demonstrative of the social aspirations and economic means of its residents which set the tone for future development of the area.

AHC F1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The group of substantial residential buildings which set the tone and style of the area and Brighton, have a high level of individual architectural quality.

The following is a list of buildings which contribute to the heritage significance of the precinct:

New Street 127, 131, 133, 135, 137, 139, 143.

Source

Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

1 C F Maxwell's map of 1871, Brighton Historical Society
2 Sands & McDougall Directory, *Melbourne Directory*.

New Street Precinct, Brighton

Location

127-143 New Street

Review

Following the review, the boundaries of the Precinct have been amended to exclude Dendy Street and Munro Street. Munro Street, which comprises a mixed group of Victorian, Edwardian and inter-War houses, now forms a separate precinct.

History

In 1859, the land occupied by this precinct was vacant, forming a portion of Dendy's Brighton Park. Immediately adjoining, McFarlane's Academy was situated in Dendy's old home, and James Webb's Park House was located at the east end of Keith Court where it remains today. It remained substantially the same during the 1860s¹ but by the early 1880s three properties had been developed on the west side of New Street between Dendy and Wellington, and eight on the east side between the railway and Carpenter Street.

By 1890, Thomas Prout Webb, Commissioner of Taxes, was in residence at Bronte and Joseph Kronheimer was at Rolvenden, in New Street. John Munro lived in the next house but one, proceeding north, and there was a V R letterbox² at the railway crossing. At a cottage on the east side of New Street, were the Surridges: the Railway's gatekeepers. Arthur Little occupied Dante, now demolished, and there were more properties immediately to the north. Dendy Street was almost completely developed between Manor and Sussex Streets, by this time: George Littlewood occupied Rosherville, Albert Yuille was at Heidelberg and William Roberts was at Havering. There was further settlement on the south side of Dendy Street, facing these properties. Harold Desbrowe Annear, the architect, Charles Pittley and Henry Barrow occupied Clifton, Wycombe and Orienta respectively, but all of these homes have now been demolished.

The area remained substantially the same in 1905, but by the end of the decade, Bronte had been subdivided and the frontage to New Street was fully occupied. Thomas Cockram lived two doors south of Rolvenden and Richard Garland was at Bronte.

Description

New Street is a major thoroughfare in Brighton: The precinct comprises numerous large residences and villas dating from the Victorian and Edwardian eras. The substantial Edwardian period residences built on the grounds of Bronte facing New Street add variety to the precinct and impart distinction to it. The corner property at No. 127 New Street is an amalgam of stylistic influences including those of the American shingle style, H H Richardson, and of the Queen Anne period. No. 135 and 137, Braemar, also display similar influences in their design.

Significance

Part of Dendy's Special Survey, the New Street Precinct is noteworthy as a collection of substantially intact Victorian and Edwardian middle to upper class villas and residences situated along one of Brighton's major thoroughfares, thus demonstrating the premier residential nature of the Brighton area. The precinct, and in particular the later Edwardian residences, are of architectural merit, and exhibit the principal characteristics demonstrating

high socio-economic status established early in the area and which attracted many prominent people as early residents, some of whom have an important place in the history of Brighton.

Assessment Against AHC Criteria:

AHC A4: Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.

The New Street Precinct, is associated with the very first survey (Dendy) of the area which led to the subsequent settlement and development of Brighton throughout the nineteenth and early twentieth centuries and which established it as a premier residential. Address.

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

The New Street precinct is important in demonstrating the essential characteristics of the settlement of Brighton. New Street became a principal thoroughfare and developed into prestigious address settled by the well-to-do citizens who established themselves in the precinct and some of who have an important place in the history of Brighton.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The New Street precinct is valued for its aesthetic characteristics embodied in the substantial villas and residences of Brighton's wealthier residents. As such it is demonstrative of the social aspirations and economic means of its residents which set the tone for future development of the area.

AHC F1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The group of substantial residential buildings which set the tone and style of the area and Brighton, have a high level of individual architectural quality.

The following is a list of buildings which contribute to the heritage significance of the precinct:

New Street 127, 131, 133, 135, 137, 139, 143.

Source

Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

1 C F Maxwell's map of 1871, Brighton Historical Society
2 Sands & McDougall Directory, *Melbourne Directory*.

Normanby Estate Precinct, Brighton

Location

1-39, 4-28 Normanby Street

Review

Following the review, the boundaries of the Normanby Estate Precinct have been modified to exclude Chelsea Street, Grosvenor Street, New Street and The Esplanade.

History

The following historical information is derived from Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

The Normanby and Grosvenor Estates occupy land within Section 4 of the Special Survey, extending north from the Park Street boundary of Dendy's Brighton Park and occupying lots 22 to 25. Prior to their subdivision, Charles Webb owned a portion of lot 25 and adjoining lot 26 and had designed and erected Farleigh there by 1865. The Dendy Park Estate, south of Park Street, had been sold off during the 1850s and had become the most valuable area of Brighton, attracting almost one tenth of the total valuation of the municipality. Prior to subdivision the northern portion of the precinct, extending beyond lot 22, was owned by Reynolds and English.

On 29 September 1883 the subdivision, known as the Bayswater, Grosvenor and Normanby Estates, was auctioned by real estate agents G W Taylor & Co. Bayswater Road, a north-south road connecting Grosvenor and Normanby, appears to never have been laid out, although there is presently a narrow lane in approximately the same location (Figure 1).

By 1884, the Grosvenor Street area had only one occupant, by the name of George Griffith. There were four houses in Normanby Street and Chelsea Street had not been surveyed. By 1890, there were 29 houses in Normanby and Grosvenor, and by 1910 there were 48 separate dwellings. Miss Ward Cole lived in Glanderston and Miss Emily Beaver was running her Esperance School in Normanby Street. Every house was named.

In 1891 Mr Chapman was in occupation at Chelsea Street in Kooyong, a situation which had not changed by 1905. Five years later however, five houses including Kooyong had been built along the north side of Chelsea Street, and by 1920 there was a total of 14.

Description

Normanby Street runs east-west, extending from The Esplanade to the west and New Street to the east. St Andrews Church terminates the vista east along Normanby Street (Figure 2). The precinct is residential, and building stock comprises mostly Victorian and Edwardian houses interspersed with a small number of inter-War houses (Figure 3). Generally, houses are single-storey, detached and set back from

PLAN OF SUBDIVISION
BAYSWATER, GROSVENOR, AND NORMANBY ESTATES,
 THE POPULAR AND ACCESSIBLE RESORT.
MIDDLE BRIGGTON,
 COMPRISING ABOUT FORTY CHURCH BUILDING SITES, TO BE SOLD BY PUBLIC AUCTION,
 On SATURDAY, 29th SEPTEMBER, 1883, at Three o'clock, on the Ground, by
G. W. TAYLOR & CO.,
 AUCTIONEERS AND ESTATE AGENTS, 29 COLMAN STREET WEST, MARGRESE.

*Title Deeds Certificates, for which apply to M. H. Darracq, Esq., Solicitor, Chancery Lane, Old Times, West London, to Sell Envelopes—Discounter Gen. of L. S. 9 and 12
 Months, at 6 per cent.; or, Cash at 1 Month. For Plans and Further Particulars, apply to the Auctioneers. Special attention is drawn to the 12- and 15-
 year Diploms.*

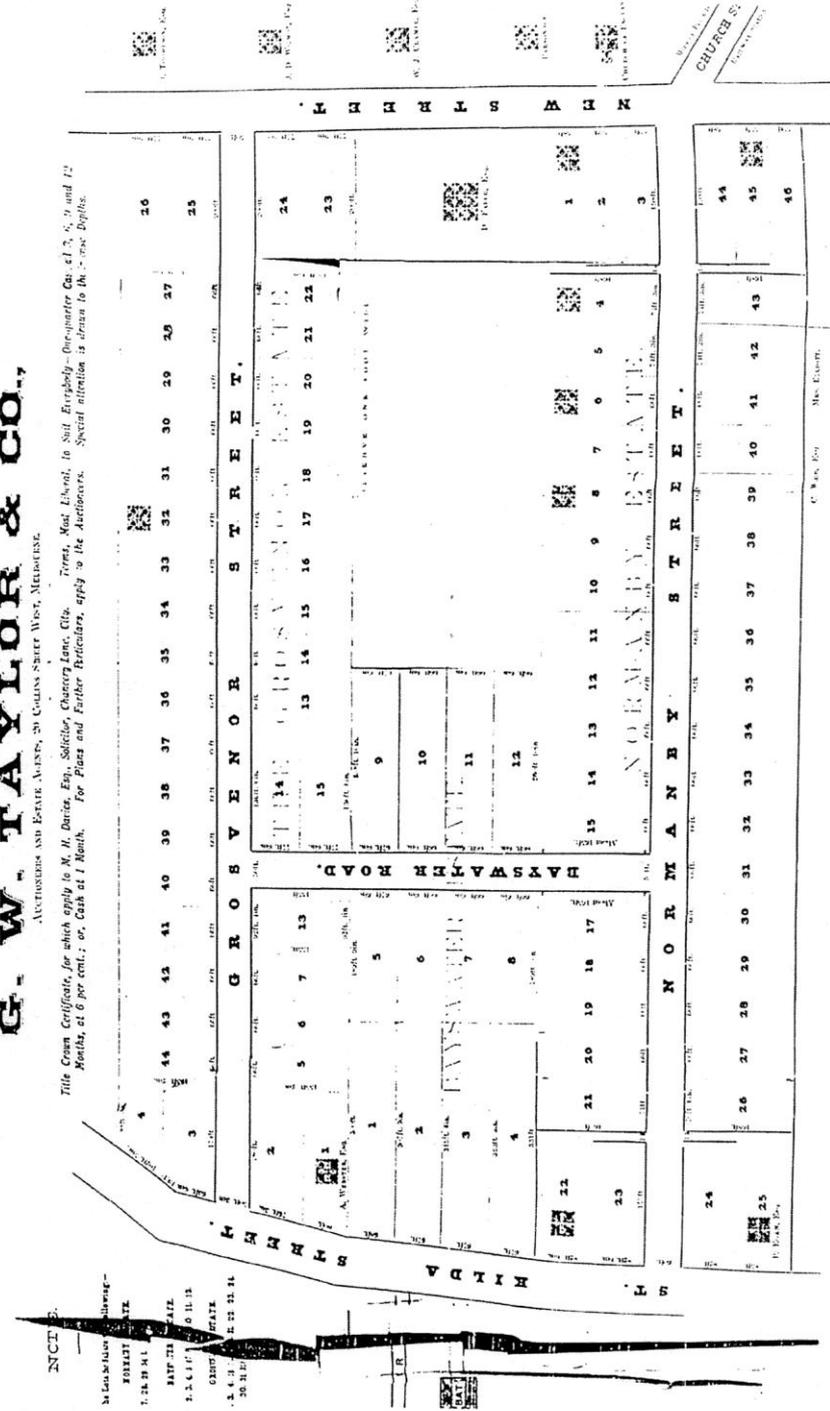


Figure 1 Bayswater, Grosvenor and Normanby Estates, subdivision plan 1883



Figure 2 Normanby Street looking east towards St Andrews Church



Figure 3 Normanby Street, general view



Figure 4 Double-storey terraces at Nos. 4-6 Normanby Street

the street; the pair of double-storey terraces at 4-6 Normanby Street is an exception (Figure 4). Dalton, at 39 Normanby Street and constructed in 1884, is one of the largest residences in the precinct, distinguished by its double-storey Italianate tower and unusual fence erected in 1915 from World War I ammunition shells.

Normanby Street has bluestone kerbs and have nature strips and plantings include *Melaleucas*. The palm trees in the front garden of Dalton are prominent elements of the east end of Normanby Street. Original front fences have generally been replaced, often with unsympathetic high brick fences.

Significance

Development within the Normanby Street Precinct is associated first with Dendy's Special Survey and then with the speculative Boom period of the 1880s when the subdivision, the Normanby Estate, was sold. Developed during the speculative Boom period of the 1880s and subsequent decades, the Normanby Estate Precinct contains a cohesive and intact collections of middle class Victorian and Edwardian housing in Brighton along with a small number of inter-War houses. Housing types are mostly detached brick and some weatherboard single-storey villas. A terrace pair, unusual in Brighton, and a substantial Italianate residence with a tower are distinctive elements.

Assessment Against AHC Criteria:

AHC A4: *Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Bayside.*

The Normanby Street Precinct is associated with the earliest survey of the area. It remained relatively undeveloped until it was subdivided during the speculative Boom of the 1880s and was soon built upon. As such the precinct demonstrates two formative phases in the historical development of the area.

AHC D2: *Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).*

In comparison with the small areas of more modest housing in the area, the Normanby Street Precinct contains an excellent array of the more typical substantial Victorian and Edwardian villas of the middle classes, which are demonstrative of, and synonymous with, the affluence

and social status still enjoyed by Brighton. A substantial towered residence, and terrace pair are distinctive elements.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Normanby Street Precinct is valued particularly for its consistency of Victorian and Edwardian, and also for its contributory inter-War architectural styles, which form a visually distinctive grouping when compared with nearby development from different eras containing a greater variety of building styles.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Normanby Street 4-6, 5, 7, 9, 11, 12, 13, 15, 16, 17, 19, 20, 21, 22, 23, 24,
25, 27, 28, 31, 33, 37, 39.

Source

Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

North Road Precinct, Brighton

Location

73-111, 54-106 North Road

66-72 Cochrane Road

1-13 Downes Avenue

380 – 394 New Street

Review

Following the review, the boundaries of the North Road Precinct remains substantially the same.

History

North Road marks the northern boundary of Henry Dendy's Special Survey, which coincided with the 1841 five mile limit of Melbourne stipulated by Sir George Gipps, governor of the colony of New South Wales, in that year.

As early as 1859, vineyards were planted in North Road, the 1859 notebook referring to Henry O'Neils vineyard, situated at the Arthur's Seat Road intersection. At the other end, with a view out to sea, the Martin Brothers' homestead had been in existence prior to the land purchase by Dendy of 1841. Within this precinct, the land situated on the south side of North Road formed part of Section II of the Special Survey, being lots Nos. 2-6 occupied by the homes of the gentry from an early date. Thus, by 1870, Hugh Glass was in residence at Biwa and four years later, W K Thompson had erected the majestic Kamesburgh mansion to the design of architect Lloyd Tayler, in a comparatively large landscaped setting, with its gatehouse facing North Road. At Cochrane Street, Asburnham, built c1880, terminates the precinct at its eastern end. It was known as Rosbercon College during the period 1905-1913 and has remained as a private residence since that time.

By the early 1880s, James Campbell was in residence at 50 Myrtle Grove just to the west of this precinct, and by the end of the decade Robert Virgoe occupied Biwa. The street block running between Cochrane and Asling Streets was fully developed. William Thompson had sold out to the Hon. Duncan McBryde, MLC by 1895, who remained at Kamesburgh well into this century. Honours were subsequently (c.1910) conferred on James Campbell, reinforcing the notion that this portion of North Road accommodated some of Melbourne's most important citizens during this period.

The now mature elm (*Ulmus sp.*) and Maritime Pine (*Pinus Pinaster*) avenue was established setting the scene which remains substantially the same today.

On the other side of the road, land was taken up, proceeding from west to east, by the Presbyterian, Catholic and Anglican Churches, places of worship having been erected thereon in 1876, 1882 and 1928 respectively. In the block between Brickwood and Cochrane Streets, lots were subdivided and alienated on 30th December, 1865, and in 1870 this portion of Elsternwick was annexed by the Borough of Brighton. Throughout the 1880s this land appears to have been unoccupied for residential purposes. By 1895, J Gregg was living just to the east of Cochrane Street, and by 1910 the North Road frontage between Brickwood and Cochrane Streets was occupied by Mrs Mary Ward, at Lourdes, Mr N Wanliss and Mr C Gambetta at Kia Warra.

Description

North Road is a wide, east-west oriented street and one of the principal thoroughfares of Brighton; the part which is located within the precinct extends from New Street to Cochrane Street. The street possesses a boulevard quality owing to its elm and pine avenues, and contains a particularly high concentration of notable historic buildings.

The principal public and private buildings stand exposed to public view in an historic, parkland setting. Kamesburgh dominates the south side of the road; the boundary fence and gatehouse are also important elements in the streetscape (Figure 1). Public buildings on the north side are the sandstone St James Catholic Church (1892) and adjacent red brick Presbytery (1889, altered 1908), the double-fronted Italianate St Stephens Anglican Vicarage (1891) and the bichromatic brick John Knox Church (1876) (Figure 2, Figure 3 and Figure 4).

The treed avenues are essential elements in the composition and are complemented by the important gardens surrounding the main buildings which retain elements of their original layouts.

Other structures of interest include the electricity substation near the intersection of New Street, constructed of white bricks in sympathy with the John Knox Church, and the post office receiving pillar at the intersection of New and North Roads.



Figure 1 *Kamesburgh, 78 North Road*



Figure 2 St James Catholic Church, 73 North Road, Brighton



Figure 3 St Stephens Anglican Church Vicarage, 111 North Road, Brighton



Figure 4 John Knox Church, 71 North Road, Brighton

Significance

One of the principal thoroughfares of Brighton, North Road marks the northern boundary of Dendy's Special Survey (1841) and is distinguished by its gracious boulevard quality. This characteristic is reinforced by its generous width, mature avenue of elm and pine trees and is further enhanced by the substantial abutting properties including Kamesburgh, St James Catholic Church, St Stephens Anglican Church Vicarage and the John Knox Church. As a consequence, North Road forms something of a civic precinct in the area which attracted the more well-to-do to the area making it a premier residential address by the late nineteenth century.

Assessment Against AHC Criteria:

AHC D2: Importance in demonstrating the principal characteristics of the range of human activities in the Bayside environment (including way of life, custom, process, land-use, function, design or technique).

From the outset, North Road was a principal route which developed into a prestigious boulevard attracting the established institutions and well-to-do citizens who established themselves in the precinct.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The boulevard qualities of North Road helped to distinguish it as a premier civic focus of the municipality (Brighton) and which is still very much evidenced today by the number of outstanding public and private buildings.

AHC F1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The group of substantial public and private buildings which lend substance and style to the North Road Precinct, have a high level of individual architectural quality, being variously competent or outstanding examples of their type and being variously designed by notable architects.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Cochrane Street 70, 72-74.

North Road 54, 67-71, 73-87, 89, 106, 111.

Source

Perrott Lyon Mathieson in association with Andrew Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

Orlando Street Precinct, Hampton

Location

40-76 Orlando Street
4-16, 7-9 Railway Crescent
1-5 Railway Walk

Review

The Linacre Park Area identified in Andrew Ward's *City of Sandringham Heritage Conservation Study* has been divided into two smaller areas: the Orlando Street Precinct and the Hampton Street Precinct. The area to the east of the Sandringham railway line was not considered to have met the threshold for heritage control as streetscapes in this area, including Crisp, Service and Thomas Streets, have been considerably eroded by later development, particularly in the post WWII period. Similarly, to the west, few Victorian and Edwardian buildings survive in Beach Road. The most intact Edwardian streetscapes are those in Orlando Street and Railway Crescent. Individually significant buildings not located within the proposed precincts have been recommended for separate heritage overlay controls.

History

The following historical information is derived from Andrew C Ward & Associates, *City of Sandringham Heritage Conservation Study*, 1989.

The Orlando Street Precinct comprises part of Crown Portions 8-12, sold to Messrs Heap and Grice, Wickham, Highett and Murphy at the 1851 land sales. During the 1880s boom period the holdings were subdivided into a number of suburban estates, including the Orlando Estate of 1888 to the west of the Sandringham Railway line. Real estate agents boasted its proximity to the Retreat Railway Station (now Hampton) and to the city: "half an hour from Melbourne."¹ Railway Crescent was at this time known as Station Street. Small Street was originally named Beach Road, but was changed when The Esplanade was renamed Beach Road, and named after Councillor Small, to avoid confusion.² Real estate advertising posters for the adjacent Linacre Park and Hampton Estates show that the entire district east of the railway was unoccupied land with scattered trees remaining after the bush had been cleared; to the west, in the vicinity of the Orlando Estate, the Retreat Hotel (later the Hampton Hotel) and Beachmount faced Beach Road.

In spite of the subdivider's efforts, however, the land sales of the 1880s led to very little building development, and it was not until the resale of the land in the Edwardian period that closer development followed, including the Hampton Estate of 1904. In 1906 there were five houses in Beach Street (now Small Street) west of Orlando Street, but the commercial buildings which presently exist were yet to be built. Today, the bluestone kerbs and channels in Small Street and Railway Crescent are remnants of this period of development.

Description

The Orlando Street Precinct embraces most of the land formed by the Orlando Estate subdivision of 1888 and the smaller Hampton Estate of 1904. The area is predominantly residential, with a small area of commercial development in Railway Crescent. It is located in the area between Beach Road and the Sandringham railway line, and its limits are defined by the extent to which Edwardian building stock remains. The street pattern is irregular with its principal street, Orlando Street, running parallel to Beach Road.

The houses are generally modest detached Edwardian villas, generally of weatherboard construction and mostly single-storey (Figure 1 and Figure 2). These are often identical or similar in form, and occasionally occur in pairs. A group of larger Edwardian villas in the vicinity of the intersection of Orlando Street with Railway Crescent is an exception to this generalisation.

The houses are characterised by their usually asymmetrical composition, with projecting gabled bays and timber verandahs on the street elevations. The houses display typical features of the Edwardian Queen Anne style, including groupings of casement windows—some with original leadlighting—half-timbered gable ends, turned timber verandah posts and timber fretted verandah friezes. Roofs are generally clad in corrugated iron, with a small number having terracotta tiling. Timber bracketed hoods over windows and tall brick chimneys are also common features. No. 66 Orlando Street is a typical and intact example (Figure 4). An unusual example is 70 Orlando Street, which has its verandah running across the full length of the front elevation.

The houses are largely intact, the most common alteration being the replacement of the original fences. Many of the timber picket fences are recent and are generally sympathetic. Other typical alterations include the construction of a second storey addition and the construction of a carport in the front garden.

Commercial buildings include the single-storey group of shops at 9 Railway Crescent, which have been considerably altered (Figure 5), and the single and double-storey shops in Small Street (Figure 6). These Edwardian buildings, together with a small number of shops in Hampton Street south of the railway, predate the development of the Hampton Street commercial centre.

The area also contains a small number of inter-War buildings, including the bungalow at No. 36 Orlando Street and the double-storey clinker brick block of flats at No. 34 Orlando Street.

Street planting in Orlando Street is sparse, and Railway Crescent features relatively recent natives. All streets have nature strips and the kerbs in Railway Crescent are of bluestone.



Figure 1 Orlando Street, east side



Figure 2 *Railway Crescent, west side*



Figure 3 *52 Orlando Street*



Figure 4 66 Orlando Street



Figure 5 Edwardian shops at 9 Railway Crescent



Figure 6 Edwardian shops in Small Street

Significance

The Orlando Street Precinct contains the highest concentration of intact Edwardian villas in Hampton and as such represents the first successful phase of suburban development of the original Orlando estate. The streets display a high level of integrity and cohesion in scale and materials, mostly evident in modest timber Edwardian cottages. The remnant Edwardian commercial buildings are also important to the precinct, demonstrating the local commercial infrastructure supporting the residential area and heralding the later development of the adjacent Hampton Street shopping strip.

Assessment Against AHC Criteria:

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Orlando Street Precinct is valued particularly for its consistency of intact Edwardian villas and cottages and consistency of scale and materials. The buildings form a visually distinctive grouping when compared with surrounding development from different eras containing a greater variety of building styles which lacks the same level of cohesion.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Railway Crescent 4, 5, 6, 7, 7A, 9A, 8, 9, 10, 12, 14, 16,

Orlando Street 40, 42, 46, 50, 52, 58, 60, 62, 66, 68, 70, 72, 74, 76,

Railway Walk 1, 3,

Source

Andrew C Ward and Associates, *City of Sandringham Heritage Conservation Study*, 1989

- 1 Plan of the Orlando Estate. John S Jenkins Surveyor. February 1888. State Library of Victoria (Map Room).
- 2 G Disney and V Tarrant, *Bayside Reflections*, 1988. p. 48.

Westley Avenue Precinct, Brighton

Location

1-13, 2-14 Westley Avenue
69-75, 74-88 Asling Street

History

The land immediately to the north and west of the Victorian mansion Eling, at the corner of North Road and Asling Street, was subdivided in 1916 into 18 suburban lots.¹ Four of these faced Asling Street, six faced North Road and remaining 14 fronted a newly created street called Westley Avenue. The houses in Westley Avenue are believed to have been constructed by one builder, Mr Younger.²

Westley Avenue is first recorded in the Sands & McDougall *Directories* in 1917, at which time all 14 properties, seven on each side, were occupied. In this year in the adjacent Asling Street between North Road and Martin Street six houses, one of which was under construction, are listed in directory.³

Description

The Westley Avenue Precinct is a small residential area characterised mostly by Edwardian red brick single-storey houses (Figure 1). Designed in the popular Queen Anne style, the houses are characterised by red brick construction, hipped and gabled terracotta tiled roofs, half-timbered gable ends, timber fretted verandahs supported on turned timber posts, leadlighted casement windows and red brick chimneys with terracotta chimney pots (Figure 2). A few of the houses, such as No. 5 Westley Avenue, display typical late Edwardian stylistic elements characterised by broad, less steeply pitched gabled roofs and simpler roof composition generally (Figure 3).

The houses are largely intact, alterations typically being the replacement of the original front fences, although frequently these have been replaced with sympathetic timber picket fences, and the addition of carports.

The only exceptions to the Edwardian character of the precinct are two inter-War houses at Nos. 80 and 84 Asling Street (Figure 4), and a substantially intact double-fronted bichromatic brick nineteenth century villa at 75 Asling Street.

Street construction comprises concrete kerbs and guttering in Westley Avenue and bluestone kerbs and guttering in Asling Street. Footpaths are asphalted, and street planting includes *melaleucas* and other native species.



Figure 1 Westley Avenue, looking east



Figure 2 Typical Edwardian Queen Anne villa at 10 Westley Avenue



Figure 3 5 Westley Avenue



Figure 4 Inter-War bungalow at 80 Asling Street

Significance

A speculative development, comprising almost entirely detached single-storey Edwardian red brick Queen Anne style villas, the Westley Avenue Precinct displays a high level of integrity

and cohesion of scale, materials and setbacks, the villas having been constructed with a year and by the same builder.

Assessment Against AHC Criteria:

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Westley Avenue Precinct is valued particularly for its consistency of Edwardian Queen Anne style villas, which form a visually consistent streetscape and group, having been constructed within a short space of time and by the same builder. They form a distinctive element when compared with surrounding development from different eras.

The following is a list of buildings which contribute to the heritage significance of the precinct:

Asling Street 69, 71, 73, 74, 75, 76, 78, 80, 82, 84, 86, 88.

Westley Avenue 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.

- 1 Lodged Plan. No. 6869, declared 17 January 1916. Land and Survey Information Centre.
- 2 Pers comm., Rosemary Tonkin, local resident.
- 3 Sands and McDougall, *Melbourne Directory*, various.