

CITY OF BRIGHTON  
URBAN CHARACTER AND CONSERVATION STUDY

DATA SHEETS

A-C

The data sheets provide architectural and historical information concerning many of the items listed in the inventory of heritage items forming part of the Urban Character and Conservation Study Report of 1986. This document, prepared by Perrott Lyon Mathieson Pty Ltd, Architects and Planners, in association with Andrew Ward, Architectural Historian, presents a strategy plan for the conservation of the City of Brighton's heritage of early buildings and places. The data sheets provide the detailed support for many of the conclusions contained in the conservation strategy.

Each data sheet is believed to be correct at the date of issue. Readers, however, are invited to offer further information and to assist in the correction of any errors at any time by discussion with the City Planner. Amended data sheets will be issued from time to time.

Andrew Ward R.A.I.A. M.R.A.P.I. July, 1986

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A-C

2A

Building: "Laverstock"  
Address: 12 Agnew Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: February 1988  
Grantee: Henry Dendy  
Original Building Owner: George Reeve  
Present Building Owner: Mr. & Mrs. R. Cuthbert  
12 Agnew Street East Brighton 3187

Original Use: Residential

Present Use: Residential

Construction Date: 1887

Architect:

Builder: George Reeve

Description: An assymmetrical Italianate villa with painted brick walls, decorated frieze, bullnosed cast iron verandah and faceted bay window to projecting wing. The roof is hipped.

Condition: Good

Integrity: Fair. Roof tiles unsympathetic, new palisade iron fence sympathetic.

History: In 1887, George Reeve, a builder, constructed three, seven roomed brick dwellings on the east side of Agnew Street between Ferguson and Clauden Streets, the middle house being number 12 (1887 RB). In 1889 this property was owned by the Modern Permanent Building Society and leased to Charles Bennett, an artist, (1889 RB). The Building Society continued ownership in 1900. However by 1905, George Bisetti, a draper, owned and occupied the property, then known as "Haverstock", (1900, 1905 RB).

Level of Importance: D. A typical, now altered, assymmetrical late Victorian villa of which there are many in Brighton.

Recommendations: Paint removal using approved techniques recommended.

References: Rate Books

Issue No. 1 June, 1988

Building: "St. Leonards"  
Address: 20 Agnew Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: February 1988  
Grantee: Henry Dendy  
Original Building Owner: George Reeves  
Present Building Owner: Mrs. C. Landberg  
20 Agnew Street, Brighton 3186

Original Use: Residential

Present Use: Residential

Construction Date: 1886

Alterations 1886-1889

Architect:

Builder: George Reeves

Description: A single fronted symmetrical Italianate villa with hipped slate roof and bi-chromatic brickwork (now painted), quoining and concave cast iron verandah. The front windows, which are symmetrical about the central door, are bayed.

Condition: Good

Integrity: Good

History: In 1886, George Reeves, a builder, constructed a four roomed brick dwelling on the east side of Agnew Street, between Ferguson and Cluden Streets. Mary Tamar, leased the property, purchasing it in 1887 (1886, 1887 RB).

In 1889 the property was owned and occupied by Mary Ann Douglas. By this time the property may have been extended as it is listed as having seven rooms, (1889 RB). In 1904, Mary Douglas, a widow continued as owner/occupant of the property then known as "St Leonards", (1908 RB).

Level of Importance: C. A typical and substantially intact symmetrical Italianate villa, of which there are many in Brighton.

Recommendations: Recommended for Planning Scheme Protection.

References: Rate Books

Issue No. 1 June, 1988

Building: Residence  
Address: 30 Agnew Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: February 1988  
Grantee: Henry Dendy

Original Building Owner: Henry Pimm

Present Building Owner: -

Original Use: Residential

Present Use: Residential

Construction Date: 1884

Architect:

Builder: -

Description: An unusual symmetrical double gable roofed timber villa with timber posted verandah and central entrance.

Condition: Good

Integrity: Fair. New window, barges and minor works.

History: In 1884, Henry Pimm, a surveyor, built a six roomed weatherboard dwelling on the east side of Agnew Street, between Ferguson St and Point Nepean Road. Pimm continued as owner/occupant in 1891 (1884, 1891 RB) In 1900, the Australian Deposit and Mortgage Bank owned the property, renting it to Rosannah Veith in 1900, and Alfred Holt in 1904. (1900, 1905 RB).

Level of Importance: D

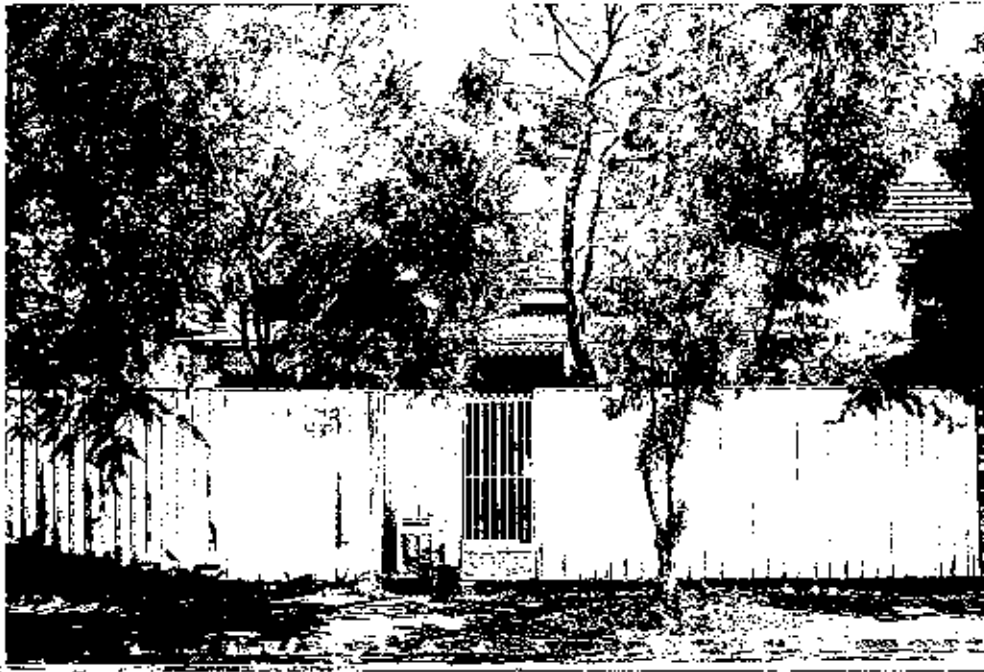
Recommendations: Nil.

References: Rate Books

Issue No. 1 May 1988



Building: Residence  
Address: 45 Agnew Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: February 1988  
Grantee: Henry Dendy

Original Building Owner: James Fleming (?)

Present Building Owner: Mr. M. McCarthy  
45 Agnew Street, Brighton 3186

Original Use: Residential

Present Use: Residential

Construction Date: 1884 (?)

Architect:

Builder:

Description: A single fronted symmetrical timber villa in the classical style with hipped corrugated iron clad roof and posted verandah.

Condition: Good

Integrity: Good

History: Rate Books unclear. In 1882 James Fleming, an engineer, had built a timber house on the west side of Agnew Street between Ferguson Street and the Point Nepean Road. In 1884, he owned 5 four roomed timber dwellings at this location (1883 RB: no entry under Agnew Street). Fleming owned No. 45 in 1891 having leased it to several tenants (1884-1891 RB). By 1906, the Trustees of the Burnley Estate owned the property. At that stage the house was vacant. (1906 RB).

Level of Importance: C. A substantially intact late Victorian symmetrical timber villa, of which there are many in Brighton.

Recommendations: Nil

References: Rate Books

Issue No. 1 June 1988

Building:

Address:

2 Allee Street



Allotment Reference:

Section 6

National Trust Register:

-

National Estate Register:

-

Historic Buildings Register:

-

Location within Precinct:

Allee Street Residential Precinct

Photograph Date:

September, 1987

Grantee:

Henry Dendy

Original Building Owner:

William Ellis

Present Building Owner:

Mr & Mrs G.E. Kneebush, 2 Allee Street

Original Use: Residence

Present Use: Residence

Construction Date: 1891

Architect:

Builder: William Ellis

Description: An assymmetrical brick villa with hipped and patterned slate roof, verandah and distinctive single point segmental window heads.

Condition: Good

Integrity: Fair. Face brickwork now painted.

History: William Wllis, builder, owned four 44' x 170' lots on the north side of Allee Street, on which he had built houses by 1891. (1891 RB). No. 2, a seven roomed brick dwelling was rented to a councillor, John W. Allee. By 1895, Mary Kennedy had purchased the property. In 1906, it was in the hands of the executors of the late Mary Kennedy and was let to Roger Leech, an agent. (1906 RB).

Level of Importance: C. No. 2 Allee Street is important as a substantially intact villa, forming one of an intact row of villas situated along the northern alignment of Allee Street.

Recommendations: Recommended for planning scheme protection. Remove paint to bricks using approved techniques.

References: Rate Books

Issue No. 1 January, 1988

Building: "Kainga"  
Address: 4 Allee Street



Allotment Reference: Section 6  
National Trust Reference: -  
National Estate Reference: -  
Historic Buildings Register: -  
Location within Precinct: Allee Street Residential Precinct  
Photograph Date: November, 1984  
Grantee: Henry Dendy  
Original Building Owner: William Ellis  
Present Building Owner: Mr & Mrs T.R. Bell, 4 Allee Street  
Original Use: Residence  
Present Use: Residence

**Construction Date:** 1891

**Architect:**

**Builder:** William Ellis

**Description:** An assymetrical late Victorian bi-chromatic brick villa with bracketted frieze, convex cast iron posted verandah and symmetrical chimney stacks.

**Condition:** Good

**Integrity:** Fair, concrete tiled roof.

**History:** William Ellis, builder, constructed a seven roomed brick dwelling in 1891 on one of four 44' x 170' lots he owned in Allee Street. (1891 RB). In the same year, Ellis rented the house to an architect, Robert Gordon. By 1895, the property was owned by Mary Kennedy who resided there. In 1906, the estate was in the hands of the executors of the late Mary Kennedy and William Lingham, a railway employee rented it. In 1906, the property was known as "Kainga". (1906 RB).

**Level of Importance:** D. Although no longer intact, this villa is an important element in the intact Allee Street Precinct.

**Receommendations:** Recommended for planning scheme protection at the precinct level. Replacement of concrete tiles with slates recommended.

**References:** Rate Books

**Issue No. 1** January, 1988

Building:

"Beltana"

Address:

6 Allee Street



Allotment Reference:

Section 6

National Trust Register:

-

National Estate Register:

-

Historic Buildings Register:

-

Location within Precinct:

Allee Street Residential Precinct

Photograph Date:

November, 1984

Grantee:

Henry Dendy

Original Building Owner: William Ellis

Present Building Owner: Mr & Mrs J.N. Dawes

Original Use: Residence

Present Use: Residence

Construction Date: 1891

Architect:

Builder: William Ellis

Description: A hip roofed late Victorian symmetrical villa with patterned slates, bi-chromatic brickwork, bracketted frieze, convex cast iron posted verandah and symmetrical chimney stacks with wind breaks.

Condition: Good

Integrity: Good

History: In 1891 builder, William Ellis, constructed a seven roomed brick dwelling on this site. (1891 RB). By 1895, the property had passed to John McBean who rented it to Caroline Rigg, a widow. By 1906, "Beltana" was owned by Myra Burrows, a married woman, who resided there. (1906 RB).

Beltana is the name of the former South Australian camel centre and township brought into the public eye by the opening of the railway in 1881 and later to Marree in 1884.

Level of Importance: C. "Beltana" is of local importance as a substantially intact villa forming part of the Allee Street intact row and being the only symmetrical villa in the street.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1 January, 1988



Building:

"Inverness"

Address:

8 Allee Street



Allotment Reference:

Section 6

National Trust Reference:

-

National Estate Reference:

-

Historic Buildings Register:

-

Location within Precinct:

Allee Street Residential Precinct

Photograph Date:

September, 1987

Grantee:

Henry Dendy

Original Building Owner: William Ellis

Present Building Owner: Mr B.M. Beck, 8 Allee Street

Original Use: Residence

Present Use: Residence

Construction Date: 1891

Architect:

Builder: William Ellis

Description: An assymetrical hip roofed brick late Victorian villa with patterned slated roof, bracketted frieze, and concave timber posted verandah (rebuilt?).

Condition: Good

Integrity: Alterations include second verandah and painting face brickwork.

History: In 1891, William Ellis owned this and three adjoining allotments, all 44' x 170', on which he built seven roomed brick dwellings. (1891 RB). No. 8 and No. 6 were owned by John McBean by 1895. Both properties were rented, No. 8 being occupied by the musician, Richard Chiff. (1895 RB). By 1906 "Inverness" was owned by William Wortley who resided there. (1906) RB.

Level of Importance: C. "Inverness" is of local importance as a substantially intact late Victorian Villa and forms part of the intact row of villas in Allee Street.

Recommendations: Recommended for planning scheme protection. Paint removal using approved techniques recommended.

References: Rate Books

Issue No. 1 January, 1988

Building: Former Wesleyan Methodist Church

Address: New Street



Allotment Reference: H. Dendy's Special Survey, Block ?

National Trust Register: Classified

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location within Precinct: Allee Street Residential Precinct

Photograph Date: December, 1986

Grantee: Henry Dendy

Original Building Owner: Wesleyan Church

Present Building Owner: ~~The Uniting Church in Australia~~ Property Trust (Vic.)

Original Use: Church and School

Present Use: Church

Construction Date: 1854-1858

Alterations: At rear, credence area increased.

Architect: James Webb

Builder:

Description:

A stuccoed church with slate roof in the Gothic Style, having a central porch, and parapetted gable ends, the slope of the main roof being noticeably less than that of the porch. The ornamentation is sparse, being restricted to foliated drip mould bosses, cusping to the parapet ends, and stained glass windows.

Condition:

Good

Integrity:

Good

Historic Development:

The first Methodist services in Brighton were conducted at the home of Mr Walton, an associate of Dendy, in 1843. Later, services were held at the corner of New and Bay Streets in Joseph Jame's home. The first chapel was built from beach sandstone and opened in 1851. In 1852, the present site was purchased from J.B. Were and the present building erected in 1854, the porch being added in 1858. During 1869 (RB), the Wesleyan Methodist complex was described as a chapel, mission house and school room. During Rev R. Brown's ministry, (1881-84), the church was renovated and new windows installed. Between 1892 and 1895 it was extended by seven metres. The organ was built by Albert Fuller and installed in 1893. The parsonage, on the corner of Ailee and Outer Crescent, was built during the 1880's and demolished in 1970.

Level of Importance:

A. Of importance at the State level as a substantially intact Wesleyan Methodist Church, and Sunday School, (qv), being the oldest such church south of the Yarra, and being designed by the early Brighton architect, James Webb.

Recommendations:

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

References:

- Rate Books
- B.H.S. Newsletters, nos. 10, 13, 18, 27.
- Argus 18.1.1850
- Wesleyan Chronicle, Feb. 1859, Feb. 1860, - Methodist Spectator, 27.7.1883, 12.5.1889,
- Blamies and Smith, The Early Story of the Wesleyan Church in Victoria (1891)

Building: Stott Hall  
Address: Ailee Street



Allotment Reference: H. Dendy's Special Survey, Block ?  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Ailee Street Residential Precinct  
Photograph Date: December, 1986  
Grantee: Henry Dendy  
Original Building Owner: Wesleyan Church  
Present Building Owner: Uniting Church in Australia Property Trust (Vic.)  
Original Use: Sunday School Hall  
Present Use: Stott Hall, Sunday School Hall

<u>Construction Date:</u>	1892-95
<u>Alterations:</u>	Additions at rear, steel tray roof decking.
<u>Description:</u>	A gable roofed timber building with coupled lancet arched windows along the nave walls, set high, and having timber drip moulds. The lower entrance porch has one corner on the street alignment. The decorated gable ends are important elements.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>Historic Development:</u>	-
<u>Level of Importance:</u>	A. Of importance at the State level for its links with and close visual relationship with the former Wesleyan Church at this location. (q.v.).
<u>Recommendations:</u>	Recommended for inclusion on National Estate Register, Historic Buildings Register, and for planning scheme protection.
<u>References:</u>	<ul style="list-style-type: none"> <li>- Rate Books</li> <li>- B.H.S. Newsletters, nos. 10, 13, 18, 27.</li> <li>- Argus 18.1.1850</li> <li>- Wesleyan Chronicle, Feb. 1859, Feb. 1860,</li> <li>- Methodist Spectator, 27.7.1883, 12.5.1889</li> <li>- Blaimies and Smith, <u>The Early Story of the Wesleyan Church in Victoria (1891)</u></li> </ul>

Nave Hall

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List of A Grade Towered Buildings.

Nyuma.	35-37 Black St
Cluden.	4 Archer Court
Favona.	7 Bagley Street
-	400 Bay St.
-	73 North Road
St. Pauls.	40 Centre Road.
Hantsyde	161 Church Street
Wilton.	167 Church Street
Olney	1 Olive Street.
Cora Linn	45 Cockburn Street
Billilla.	25 Halifax Street.
Gracie	57 Halifax Street.
Hiawatha.	29 Heathfield Road.
Park House.	7 Keith <del>Street</del> Court
Landcox	47 Mavis <del>Street</del> Avenue.
Milnthorpe	39 Normandy Street.
Kamesburgh	73 North Road.
Ballarat	85 Outer Crescent
Dunvegan	5 Seymour Grove.
Gallia	65 South Road.
Kiora	81 South Road
Havefield	163 South Road.
Invermay	18 Stanley Street.
Bronte	2 Sussex Street
Chilton	1 Wellington Street
Parishman	20 Waver Street
Bona Park	209-203 Waver Street
Thomas Brisbane	
Town Hall	Corr Wilson and Carpenter Streets

Building: "Cluden"  
Address: 4 Archer Court



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photo Date December, 1984  
Grantee: Henry Dendy  
Original Owner: Thomas Wilson  
Present Owner: Mr. & Mrs. W. Ould  
4 Archer Court, Brighton East



**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1871

**Additions:** Additions: 1872  
Additions: prior to 1891  
Additions: 1988 (rear)

**Architect:**

**Builder:**

**Description:** A substantial two storeyed late Victorian Italianate stuccoed residence with three storeyed tower and balustraded parapet, arcaded two storeyed verandah with balustrading and fluted Corinthian order cast iron column supports to three centred arches over. A two storeyed bayed section forms the third element of the main facade which has unusual garland ornamentation.

**Condition:** Good

**Integrity:** Good

**History:** In 1870 Thomas Wilson owned land on the Arthur Seat Road. In 1871, Wilson built a two roomed brick house on the 35 acres of land. In 1872 the house had been extended to seven rooms and the land subdivided into two 17.5 acre blocks (1870-1872 RB). In 1873 Wilson sold to John Ferguson, a merchant who remained there in 1891. In 1891 the house is listed as having fourteen rooms and as being on 2 acres of land in Cluden Street. Ferguson also owned an adjacent 14 acres land, (1873, 1891 RB). By 1896 the properties had passed to Mary Ferguson, a widow, who continued as owner/occupant in 1905 when the house was known as "Cluden" (1896, 1906RB).

**Significance:** B. "Cluden" appears from the Rate Books to have taken on its present form following additions by both Thomas Wilson and John Ferguson. Its links with Thomas Wilson, former Mayor of Brighton and local property developer are of local importance.

**Recommendations:** Recommended for inclusion on the Historic Buildings Council Register and for Planning Scheme protection.

**References:**

- Rate Books
- La Trobe Lib - c.1882 view (sltef 9.12.945 V23)
- SLV - Vale, John & Co. "Collection of Auctioneers and other subdivision plans", Vol. 7, p.30.

**Issue No. 1:** August, 1988

Building: "Higham Grange"  
Location: 18 Asling Street



Allotment Reference: Henry Dendy's Special Survey, Block 10  
Historic Buildings Council Register: -  
National Estate Register: -  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: July, 1988  
Grantee: Henry Dendy  
Original Building Owner: Catherine Ray  
Present Building Owner: Carter Cove Pty. Ltd.  
Original Use: Residence  
Present Use: Residence .

**Construction Date:** 1902

**Architect:** -

**Builder:** -

**Description:** A large red brick (now painted) Edwardian villa with typical diagonal axis emphasised by gablet, turned timber posted verandah to two elevations terminating at projecting wings with half timbered gables and distinctive round arched windows with stuccoed dressings. A two storeyed sympathetic addition (?) is at the rear.

**Condition:** Good

**Integrity:** Good

**History:** In 1901, the east side of Asling Street, between Bay and Allard Streets on which number 18 is built, was vacant land with 158' frontage. It was in the hands of the Executors of the late Thomas Moubray, (1902 RB). In 1902 the property was divided into two blocks and sold, the northern most 73' x 185' being purchased by Catherine Ray, married woman, who built in 1902, "Higham Grange", a seven roomed brick dwelling, occupied by James Ray, a gentleman, (1903 RB). Ownership and occupancy remained unchanged in 1905, (1906 RB).

**Significance:** C.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** October, 1988

Building: "Asling House"  
Address: 37 Asling Street



Allotment Reference: Dendy's Special Survey, Section 11, Lot 9  
National Trust Reference: -  
National Estate Reference: -  
Historic Buildings Register: -  
Location within Precinct:  
Photograph Date: September, 1987  
Grantee: Henry Dendy  
Original Building Owner: W. Stewart  
Present Building Owner: Ms B.M. Shelton, 37 Asling Street  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1889  
Alterations Date:  
Architect:

Builder:

Description:

A late Victorian stuccoed assymmetrical villa with hipped slate roof and bayed projecting wing with posted verandah.

Condition:

Good

Integrity:

Good

Historical Development:

In 1889, W. Stewart sub-divided his land in Asling Street into 12 lots, building the house at No. 37 in that year. It was leased to Alfred Hardy, a builder, (1889 RB). By 1900, the Metropolitan Permanent Building Society had purchased the property and let it to Samuel Clark, a draper. The Metropolitan Permanent Building Society continued ownership in 1906 by which time Edward Williams, a traveller was in residence in "Asling House". (1906 RB).

Level of Importance:

C. "Asling House" is important as a substantially intact assymmetrical villa forming part of a late Boom period speculative subdivision in Asling Street.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

Building: Residence  
Address: 38 Asling Street



Allotment Reference: Dendy's Special Survey, Section 10, Lot 1  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: September, 1987  
Grantee: Henry Dendy  
Original Building Owner: Thomas Turner

Present Building Owner: Mr I. Tierney & Cr K. Harman, 38 Asling Street

Original Use: Residence

Present Use: Residence

Construction Date: 1888

Alterations Date:

Architect:

Builder:

Description: A two storeyed stuccoed late Victorian villa with assymmetrical facade and two storeyed cast iron verandah.

Condition: Good

Integrity: Good

Historical Development: In 1888 Thomas Turner, gentleman, built two six roomed brick dwellings, now nos. 38 and 40 Asling Street, on land acquired from George Whitney, tobacconist, (RB's) in that year. Turner was in residence there, in 1892, but by 1900, the Victorian Permanent Building Society owned the property which was rented to James Ray, gentleman. (1900 RB). In 1906, the property was still owned by the Victorian Permanent Building Society (1906 RB).

Level of Importance: C. No. 38 Asling Street is of local importance as a substantially intact two storeyed detached villa in the row house form, which is an unusual dwelling type in the city. It forms a visual unit with adjoining no. 40 ("Innisfare"?).

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1

Building: "Woornach"  
Address: 43 Asling Street



Allotment Reference: Dendy's Special Survey, Section 11, lot 9  
National Trust Reference: -  
National Estate Reference: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: September, 1987  
Grantee: Henry Dendy  
Original Building Owner: W. Stewart  
Present Owner: Mr & Mrs G.J. Neylan, 43 Asling Street  
Original Use: Residence  
Present Use: Residence



Construction Date: 1889

Alterations Date:

Architect:

Builder:

Description: A symmetrical single fronted stuccoed villa with slate hipped roof and round arched entrance.

Condition: Good

Integrity: Fair. Verandah removed.

Historical Development: Joseph Hood, barrister, owned land that was purchased by Mr W. Stewart and subdivided into lots 46' x 130' prior to 12 seven roomed brick dwellings being built on these blocks (1889 RB). By 1900, No. 43 was owned by the Metropolitan Permanent Building Society, and leased by John Matheson, gentleman. In 1906, "Woornach" was still owned by the Metropolitan Permanent Building Society and let to Ann Liddiard, widow. (1906 RB).

Level of Importance: "Woornach" is of local importance as a partially restored villa, forming one of a speculative row of 12 villas (nos 33-55) completed during the late Boom period.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1

Building: "Tubberet"  
Address: 45 Asling Street



Allotment Reference: Dendy's Special Survey, Section 11, lot 9  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: November, 1984  
Grantee: Henry Dendy  
Original Building Owner: W. Stewart  
Present Owner: Mr & Mrs G.A. Trebilcote, 45 Asling Street  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1889

Alterations Date:

Architect:

Builder:

Description:

An assymetrical late Victorian stuccoed villa with bayed projecting wing.

Condition:

Good

Integrity:

Fair, verandah removed, fence re-instated, garden sympathetic.

Historical Development:

No. 45 is one of 12 seven roomed brick houses built by W. Stewart in 1889 (RB) on land acquired from Joseph Hood. By 1900 this property was owned by the Metropolitan Building Society and was leased to Ann Liddiard, a widow. In 1906, ownership remained the same, but "Tubberet" was let to Walter Higgins, gentlemen (1906 RB).

Level of Importance:

C. "Tubberet" is of local importance as a partially restored villa, forming one of a speculative row of 12 villas (nos 33-55) completed during the Late Boom era.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

Building: "Shirley"  
Address: 47 Asling Street



Allotment Reference: Dendy's Special Survey, Section 11, lot 9  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: September, 1987  
Grantee: Henry Dendy  
Original Building Owner: W. Stewart  
Present Building Owner: Mr & Mrs J.I. Osborne  
Original Use: Residence  
Present Use: Residence  
Construction date: 1889  
Alterations Date:  
Architect:

Builder:

Description:

An assymetrical late Victorian stuccoed brick villa with hipped slate roof and minimal decoration (compare No. 49).

Condition:

Good

Integrity:

Fair, verandah removed

Historical Development:

No. 47 forms part of W. Stewart's speculative development of 12 villas in Asling Street undertaken on land acquired from Joseph Hood, barrister, in 1889.

By 1900, the Metropolitan Permanent Building Society had acquired this property, renting it to Robert Billington, a cabman. In 1906, the Metropolitan Permanent Building Society continued to own "Shirley", leasing it to Caroline Jamieson, widow (1906 RB).

Level of Importance:

D. "Shirley" is of interest as a typical assymetrical villa of the late Victorian period and forms a unit with others in its immediate vicinity.

Recommendations:

Nil

References:

Rate Books

Issue No. 1

Building: "Pendennis"  
Address: 48 Asling Street



Allotment Reference: Section 10, Lot 1  
National Trust Register:  
National Estate Register:  
Historic Buildings Register:  
Location within Precinct:  
Photograph Date: October, 1987

Grantee: Henry Dendy

Original Building Owner: John Clayton

Present Building Owner: Mr & Mrs L Irwin  
48 Asling Street, Brighton

Original Use: Residence

Present Use: Residence

Construction Date: 1880

Architect:

Builder:

Description: A single fronted Victorian timber villa with timber posted verandah to two elevations and ashlar boarding, the front door being situated on the side elevation.

Condition: Good

Integrity: Good

History: In 1879, James Nuddle, a draper, owned an allotment of land in Asling Street. In 1880, a six roomed weatherboard dwelling was built and was owned and occupied by John Clayton, a timber merchant. (1879, 1880 RB). Ownership passed to Clayton's widow in 1884 and Sarah Clayton continued to reside there until 1887 after which there were several tenants. By 1900, the property had been purchased by Anna McCoy and was leased to Peter Griffiths, a jockey. Anna McCoy still owned 'Pendennis' in 1905, and rented it to Caroline Richards, a widow. (1906 RB).

Level of Importance: C. A substantially intact timber Victortian Villa.

Recommendations: Preservation encouraged

References: Rate Books

Issue No. 1: February, 1988

Building: "Auld Rechie"  
Address: 49 Asling Street



Allotment Reference: Dendy's Special Survey, Section 11, lot 9  
National Estate Register: -  
National Trust Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photographic Date: September, 1987  
Grantee: Henry Dendy  
Original Building Owner: W. Stewart  
Present Building Owner: Mr C.V. Williams, apt 6, 49 Asling Street.  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1889



Alterations Date:

Architect:

Builder:

Description:

An assymmetrical late Victorian stuccoed brick villa with hipped slate roof and minimal decoration (compare No. 47).

Condition:

Good

Integrity:

Fair, verandah rebuilt, cement roof tiles.

Historical Development:

In 1889, Mr W. Stewart built a seven roomed brick dwelling here as part of a speculative venture on land he had acquired from Joseph Hood, barrister. (1889 RB). The property was owned by the Metropolitan Permanent Building Society by 1900, and leased to Jonathan Day, a gentleman. By 1906, "Auld Rechie" had been purchased by Dorette Weinberg, married woman, who resided there. (1906 RB).

Level of Importance:

D. "Auld Rechie" is of interest as a typical assymmetrical villa of the late Victorian period and forms a unit with others in its immediate vicinity.

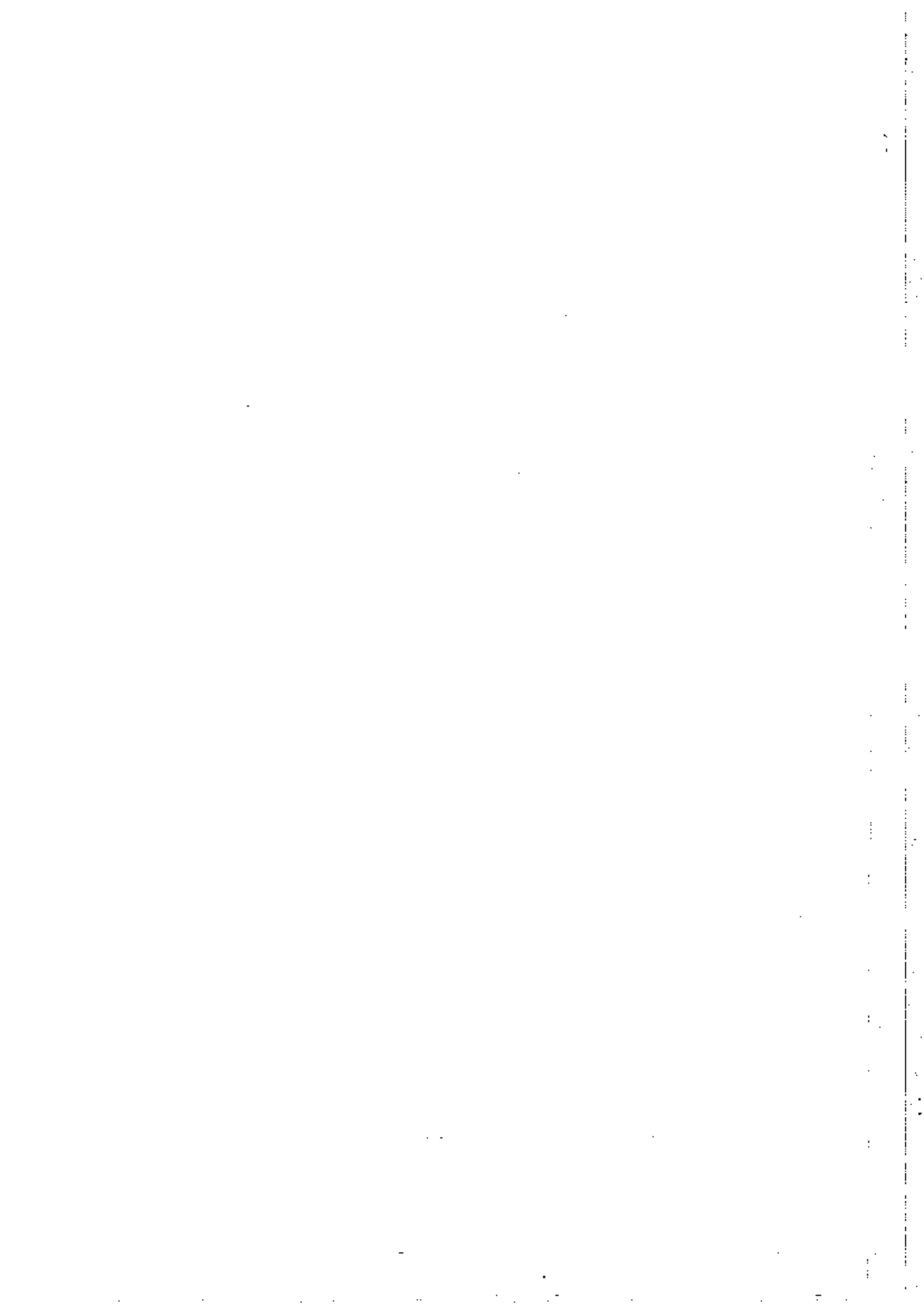
Recommendations:

nil

References:

Rate Books

Issue No. 1



Building: "Parana"  
Location: 7 Bagley Street



Allotment Reference: Henry Dendy's Special Survey, Block 9,  
Lot 6

Historic Buildings Council Register: -

National Estate Register: Recommended

National Trust Register: -

Location within Precinct: -

Photograph Date: November, 1988

Grantee: Henry Dendy

Original Building Owner: Andrew Agnew

Present Building Owner: Mr and Mrs G. Watkins,  
7 Bagley Street, Brighton

Original Use: Residence

Present Use: Residence

**Construction Date:** 1878

**Architect:**

**Builder:**

**Description:** A substantial single storeyed stuccoed Italianate residence with assymmetrical form and projecting wing facing south. The cast iron posted verandah with concave roof extends to two elevations and is punctuated by a three stage tower with balustraded viewing platform, the tower being wider for the first two levels to accommodate the stairs.

**Condition:** Good

**Integrity:** Good

**History:** In 1877 Andrew Agnew owned about twelve acres of land in New Street east side. In 1878 Agnew, an importer, built a nine roomed brick dwelling, a good distance back from the road. Agnew continued in residence in 1884, (1887, 1878, 1884 RB).

In 1885 Charles Lush, asquatter, purchased the property. Owner/occupier changed again by 1888 when John Howden, a manager, purchased it, (1885, 1888 RB).

By 1896 Harold Kent, a civil servant, occupied the house which was on just one acre of land. The owner was not listed.

In 1905 Herbert Heron, a bank manager, occupied the house which at that time was known as "Parana". The owner was again not listed, (1896, 1906 RB).

**Significance:** B. "Parana" is important as a substantially intact mid nineteenth century Italianate villa with tower.

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

**References:** Rate Books

**Issue No. 1:** October, 1988

Building: Residence  
Address: 6 Bay Street



Allotment Reference: Henry Dendy's Special Survey, Section 3  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: -  
Photo Date: November, 1984  
Grantee: Henry Dendy  
Original Owner:  
Present Owner: Mr H. Creaser, Estate of late E. Creaser  
Original Use: Residence  
Present Use: Residence  
Construction Date: post 1929  
Architect:

**Description:** A large two storeyed residence in the English Cottage style having a half timbered upper level in the Tudoresque mode with a rubble stone chimney and Tudor archway to the front porch as its principle stylistic elements. The roof pitch is used to enhance the effect.

**Condition:** Good

**Integrity:** Good

**History:** In 1929 the Brighton City Council owned the land between St Ninians Road and the beach. Some time after 1929 the land was subdivided and No. 6 was built.

**Level of Importance:** C.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** April, 1989

**Building:** "Bangalore"  
**Address:** 19 Bay Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 11

**National Estate Register:** -

**Historic Building Register:** Recommended

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** November, 1984

**Grantee:** Henry Dendy

**Original Building Owner:** Lillian Gidney

**Present Building Owner:** Dr & Mrs J. Kenny

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1924

**Architect:**

**Builder:**

**Description:** A substantial two storeyed brick and rendered building having elements of the Californian Bungalow style but with South Asian influence, especially in the main gable, and front fence design, pergolas and portico.

**Condition:** Good

**Integrity:** Good

**History:** In 1923 Richard Tyas, a secretary, owned land 87' x 153' in Bay Street, north side between St Ninians Road and St Kilda Street. In 1924 a brick house was built there, owned and occupied by Lilian Gidney, a married woman. (1924, 1925 RB)

**Level of Importance:** B. "Bangalore" is of interest as a substantial Californian Bungalow styled residence subjected to South Asian cultural influences in its design.

**Recommendations:** Recommended for planning scheme protection and for inclusion on Historic Buildings Register..

**References:** Rate Books

**Issue No. 1:** April, 1989



PRELIMINARY

<u>Building:</u>	"Benarty"
<u>Address:</u>	40 Bay Street
<u>Allotment Reference:</u>	Henry Dendy's Special Survey
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Register:</u>	Recommended
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	-
<u>Grantee:</u>	Henry Dendy
<u>Original Building Owner:</u>	Arthur Smale (?)
<u>Present Building Owner:</u>	Mr D. McNaughton
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	Pre 1861
<u>Architect:</u>	
<u>Builder:</u>	
<u>Description:</u>	not inspected
<u>Condition:</u>	not inspected
<u>Integrity:</u>	not inspected
<u>History:</u>	40 Bay Street was built prior to 1861 at which time Arthur Smale was owner/occupant. Smale a solicitor, continued in residence until 1866 when the house was described as iron and wood. (1861, 1866 RB) In 1867 Richard Saunders, a gentleman became owner/occupant and in 1870 Lyon Christie, a draper, purchased the seven roomed house on one acre of land. (1867, 1870 RB) The following year Samuel Hogg, an auctioneer, became owner/occupant, remaining there until 1875. In 1876 Robert Grieve, a merchant purchased the property for his residence. Grieve continued as owner/occupant in 1905 at which time it was known as "Benarty".

Level of Importance:

A. "Benarty" appears to be of importance as a very early Brighton house, possibly retaining elements of its original "iron and wood" construction.

Recommendations:

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

References:

Rate Books

Issue No. 1:

April, 1989

Level of Importance:

A. "Benarty" appears to be of importance as a very early Brighton house, possibly retaining elements of its original "iron and wood" construction.

Recommendations:

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

References:

Rate Books

Issue No. 1:

April, 1989

Building: Residence  
Address: 42 Bay Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: May, 1986  
Grantee: Henry Dendy  
Original Owner: Bertha Dudfield  
Present Owner: Mr. J. Austin  
42 Bay Street  
Original Use: Residence  
Present Use: Residence

**Construction Date:** 1916

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** A substantial two storeyed red brick villa in the English Arts and Craft manner, having rendered and tapering, paired and single chimney stacks in key locations with terra cotta pots. Paired and single gables are shingled at the upper floor level and the roof is finished with terra cotta tiles. A shingled and bracketted hood protects the north facing bayed windows whilst a flat roofed entrance porch with scalloped rafter ends is carried on rough cast pillars with timber balustrading.

**Condition:** Good

**Integrity:** Good. Includes remnant of archway to front gate.

**History:** In 1909 Catherine Clarke, a widow, owned "Holmwood", a thirteen roomed brick dwelling on one acre, and three acres of land adjoining the western boundary, situated in Bay Street south side between New and St.Kilda Streets. In 1914 Maxwell McGrath purchased 132' x 200' of land from the Executors of the late Catherine Clarke. The land was subdivided in 1915 into two blocks, each about 60' x 200'; the land nearer St.Kilda Street being sold to Bertha Dudfield, a married woman. In 1916 Mrs. Dudfield built an eight roomed brick dwelling which was occupied by Reginald Dudfield, a warehouseman, (1909, 1915, 1916, 1917 RB).

**Significance:** B. No. 42 Bay Street is a substantial and intact example of the influence of the English Arts and Craft tradition in domestic architecture.

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

**References:** Rate Books

**Issue No. 1** November 1988

**Building:** Residence  
**Address:** 47 Bay Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 1  
**National Estate Register:** -  
**Historic Building Register:** -  
**National Trust Register:** -  
**Location within Precinct:** -  
**Photo Date:** November, 1984  
**Grantee:** Henry Dendy  
**Original Building Owner:** Roger Leech (?)  
**Present Building Owner:** Abarie Printing & Publishing Co. Pty Ltd, 25 A'Beckett Street, Melbourne.  
**Original Use:** Residence  
**Present Use:** Residence  
**Construction Date:** pre 1881  
**Alterations:**

**Architect:**

**Builder:**

**Description:**

A large assymetrical single storey Edwardian villa with attic, of tuck pointed brickwork. A polygonal bay at the west end of the Bay Street elevation is surmounted by a half-timbered rough cast gable supported by paired columns. A secondary gable projects from the eastern end of this facade, while an upper storey topped by a minor half-timbered gable projects from the roof. The infill to the balcony rail and vertical linings under the main gable are scalloped weatherboards. The entry is on the Selwyn Street side, covered by a gabled porte cochere supported by paired columns. The base of the building is bluestone, and bluestone steps lead up to the front door. A brick garage, outbuilding and carport with corrugated iron roof at the rear of the property on the Selwyn Street side are of early date, and of sympathetic construction.

The garden is well established, with creepers covering much of the walls of the house.

**Condition:**

Good

**Integrity:**

Good

**History:**

The rate book entries for 47 Bay arte unclear prior to 1881. In 1881 an eight roomed brick house known as "Everton" was situated on this site was owned and occupied by Roger Leech, an estate agent. In 1885 the house was listed as brick and wood on one acre. From 1886 the house was listed as having ten rooms. By 1900 Leech was still in residence although ownership had passed to Agnes Leech. (1881, 1886, 1900, R.B.).

**Level of Importance:**

C. No. 47 Bay Street is a sophisticated example of the Queen Anne Style as it was applied to domestic architecture during the Edwardian period. It may incorporate elements of the pre 1881 house.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

January, 1989

Building: "Nyora"  
Address: 49 Bay Street



Allotment Reference: H Dendy's Special Survey, Block J  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: -  
Photograph Date: November 1984  
Grantee: Henry Dendy  
Original Building Owner: T. Albury  
Present Building Owner: Mr & Mrs P.J. Hennessy, 49 Bay Street  
Original Use: Residential  
Present Use: Residential  
Construction Date: 1880  
Alterations: Nil



Description:

A substantially in tact assymetrical Victorian villa of bi-chromatic brick construction with slated roof and bayed projecting wing. The frieze course is formed with cream brick brackets and moulded course, and the verandah has a convex roof carried on decorated cast iron work, with a red and cream tiled floor.

Condition:

Good

Integrity:

Good, includes elements of original corrugated iron side fence.

Historical Development:

Thomas Albury, whose bakery was located on Bay Street, had purchased the vacant lot on which "Nyora" stands, by 1879. He built his eight roomed residence there in 1880, and by 1883 had built a pair of attached dwellings immediately to the east. He died there in the late 1890's, and by 1906 Joseph Albury, gentleman, owned "Nyora", and Frederick Cheshire, the chemist lived there.

Level of Importance:

C. A substantially in tact Victorian assymetrical villa.

Recommendations:

Recommended for protection within planning scheme.

References:

- Rate Books

**Building:** "Eloc"  
**Address:** 52 Bay Street



**Allotment Reference:** Henry Dendy's Special Survey, Section  
4

**National Estate Register:** -

**Historic Buildings Register:** Recommended

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** December, 1984

**Grantee:** Henry Dendy

**Original Building Owner:** <sup>F10K</sup>  
John Tout (?)

**Present Building Owner:** Mr & Mrs L. Hallamore

**Original Use:** Residence

**Present Use:** Flats

**Construction Date:** Pre 1861

**Architect:**

**Builder:** John Tout (?)

**Description:**

A substantial assymetrical Victorian villa set back from the street on a large block. Walls are painted brickwork and it has a slate roof. The verandah extends around two sides of the building and is supported on timber posts with cast iron frieze and brackets. It has a concave corrugated iron roof. The verandah floor is timber, and is reached by a short flight of bluestone steps. A later addition is the small square nook projecting from the western end of the verandah, surmounted by a tall pyramidal slate roof. The front door has stained glass sidelights above timber panels. Large timber brackets supporting the eaves are evenly spaced.

**Condition:**

Good

**Integrity:**

Good

**History:**

The building of 52 Bay Street predates 1861. In 1861 John Tout owned the property, renting it to George Grey Allen. In 1866 it was described as a wood house and in 1868 as having seven rooms. (1861, 1866, 1868 RB) The house had a succession of tenants. Tout continued as owner until 1873 when James Cole purchased it. Cole, an accountant, resided there from 1874. (1868-18874 RB) In 1881 the house was described as brick and weatherboard and from 1886 as brick. In 1896 Caroline Cole was owner and in 1900 James Henry Cole, a clergyman, was resident. (1881, 1886, 1896, 1900 RB) In 1905 Caroline Cole continued ownership with Ernest Bryant, tenant. The property at that time was known as "Eloc" (1906 RB).

**Level of Importance:**

B. "Eloc" is of regional importance as an early Brighton house, enhanced by its association with John Tout, local early builder, who erected the "Devonshire" hotel.

**Recommendations:**

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

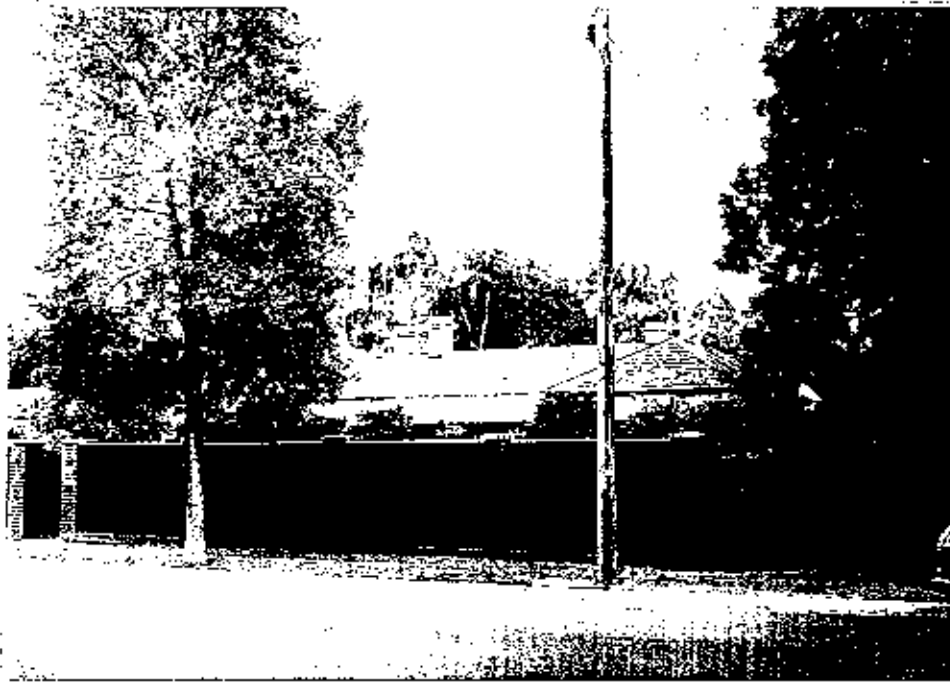
**References:**

Rate Books

**Issue No. 1:**

April, 1989

Building: "Kantara"  
Address: 54 Bay Street



Allotment Reference: Henry Dendy's Special Survey, Section  
4

National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: January, 1989

Grantee: Henry Dendy

Original Building Owner: John Tout (?)

Present Building Owner: D.A.A. Investments Pty Ltd, C/-  
P.O. Box 221, Cheltenham, 3192

Original Use: Residence

Present Use: Residence

Construction Date: pre 1861

Architect:

Builder: John Tout (?)

**Description:**

A symmetrical Victorian villa with projecting pavilions. Walls are rendered brickwork with imprinted vine patterns. Bay windows at the end of each pavilion have cast iron infill patterns at each of the corners of the bay between the windows. The roof is slate, and a verandah with corrugated iron roof supported by cast iron posts without a frieze extends right across the facade. A window and doorway in the central portion of the facade have stained glass. The house has been recently renovated, and there is a new carport at the eastern street frontage.

**Condition:**

Good

**Integrity:**

Good

**History:**

It is probable that 54 Bay Street predates 1861. In 1861, 1862, John Tout owned three adjacent properties. In 1861 No. 52 can be identified but it is difficult to determine which was No. 54 in the Rate Books. In 1862 No. 54 is clearly identifiable - being leased to George Barnes. (1861, 1862 RB) In 1866 the dwelling was listed brick and in 1868 as having seven rooms. Tout continued ownership in 1874 however by 1881 Thomas Wilson was owner. By 1886, Wilson, a gentleman, former Councillor and Mayor, resided there. (1866, 1868, 1874, 1881, 1886 RB) Ownership changed twice more by the turn of the century. Frederick Baines, a gentleman was owner/occupant in 1891 and John Packer, a journalist, in 1900. Packer continued as owner/occupant in 1905 at which time the property was known as "Kantara" (1891, 1900, 1905 RB).

**Level of Importance:**

B. "Kantara" is important as an early Brighton house. Its associations with John Tout (ref. 52 Bay Street) and Thomas Wilson (ref 22 William Street) are of note.

**Recommendations:**

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

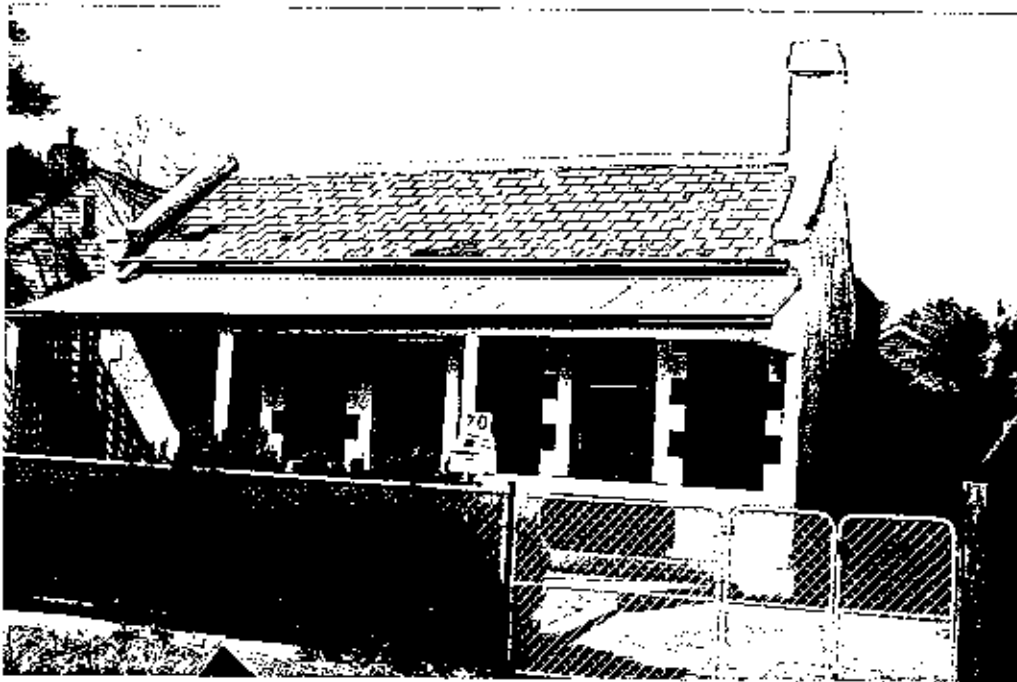
**Reference:**

Rate Books

**Issue No. 1:**

April, 1989

Building: Residence  
Address: 70 Bay Street



Allotment Reference: H Dendy's Special Survey  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: November 1984  
Original Building Owner:  
Present Building Owner: Miss L. Thompson, 70 Black Street  
Original Use: Residence  
Present Use: Residence  
Construction Date:  
Alterations Date: extensions at rear (?)  
verandah (?)

Description:

A single fronted gable roofed cottage with parapetted gable ends, slate roof and stuccoed end walls having quoining to the corners and openings and an unusual stuccoed dado. The verandah has been rebuilt and additions provided at the rear.

Condition:

Good

Integrity:

Fair. Alterations detracting from the integrity of this cottage include the verandah floor, front door, rough cast work to the main facade and wire mesh front fence.

Historical Development:

This cottage was one of a pair owned by John Stamp. It remained in his estate in 1905.

Level of Importance:

C. This house is important at the local level as an example of a gable roofed worker's cottage, having distinctive cement rendered dressings, and being one of a diminishing stock of houses in Brighton of this type.

Recommendations:

Recommended for planning scheme protection.

Reference:

Rate Books

Building:

Address: 101 Bay Street



Allotment Reference: H Dendy's Special Survey, Block 11, pt lot 16

National Trust Register: -

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location within Precinct: -

Photograph Date: November, 1984

Grantee: Henry Dendy

Original Building Owner: -

Present Building Owner: Gleneagles Country Club, 103 Bay Street

Original Use:

Present Use: Office (F.D. Beck and Sons, - insurance consultants)  
and K.F. Kay & Co., chartered accountants

Construction Date:

Alterations Date: nil



Architect:

Builder:

Description:

A part single, part two storeyed building of brick construction with stuccoed main facade and prominent cornice line to parapetted wall surmounting a trabeated treatment at ground floor level. The upper floor is quoined with a similar cornice. Window dressings are simple and the hipped roof is slated.

Condition:

Good

Integrity:

Good

Historical Development:

In 1900, the two storey portion was owned by Francis Webster (?) and occupied by a Mary Raythorne, hat manufacturer.

Level of Importance:

B. An in tact shop and dwelling of uncertain date and having austere, mid Victorian characteristics. Stylistically, it forms a pair with 164 Bay Street, nearby.

Recommendations:

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

References:

- Rate Books

Building: Former Municipal Library ("Higginbotham Hall")

Address: 104 Bay Street



Allotment Reference: H Dendy's Special Survey

National Trust Register: -

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location within Precinct:

Photograph Date: November, 1984

Grantee: Henry Dendy

Original Building Owner:

Present Building Owner: City of Brighton

Original Use: Library

Present Use: Offices of Citizens Advice Bureau (City of Brighton)

Construction Date: Opened 7.5.1887

Alterations Date: nil

**Architect:** Treeby and Cutler

**Builder:**

**Description:** A substantial two storeyed public building in the Italianate manner, with a highly ornamented facade and plain stuccoed return walls. The main facade is symmetrical above a single storeyed parapetted portico, with break front and flanking pavilions. The lower level is rusticated and separated from the upper with a string course and projecting cornice. The upper level parapet is balustraded with central triangulated pediment and flanking broken curved pediments, with decorated tympana.

Inside, the building is substantially in tact and retains its stair case.

**Condition:** Good

**Integrity:** Good. Note cast iron street lamp at rear.

**Historical Development:** Having its origins in the former Brighton Mechanics Institute, founded in 1859, and accommodated from 1861 to 1871 at "Grey Lynn", 231 New Street, demolished 1984, plans to establish this building as a municipal library were made in 1883. It was officially opened on 7.5.1887 by a prominent local resident and subscriber to the library, his Honour, George Higinbotham, (Chief Justice of Victoria).

On 17-6-1978, the library was relocated to the former Brighton Town Hall.

**Level of Importance:** A. A major public building in the Italianate Style, "Higinbotham Hall" is important also for its association with the City since 1887.

**Recommendations:** Recommended for inclusion on National Estate Register, Historic Buildings Register, and for Planning Scheme protection.

**References:** W. Bate: A History of Brighton (1983)  
Brochure at opening of present library (1978)  
The Builder and Contractor's News, 20.8.1887, p.246  
(tender notice).

**Issue No. 2** August, 1988

Building: "Burgess House"  
Address: 164 Bay Street



Allotment Reference: H. Dendy's Special Survey  
National Trust Register: Recorded  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Bay Street Commercial Precinct  
Photograph Date: November, 1984  
Grantee: Henry Dendy  
Original Building Owner: William Harbison  
Present Building Owner: Baptist Union of Victoria, 227 Burwood Road, Hawthorn.  
Original Use: Shops and Residence  
Present Use: Brighton Baptist Christian Bookshop and offices  
Construction Date: pre 1862  
Alterations: Minor alterations in vicinity of windows, verandah (?) removed

**Architect:**

**Builder:**

**Description:**

A two storeyed stuccoed building with shops at street level and former residential space above. The austere lines of this building are formed by prominent cornice and string course lines, frieze panel, trabeated treatment to the lower level shops, and a parapetted wall with gable ends. The shop front windows are mainly intact, whilst minor variations in detail characterise some of the upper level windows.

**Condition:**

Good

**Integrity:**

Good. Minor alterations to string course, doors; one window is recent.

**History:**

In 1862 William Harbison owned and occupied a shop, house, two cottages and a timber yard on the south west corner of Bay and Cochrane Streets. It is believed the shop and house are the present No. 164, (1862 RB). Prior to 1862 the rate books are unclear.

Harbison, a timber merchant and councillor (1860-71), owned the land and building, on the south west corner of Bay and Cochrane Streets between 1862 and 1906 and possibly at other times. There were various tenants during this period, interspersed by Harbisons use of the premises: 1867 - Thomas Ottoway and Edward McLean, (grocers); 1876 - 1885 Bank premises; 1886 Corr and Surridge (grocers). (1862-1869, 1871, 1873, 1876, 1881, 1885, 1886, 1891, 1900, 1906 RB).

**Level of Importance:**

B. "Burgess House" is important as a prominent and substantially intact early commercial building in the municipality, retaining original shop front elements. Its association with William Harbison is of local importance.

**Recommendations:**

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

**References:**

Rate Books

**Issue No. 1:**

June, 1989

Building:

Address:

198-204 Bay Street



Allotment Reference:

H Dendy's Special Survey

National Trust Register:

-

National Estate Register:

-

Historic Buildings Register:

-

Location within Precinct:

Bay Street Commercial Precinct

Photograph Date:

November 1984

Grantee:

Henry Dendy

Original Building Owner:

Present Building Owner:

198: Ms R Zelman, 2 Riverview Pde, Surfers  
Paradise  
200 Mr & Mrs G Billionis, 111 Cole Street,  
Gardenvale  
202-204: P.W. Shellard, 202 Bay Street

Original Use:

Shops and residences over

Present Use:

204: Shellard Real Estate  
200: Leroy Dry Cleaners  
198: The Cedar Tree Restaurant

Construction Date:

Alterations Date:

New shop fronts

Description:

A two storeyed terraced block of shops, formerly with residences over, with tuckpointed body bricks, now painted, and stuccoed parapets with curved pediment motifs enclosing shell end decorations, scrolls, cornices and bracketted frieze panels. Party walls are expressed and divide the main facade into four identical bays. At street level, the former posted verandah has been removed, a cantilever verandah substituted, and new shop fronts introduced.

Condition:

Good

Integrity:

Fair

Historical Development:

Level of Importance:

C. Of local importance as a key Victorian terrace in the Bay Street commercial precinct.

Recommendations:

Recommended for planning scheme protection with a view to enhancing this building's Victorian character.

Building: Former E S & A Bank

Address: 279 Bay Street



Allotment Reference: H Dendy's special survey

National Trust Register: -

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location within Precinct: Bay Street

Photograph Date: November 198

Grantee: H Dendy

Original Building Owner: E S & A Bank

Present Building Owner: ANZ Banking Group

Original Use: Bank and Manager's residence

Present Use: A N Z Bank



Construction Date: 1882

Architect: Philip E Treeby (attributed to Terry and Oakley by Trethowan)

Builder:

Description: A tuck pointed brown brick bank and residence in the Gothic style. The gable ends are parapetted with cement rendered copings and foliated motifs at the apex. The steeply sloping roof is slated and the chimney stacks complement the Gothic treatment. The window and door heads are pointed and finished in cement render with flower motifs (thistles, roses, etc). The Bay Street facade is symmetrical about the small portico which is flanked by the words "Bank" incised into the rendered parapet. The apexes to the gables, and the corbels are of stone. At the rear, there is a timber section with a verandah facing north. Inside, the banking chamber has been renovated.

Condition: Good

Integrity: Good. Coach house demolished.

Historical Development: The first E S & A branch in Brighton was opened at the south-west corner of Bay and Cochrane Street in 1874. The present building was erected in 1882, following acquisition of the site on 1.6.1877, to the design of Philip E Treeby, architect.

In October, 1970, the E S & A Bank merged with the ANZ Banking Group Ltd.

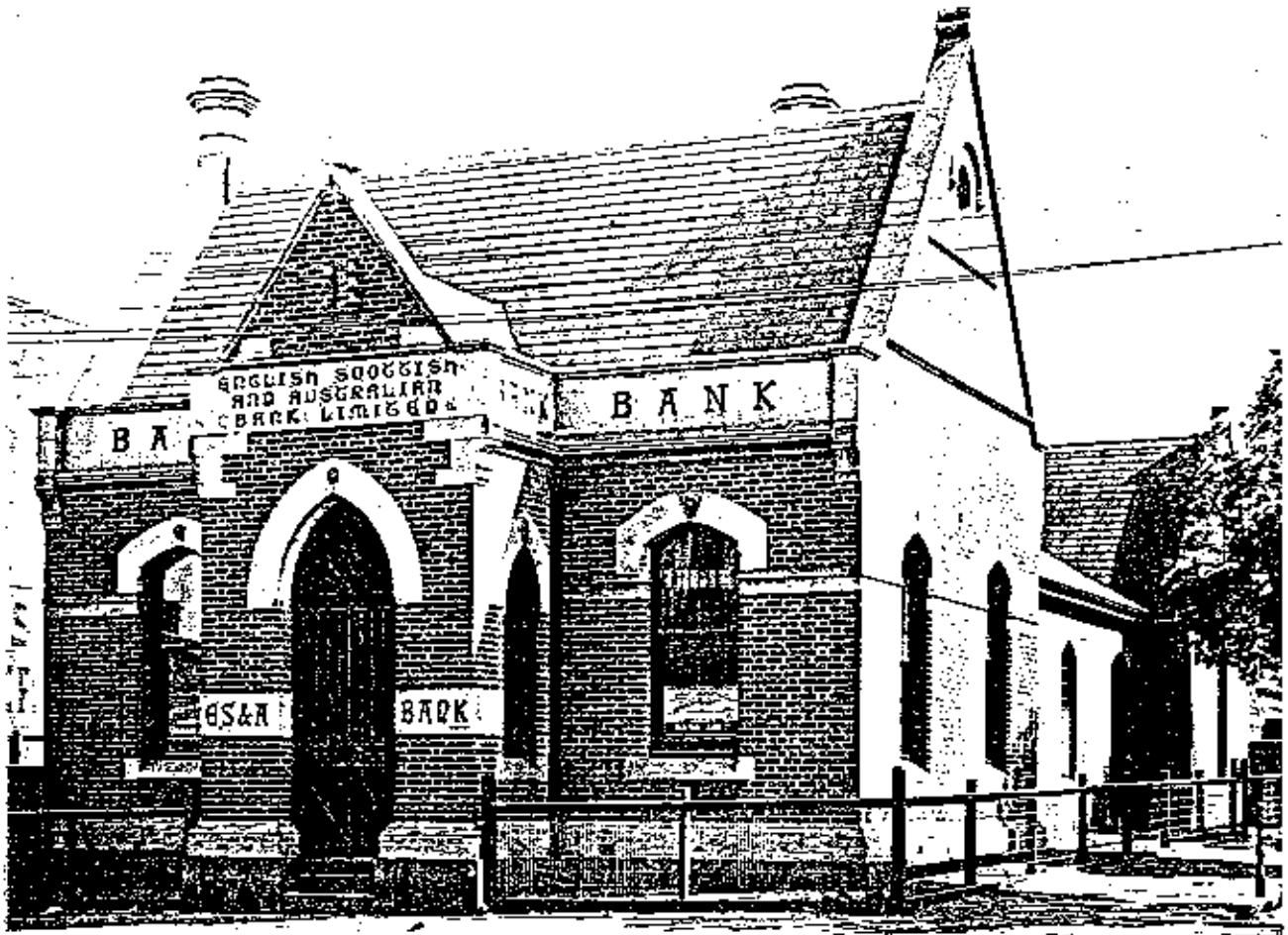
Level of Importance: A. This building is a substantially intact example of one of the diminishing group of former E S & A banks in the Gothic Style for which this Bank was noted. Other examples exist in Victoria at Hawthorn, (recycled), Cheltenham (demolished?), Camberwell (recycled), South Melbourne, Oakleigh (recycled), Williamstown (recycled), Kew, Ascot Vale (recycled). The branches at Box Hill and Richmond (2) have been demolished.

The building is a key element in the Bay Street precinct and is closely linked with the former CBA and Simmonds buildings, at the same intersection.

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

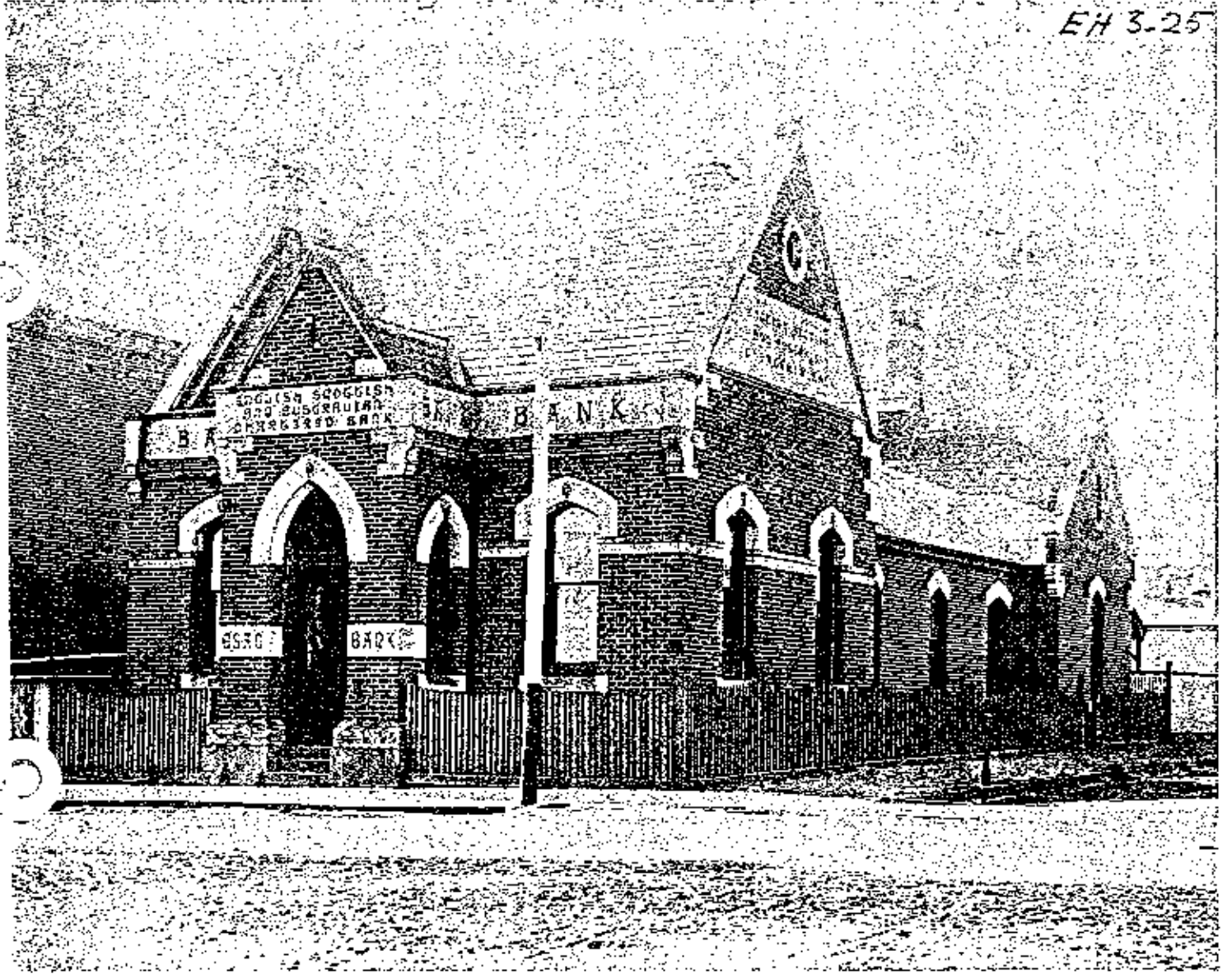
References:

- Brighton Historical Society files
- "Victoria and its Metropolis Vol 11"
- "Southern Cross" - 28/3/1874; 11/4/1874
- ANZ Banking Group Archives
- "The Brighton Sketchbook"
- B Trethowan - "Banks in Victoria from 1851-1939"



BH3-25B

EH 3-25



Building: Former Simmonds Building

Address: 281-287 Bay Street



Allotment Ref: H Dendy's special survey

National Trust Register: -

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location within Precinct: Bay Street

Photograph Date: November 1984

Grantee: H Dendy

Original Building Owner: S.P. Simmonds

Present Building Owner:

281: Alpa Nominees Pty Ltd

283: Wainrob Pty Ltd

285: F Virgona & Estate G Virgona

287: J Reinehr, I Dizgalvis, A Gara, E Stokans

Original Use: Estate Agency offices, three shops and residences.

Present Use: Estate Agency offices (Robert H Hodges), and shops, residences.

Construction Date: 1890

Alterations: nil

Architect: Charles Webb

Builder:

Description: A two storey Italianate building with a decorated cement rendered facade facing Bay and Asling Streets, consisting of three shops facing Bay Street and a corner office with residential accommodation above and at the rear. The main elevation, to Bay Street and the Asling Street corner is trabeated, with corinthian capitals to the pilasters, a balustraded parapet, bracketted cornice and decorated string course. Inside, the counter to Simmonds's former office appears to have been retained. At the rear, the cement rendered walls of one of the shops are unpainted.

Condition: Good

Integrity: Fair Nos 283, 285 and 287 have new shop fronts.

Historical Development: Samuel Pond Simmonds opened his first estate agency on the site of this building (?) in 1860 (Brighton Historical Society). In 1890, he commissioned Charles Webb to design the present building, which remained in use by Simmonds estate agency until 1984, when it merged with S.T. Ramsay to become Ramsay Simmonds Pty Ltd in Church Street, Brighton.

Level of Importance: A. This building is a major Victorian commercial building in the municipality and is important for its associations with S.P. Simmonds, and the Simmonds family, which moved to Brighton in 1852. Simmonds was the secretary to the trustees of the Brighton cemetery and a notable member of the Black Street Congregational Church. The building is a key building in the Bay Street precinct and is closely linked with the former E S & A and C B A bank buildings, at the same intersection.

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

References:

- Brighton Historical Society - architect's drawings and Simmonds file.
- Brighton Historical Society Newsletter No 41.

Building: Former Commercial Bank of Australia

Address: 282-284 Bay Street



Allotment Reference: H Dendy's special survey

National Trust Register: Recorded

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location Within Precinct: Bay Street

Photograph Date: November, 1984

Grantee: H Dendy

Original Building Owner: Commercial Bank of Australia

Present Building Owners:

No 282: S Murdoch

No 284: A Abrahams, 25 St Ninians Road, Brighton

Original Use: Bank and dwelling

Present Use: No 282: Hammer Real Estate

No 284 (corner): Trident Computer Services

Construction Date: 1897

Alterations Date: c.1956: parapet ornamentation removed

Architect: Lloyd Taylor

Builder:

Description: A two storey Italianate Bank building, with a richly decorated cement rendered facade facing Bay and St Andrews Streets. A prominent cornice and string course, at first floor level, are decorated with triangular and curved pediments, elaborate tympana, swags and brackets. They are carried on square and round pilasters of the corinthian order at first floor level, and Doric at ground floor level. The plinth is of rusticated bluestone and the round headed windows have vermiculated keystones. The former residential entrance is recessed and flanked by round and square pilasters. At the rear, the garage entrance is recent, and the original outbuildings remain.

Inside, the former banking chamber is substantially in tact. The residence is in tact and retains its stained glass window upstairs.

Condition: Good

Integrity: Fair. Portion of the parapet was removed in 1956.

Historical Development: The C B A bank was the second bank in Brighton, moving into rented premises on SW corner of Bay and Cochrane Streets in 1883. It moved into this building in 1897. Among its customers were T Bent, the Hayball Brothers and Miss Nancy Lloyd Taylor. It was sold by the Westpac Banking Corporation in 1984.

Level of Importance: The architectural expression of this bank symbolizes both the economic confidence of the boom years and the strength of the C B A in the banking world at this time. It is closely linked with a number of Brighton's distinguished citizens, and gains importance from its prominent location, in close proximity with Nos 281-287 Bay Street and the former E 5 & A Bank.

Recommendations: A. Recommended for inclusion on the National Estate and Historic Buildings Registers and for Planning Scheme protection.

References:

- Brighton Historical Society: "Our Trading Banks in Bay Street, Brighton"
- National Trust File No 1818
- B Trethowan: "Banks in Victoria from 1851-1939"

Building: Commonwealth Banking Corporation  
Location: 284 Bay Street  
302



Allotment Reference: H. Dendy's Special Survey  
Historic Buildings Council Register: -  
National Estate Register: -  
National Trust Register: -  
Location within Precinct: Bay Street Commercial Precinct  
Photograph Date: December, 1984  
Grantee: Henry Dendy  
Original Building Owner: Commercial Bank of Australia  
Present Building Owner: Mr & Mrs A. Abrahams,  
25 St.Ninians Rd, Brighton  
Original Use: Bank  
Present Use: Commonwealth Banking Corporation  
Nth. Brighton Branch (Bank removed  
c.1986)



**Construction Date:** c.1888

**Architect:**

**Builder:**

**Description:** A two storeyed office building with stuccoed walls and trabeated design over two levels. A balustraded parapet incorporates pediments at the splayed corner and above the residential entrance at first floor level. The pilasters are decorated with flutes, swags, paterace and corinthian caps, whilst the bays have round arched windows. The highly decorated frieze panel has elaborate swags.

At street level, the simplicity of the design is suggestive of recent work.

**Condition:** Good

**Integrity:** Fair. Signage is unsympathetic.

**History:** In 1863 James Alexander, a baker, owned land on the corner of Bay and St. Andrews Streets. In 1864 Alexander built a shop and bakehouse there (1863, 1864, RB). By 1866, John Alexander, also a baker, is listed as owner/occupant and continued as such in 1884, (1886, 1884 RB).

In 1888 the Commercial Bank purchased the property renting it to Edward Davy, a manager.

In 1905 ownership was unchanged and the property is listed as a ten roomed brick banking chamber with land. It was occupied by Thomas Rainer, bank manager, (1888, 1906 RB).

**Significance:** C. The former Commercial Bank of Australia building is locally important as a prominent late Victorian Italianate bank, the changes at ground level detracting from its significance.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** October, 1988

Building:

Address:

299-305 Bay Street



Allotment Reference:

H Dendy's Special Survey, Block 10, pt lot 8

National Trust Register:

-

National Estate Register:

-

Historic Buildings Register:

-

Location within Precinct:

Bay Street Commercial Precinct

Photograph Date:

November, 1984

Grantee:

Henry Dendy

Original Building Owner:

John Kelly

Present Building Owner:

299 - Deacon Real Estate  
301 - Brighton Picture Framers  
303 - North Brighton Pharmacy  
305 - Shoe Repairs

Original Use:

Shops with residences above

Present Use:

shops

Construction Date:

1899

Alterations:

Shop fronts and verandah

Architect:

Builder:

Description:

A two storeyed block of terraced shops, formerly with residences over, consisting of four identical bays, articulated by party walls expressed on the main elevation. The highly decorated main facade is stuccoed, with a pedimented parapet, pedimented window heads, and fluted pilasters with cast bunches of fruit. The shop fronts and cantilever verandah are recent.

Condition:

Good

Integrity:

Fair

Historical Development:

During the 1880's, John Kelly owned three weatherboard shops and an office on this site, replacing them in 1899 with four identical five roomed brick shops and dwellings, which remain today.

Level of Importance:

C. These shops are important at the precinct level, being major contributors to the Bay Street Centre's Victorian character.

Recommendations:

Protection within the Planning Scheme is sought with a view to ensuring that the Victorian character of this terrace is enhanced.

**Building:** Shops with residence over  
**Address:** 325-329 Bay Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 10

**National Estate Register:** -

**Historic Building Register:** -

**National Trust Register:** -

**Location within Precinct:** Bay Street Commercial precinct

**Photo Date:** December, 1984

**Grantee:** Henry Dendy

**Original Owner:** T. Deiry

**Present Owner:** 325: N.P.R.O. Nominees Pty Ltd;  
C/- Medcentrery Pty Ltd, 16-517 St Kilda Road, Melbourne. 3004.  
327: MatJo Properties Pty Ltd, C/- Newbury Bell, Level 4, 490 Bourke Street, Melbourne. 3000.  
329: Trompf Nominees, 17 Clifton Road, Hawthorn. 3123

**Original Use:** Shops and Residences

**Present Use:** Shops and Residences

**Construction Date:** 1891

**Architect:**

**Builder:**

**Description:**

A richly ornamented stuccoed Italianate commercial terrace with prominent bracketted frieze and pediments.

**Condition:**

Good

**Integrity:**

Fair. Shop fronts rebuilt, verandahs (?) removed.

**History:**

In 1891 Thomas Deiry, a merchant, built three, seven roomed brick shops with residences in Bay Street, north side between Warleigh Grove and Hillcrest Avenue. By 1896 No. 325 was a grocer shop occupied by Cato and Stanford and No. 327 was a drapery store operated by Ernest Cook. The owner was not listed.

In 1900 Stevenson and Pye were listed as owners of the grocery shop. Tenancy remained unchanged. By 1905 Elizabeth Crook owned No. 327. Ernest Crook continued as occupant. Mary Carr owned No. 329 leasing the shop to Frederick Usher, a bootmaker. (1891, 1896, 1900, 1906 RB).

**Level of Importance:**

C. Nos. 325-329 are important as prominent and flamboyant Victorian shops forming a key element in the Bay Street centre's Victorian character.

**Recommendations:**

Recommended for planning scheme protection.

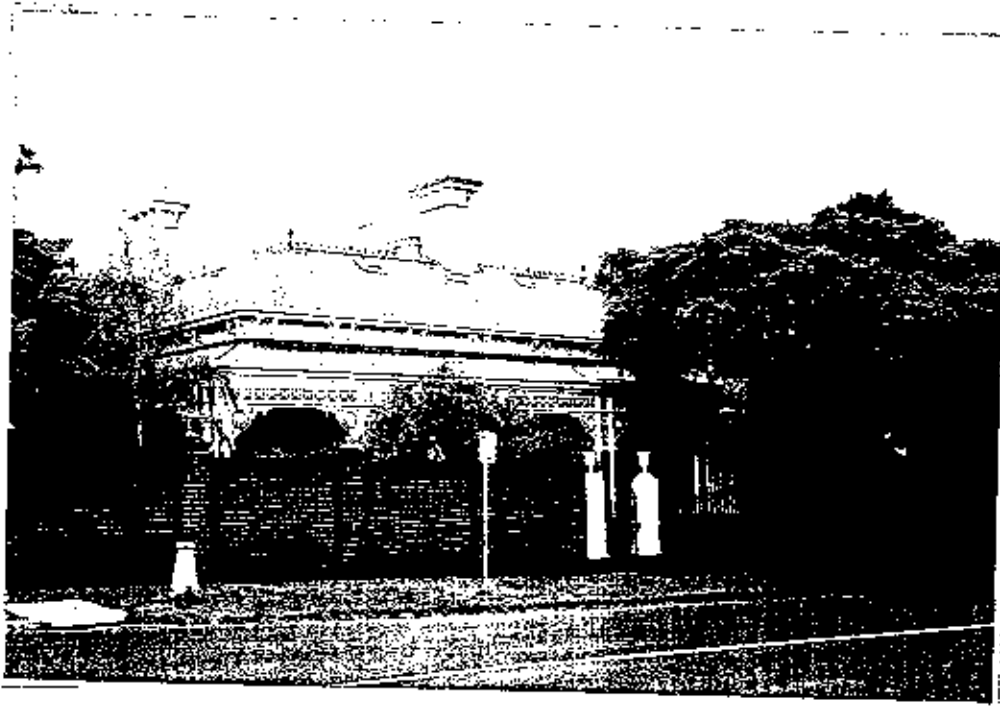
**References:**

Rate Books.

**Issue No. 1:**

April, 1989

Building: "Salford"  
Address: 388 Bay Street



Allotment Reference: Henry Dendy's Special Survey  
National Trust Register:  
National Estate Register:  
Historic Buildings Register: Recommended  
Location within Precinct:  
Photograph Date: January, 1988

**Grantee:** Henry Dendy

**Original Building Owner:** Mary Wright

**Present Building Owner:** Mr & Mrs O. Christensen  
388 Bay Street

**Original Use:** Residential

**Present Use:** Residential

**Construction Date:** 1890

**Architect:**

**Builder:**

**Description:** A large Bay Street assymetrical villa residence with hipped slate roof with ridge cresting, stuccoed walls, bracketted eaves and distinctive iron lace verandah to two elevations, terminating at a projecting entrance porch facing Male Street.

**Condition:** Good

**Integrity:** Good

**History:** In 1884, Mrs. Farnsworth owned land in Bay Street on which there were foundations in 1885/87. (1884-87 RB). In 1888, Mary Wright purchased the property which was fenced and on which concrete foundations had been laid (1888 RB). In 1890 a nine roomed brick dwelling had been built and was rented to James Coare. Charles Coxwell was tenant in 1896 and in 1900 Harvey Astles lived there (1890 & 1896, 1900 RB). Mary Wright continued to own the property in 1905 and Frank Varley, an agent lived there. At that time, the property was known as "Salford" (1906 RB).

**Level of Importance:** B. "Salford" is one of many substantial late Victorian villa residences contributing to the character of the city. The verandah iron work is unusual. Its connection with Mary Wright is of local interest in that she also owned and built nearby "Irwell", No. 451 Bay Street (q.v.).

**Recommendations:** Recommended for inclusion on the Historic Buildings Register and for Planning Scheme Protection.

**References:** Rate Books

**Issue No. 1** March, 1988

Building: "Frascati"  
Address: 394 Bay Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: Warriston Street Residential Precinct  
Photograph Date: February 1988  
Grantee: Henry Dendy  
Original Building Owner: William Norquay  
Present Building Owner: Church of England Trusts Corp.,  
C/- Rev. Leslie Bond, 394 Bay Street,  
Brighton 3186



**Original Use:** Residential

**Present Use:** Vicarage, St. Lukes Anglican Church

**Construction Date:** 1873

**Architect:**

**Builder:**

**Description:** A substantial mid-Victorian Italianate villa with hipped roof, painted brickwork and bracketted frieze. The projecting front portion is symmetrical and has segmental arched openings. The original verandah has been removed.

**Condition:** Good

**Integrity:** Fair. Brickwork painted, recent unsympathetic verandah. Evidence of original garden layout remains.

**History:** In 1872, William Norquay, a grocer, owned about 5 acres of land in Bay Street. In 1873, Norquay built a brick dwelling, letting it to Derbian Wilder, a broker in 1874-75, (1872 - 75 RB). By 1878, the property had been purchased by Cornelious Lister, a merchant, as his residence. Lister remained at no. 394 in 1896. However by 1900, the Union Bank of Australia owned the property, letting it to the engineer, Thomas Ashton, (1878, 1896, 1900 RB). By 1905 this ten roomed brick dwelling, known as "Frascati" was owned by Wilhemina Peters, a widow, and let to Kate McLaughlin, widow (1906 RB).

**Level of Importance:** C. "Frascati" is a prominent late Victorian building within the Warriston Street precinct.

**Recommendations:** Recommended for Planning Scheme Protection. De-painting using approved techniques recommended along with replacement of unsympathetic verandah.

**References:** Rate Books

**Issue No. 1** June 1988

Building: St Luke's Anglican Church  
Address: 398 Bay Street



Allotment Reference: Dendy's Special Survey  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: Warriston Street Residential Precinct  
Photo Date: January, 1990  
Grantee: Henry Dendy  
Original Owner:  
Present Owner: Church of England Trust Corporation  
Original Use: Church  
Present Use: Church

**Construction Date:** 1914-18

**Alterations Date:** 1920-26

**Architect:** Louis R. Williams

**Builder:** A.E. Orme

**Description:** A substantial red brick church with nave, transepts and engaged castellated tower surmounting the entrance. The bell tower has Early Medieval references with cross motif in brick and lancet arched doorway. The east cement rose window has distinctive Gothic inspired decoration whilst the transepts have unusual terra cotta decoration including dove motifs.

**Condition:** Good

**Integrity:** Good

**History:**

**Level of Importance:** C. Compares with William's Church of St Paul, North Caulfield, of 1938.

**Recommendations:** Recommended for planning scheme protection.

**References:**

**Issue No. 1.** January, 1990.

Building:

Address:

400 Bay Street



Allotment Reference:

Henry Dendy's Special Survey.

National Trust Register:

National Estate Register:

Recommended

Historic Buildings Register:

Recommended

Location within Precinct:

Warriston Street Residential Precinct.

Photograph Date:

November, 1984

Grantee: Henry Dendy

Original Building Owner: Mrs. Bent

Present Building Owner: ~~Mr. & Mrs. H.F. Van Houten,~~ 400 Bay Street

Original Use: Residential

Present Use: Residential

Construction Date: 1881

Architect:

Builder:

Description: A substantial late Victorian bichromatic villa residence with hipped slate roof and symmetrical elevation to Bay Street. A brick portico on the Warriston Street alignment, wooden tower and timber outbuildings are important elements. The main verandah is cast iron.

Condition: Good

Integrity: Good

History: In 1880, Mrs Bent owned an allotment of land on which she built a ten roomed brick dwelling in 1881. (1880, 1881 RB). By 1884, Thomas Bent, a valuer, and former rate collector for the City, was owner/occupant. Bent had been elected to Parliament in 1871, and to Council in 1873. He was nine times mayor of the municipality, minister of Railways during the early 1880's and vice-president of the Board of Land and Works. He was, for a period, Brighton's largest land owner and is especially remembered for his successful efforts in establishing the former Victorian Railways tramway service from St. Kilda to Brighton Beach. Bent rented the property to James Shovill, a gentleman in 1885 and George O'Hea, a solicitor, in 1887. By 1896, Elizabeth Bent was owner and Thomas Bent used the property as his residence. Bent was still living there in 1905 by which time, Elizabeth Bleazby, a married woman, was owner. (1884, 1885, 1887, 1896 & 1906 RB).

Level of Importance:

A. Although Bent was to own much greater homes including Sangood's "Ripponlea", and other houses in Brighton, No. 400 Bay Street is of interest in that it relates to his first period of successful land dealing and political life preceding The Depression. It is a substantially intact and large villa of importance at the local level for its dominant role in the Warriston Street precinct which is enhanced by the porch and tower.

Recommendations:

Recommended for inclusion on the National Estate and Historic Buildings Council Registers, and for Planning Scheme Protection.

References:

Rate Books

Issue No. 1

March, 1988

Level of Importance:

A. Although Bent was to own much greater homes including Sargood's "Ripponlea", and other houses in Brighton, No. 400 Bay Street is of interest in that it relates to his first period of successful land dealing and political life preceding the Depression. It is a substantially intact and large villa of importance at the local level for its dominant role in the Warriston Street precinct which is enhanced by the side porch.

Recommendations:

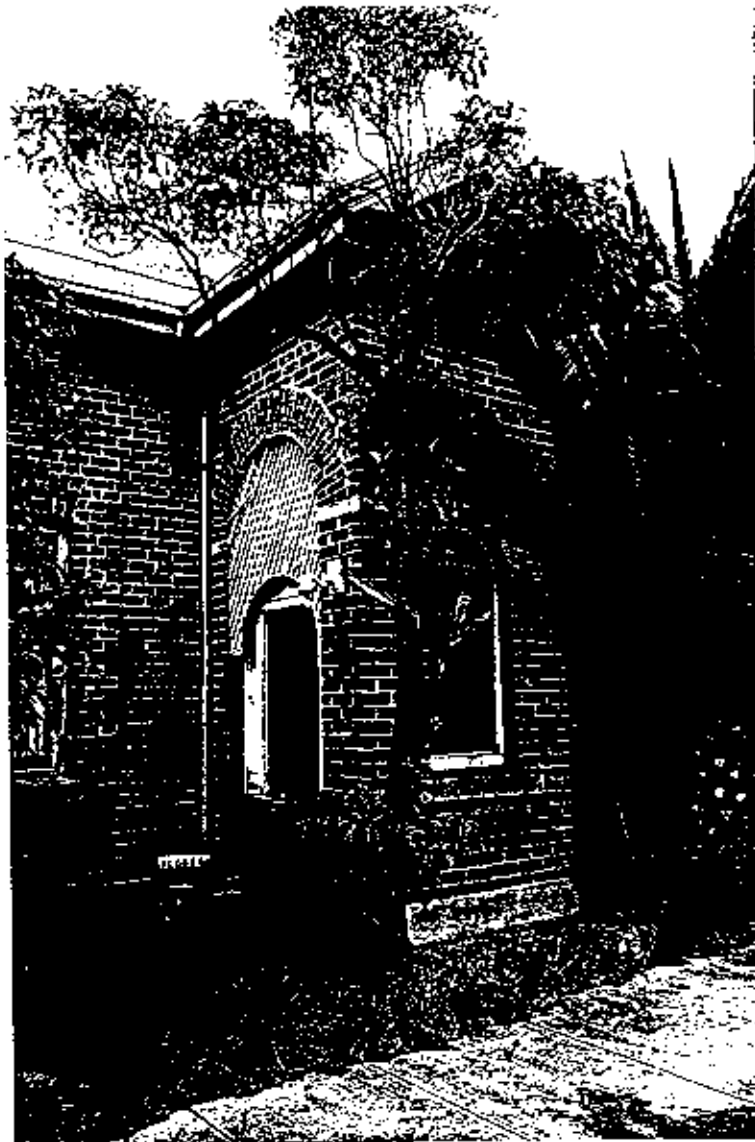
Recommended for inclusion on the National Estate and Historic Buildings Council Registers, and for Planning Scheme Protection.

References:

Rate Books

Issue No. 2

June, 1990



**Building:** Shops with residences above  
**Address:** 403-405 Bay Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 10

**National Estate Reference:** -

**Historic Building Register:** -

**National Trust Register:** -

**Location within Precinct:** Bay Street Commercial Precinct

**Photo Date:** November, 1984

**Grantee:** Henry Dendy

**Original Owner:** Estate of R. O'Neill

**Present Owner:** Mr K. Condon, 49 Quiros Street, Red Hill, A.C.T. 2603

**Original Use:** Shops with residences

**Present Use:** Shops with residences

**Construction Date:** 1897-1899

**Architect:**

**Builder:**



**Description:** A row of similar red brick terraced shops with residences above and having distinctive cream brick dressings, round arched windows and round pediments.

**Condition:** Good

**Integrity:** Fair, shop fronts rebuilt, verandahs (?) removed.

**History:** In 1897 a brick building was in progress on the north side of Bay Street between Narleigh Grove and Hillcrest Avenue. The property was in the hands of the Executors of the late Richard O'Neill and on completion in 1898, was leased to Paul Hulsbeck, a bootmaker. A second four roomed brick shop was in progress in 1898 adjacent to No. 403. No. 405 was completed in 1899 and leased to Mabel Jones. By 1905 Bernard Hulsbeck, a bootmaker leased No. 403 and Julia Stephen, a spinster leased No. 405. Sarah O'Neill owned both properties (1897, 1898, 1899, 1906, RB).

**Level of Importance:** C. A distinctive late Victorian commercial terrace, similar to nearby nos. 423-7 Bay Street (q.v.), also built for R. O'Neill.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** April, 1989

**Building:** Shops and Residences above  
**Address:** 407 Bay Street

Refer 403-405 Bay Street

**Allotment Reference:** Henry Dendy's Special Survey, Section 19

**National Estate Register:** -

**Historic Building Register:** -

**National Trust Register:** -

**Location within Precinct:** Bay Street Commercial Precinct

**Grantee:** Henry Dendy

**Original Building Owner:** S. O'Neill

**Present Building Owner:** Robert Hodges Pty Ltd re L.C.M. Pty Ltd, 247 Park Street, South Melbourne, 3205

**Original Use:** Shops and Residences

**Present Use:** Shops and Residences

**Construction Date:** ? 1902

**Architect:**

**Builder:**

**Description:** A prominent late Victorian styled shop and residence forming part of a larger terrace, with round arched windows.

**Condition:** Good

**Integrity:** Fair. Shop front rebuilt, verandah (?) removed.

**History:** In 1902 Sarah O'Neill built a five roomed brick shop and dwelling adjacent to two shops built earlier in Bay Street north side between Warleigh Grove and Hillcrest Avenue. This shop had a twenty six foot frontage and was occupied by Frederick Crook, an engineer in 1903. (1903, 1904 RB)

**Level of Importance:**

C. A prominent late Victorian styled commercial shop, similar to adjoining Nos. 403-405 (qv) and 423-427 (qv) Bay Street, all built by the O'Neills.

**Recommendations:**

Recommended for planning scheme protection

**References:**

Rate Books

**Issue No. 1:**

April, 1989

**Building:**

Shops with residences above

**Address:**

423-427 Bay Street



**Allotment Reference:**

Henry Dendy's Special Survey, Section 10

**National Estate Register:**

-

**Historic Building Register:**

-

**National Trust Register:**

-

**Location within Precinct:**

Bay Street Commercial precinct

**Grantee:**

Henry Dendy

**Original Building Owner:**

R. O'Neill

**Present Building Owner:**

423: Pollard Investments Pty Ltd  
425: Mr D. Pollard  
427: Mr D. Pollard and resides

**Original Use:**

Shops and residences

**Present Use:**

Shops and residences

**Construction Date:**

1896-7

**Architect:**

**Builder:**

**Description:** A prominent red brick late Victorian commercial terrace with round arched windows and distinctive cream brick dressings.

**Condition:** Good

**Integrity:** Fair. Shop fronts rebuilt and veranda's (?) removed.

**History:** In 1896 Richard O'Neill, a gentleman, owned land in Bay Street, north side between Hillcrest Avenue and Cowra Street. On 18' of this land, O'Neill built a brick building in 1896. In 1897 two more brick buildings were in progress being completed in 1899. Between 1897 and 1898 the properties were in the hands of the Executors of the late Richard O'Neill. By 1899, the properties had passed to Sarah O'Neill, and in 1900 they were first occupied. George Arnott, a fruiterer lived at No. 423 and Robert Pegg, a machinist occupied No. 427. Sarah O'Neill continued to own the properties in 1905. (1896-1900, 1906 RB).

**Level of Importance:** C. A distinctive late Victorian commercial terrace, similar to nearby Nos. 403-407 Bay Street (qv), also built for R. O'Neill.

**Recommendations:** Recommended for planning scheme protection.

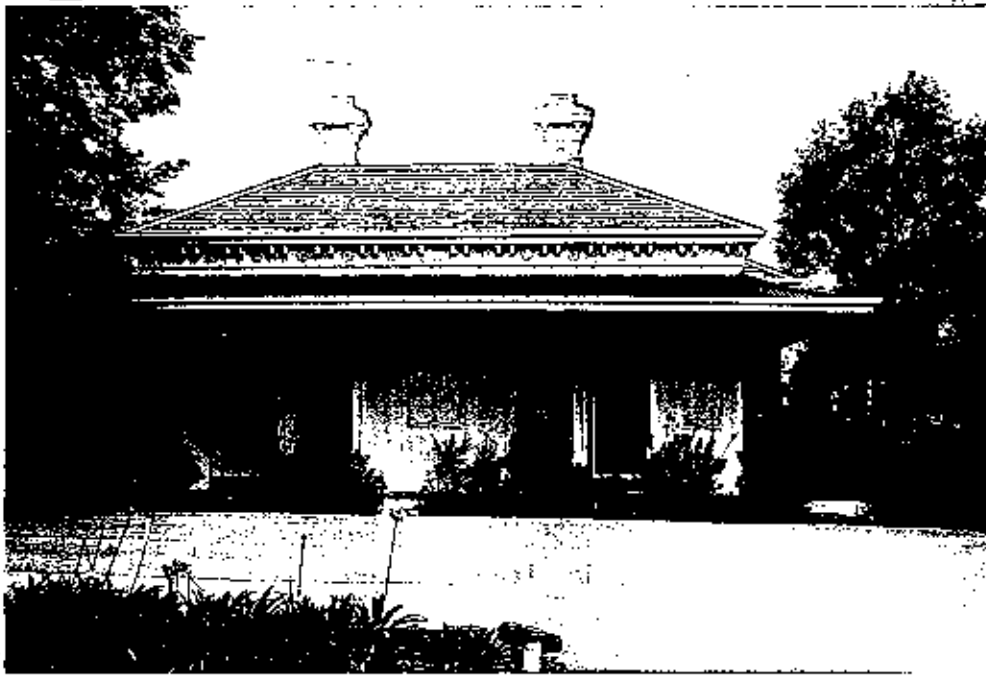
**References:** Rate Books

**Issue No. 1:** April, 1989

Building:

Address:

441 Bay Street



Allotment Reference:

Henry Dendy's Special Survey, Block 10, Lot 6.

National Trust Register:

National Estate Register:

Historic Buildings Register:

Recommended

Location within Precinct:

Photograph Date:

January, 1988

**Grantee:** Henry Dendy

**Original Building Owner:** William Sayer

**Present Building Owner:** Systematic Data Processing Pty Ltd  
441 Bay Street

**Original Use:** Residential

**Present Use:** Residential

**Construction Date:** 1885

**Architect:**

**Builder:**

**Description:** A large hipped roof Italianate villa residence with symmetrical front elevation and concave iron verandah to the front and both side elevations. The pedimented chimney stacks and incised decorative panels in the stuccoed wall surfaces are of note.

**Condition:** Good

**Integrity:** Good

**History:** William Sayer, a gentleman, owned a lot with 60' frontage in Bay Street in 1883 (R.B. 1883). In 1885 Sayer built a ten roomed brick dwelling and in 1887 he rented it to Catherine Mahoney. (1885 & 1887 RB). William Sayer continued as owner in 1905, the property having been rented to several tenants:- Harry Haines, a gentleman in 1888, John Ambler, a dentist, in 1896, William Walker, a manager in 1900 and Robert Johnston an agent in 1905. (1888, 1896, 1900, 1906 RB).

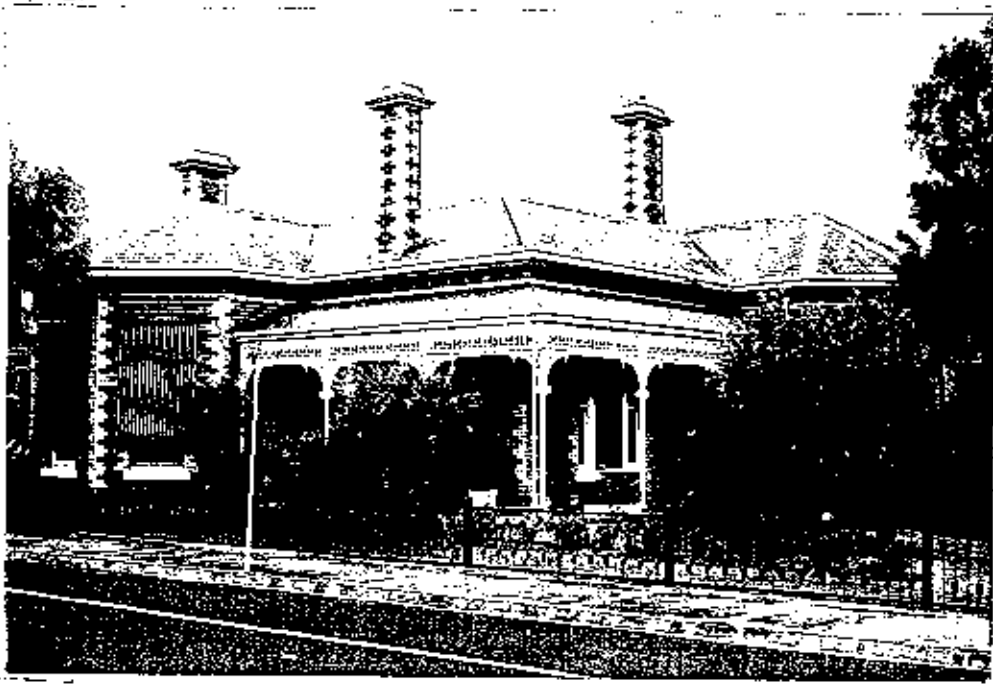
**Level of Importance:** No. 441 Bay Street is important as an example of a form of villa having verandahs to three elevations, whilst its incised decorative panels and chimney stacks are also of interest, the former comparing with ?

**Recommendations:** B. Recommended for inclusion on the Historic Buildings Register and for Planning Scheme Protection.

**References:** Rate Books

**Issue No. 1** March, 1988

Building: "Irwell"  
Address: 451 Bay Street



Allotment Reference: Henry Dendy's Special Survey Block 10, Lot 6.  
National Trust Register:  
National Estate Register:  
Historic Buildings Register:  
Location within Precinct: Warriston Street Residential Precinct.  
Photograph Date: January, 1988



Grantee: Henry Dendy

Original Building Owner: Mary Wright

Present Building Owner: Mr J. Bradshaw  
451 Bay Street

Original Use: Residential

Present Use: Residential

Construction Date: 1889

Architect:

Builder:

Description: A large bichromatic brick Italianate villa residence with hipped slate roof and cast iron verandah to two elevations, terminating at projecting bays. Tall chimney stacks are unusual.

Condition: Good

Integrity: Good.

History: In 1883, James Jenkins, a commission agent, owned land in Bay Street with a 60' frontage. (1883 RB). The land was purchased by Mary Wright in 1888 and an eight roomed brick dwelling was built there in 1889 (1888, 1889 RB). From 1890 to 1900 Joseph Wright, a gentleman was in residence. In 1905, Mary Wright, a widow, was owner/occupant and the property was known as "Irwell". (1906 RB).

Level of Importance: C. "Irwell" is of local importance as a substantial villa, prominently situated within the Warriston Street residential precinct. its link with Mary Wright, who built nearby "Salford" at No. 388 Bay Street is of interest.

Recommendations: Recommended for Planning Scheme Protection.

References: Rate Books

Issue No. 1 March, 1988

Building: "Tovedale"  
Address: 455 Bay Street



Allotment Reference: Henry Dendy's Special Survey Block 10, Lot 6.  
National Trust Register:  
National Estate Register:  
Historic Buildings Register: Recommended  
Location within Precinct: Warriston Street Residential Precinct.  
Photograph Date: January, 1988

**Grantee:** Henry Dendy

**Original Building Owner:** Frederick Purbrick

**Present Building Owner:** Mr & Mrs C. Morley  
455 Bay Street

**Original Use:** Residential

**Present Use:** Residential

**Construction Date:** 1879

**Architect:** Frederick Purbrick

**Builder:**

**Description:** A single fronted symmetrical Italianate villa with hipped slate roof and distinctive coursed bluestone walls with quoins.

**Condition:** Good

**Integrity:** Fair. The verandah has been rebuilt and the windows altered.

**History:** In 1878, Frederick Purbrick, an architect, owned land on which he built his residence, an eight roomed bluestone dwelling, in 1879. (1878, 1879 RB). Francis Were, a sharebroker, became owner/occupant in 1885, renting the property to William Adcock in 1887. Adcock, a warehouse man purchased the property in 1888. (1885, 1887, 1888, RB). In 1891, David Oliver, a plumber, was owner/occupant. (1891 RB). In 1896 the Planet Permanent Building Society purchased the property, renting it to Harry Haines, a gentleman. William Boyd, an accountant lived there in 1900. By 1905 the property was still owned by the Planet Permanent Building Society and was known as "Tovedale". (1896, 1900, 1906 RB).

**Level of Importance:** *AYC* Although altered, "Tovedale" is of local importance as a bluestone villa. Its association with Frederick Purbrick, architect and former treasurer of the Victorian Institute of Architects enhances contemporary interpretation.

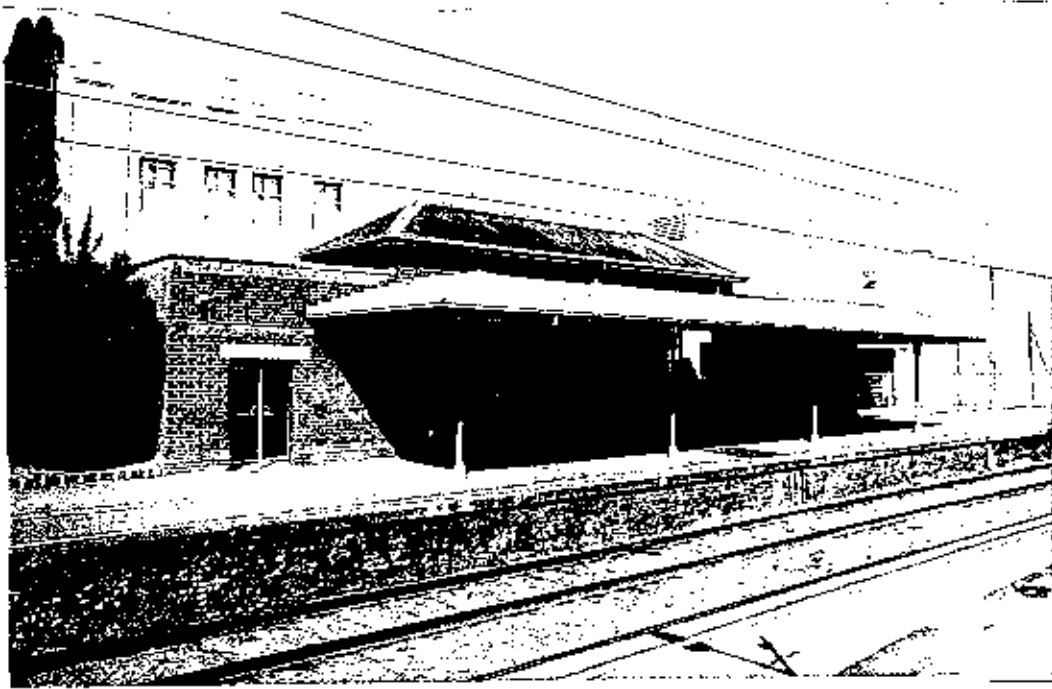
**Recommendations:**

**References:** Rate Books

**Issue No. 1** March, 1988

Building: North Brighton Railway Station (down side)

Location: Bay Street



Allotment Reference: Henry Dendy's Special Survey

Historic Buildings Council Register: -

National Estate Register: -

National Trust Register: -

Location within Precinct: Railway Linear Precinct

Photograph Date: September, 1988

Grantee: Henry Dendy

Original Building Owner: Victorian Railways

Present Building Owner: STA (Metrail)

Original Use: Railway Station

Present Use: Railway Station

**Construction Date:** 1895

**Architect:** Victorian Railways

**Builder:** A. Peters

**Description:** A small bi-chromatic brick station building with red body bricks and black trim consisting of booking office and store (former waiting?) with brick wing wall and standard Light Lines era cast iron verandah.

**Condition:** Good

**Integrity:** Good

**History:** -

**significance:** <sup>"A"</sup> This station building conforms with the nineteenth century architectural character of the Brighton Beach railway and is an important element in the precinct.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** October, 1988

Building: "Woolsey"  
Address: 1 Berkley Grove



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: -  
Photo Date December, 1984  
Grantee: Henry Dendy  
Original Owner: John Webb  
Present Owner: Mr. & Mrs. J. Vaughan  
1 Berkley Grove, Brighton East

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1879

**Additions:** -

**Architect:**

**Builder:**

**Description:** A single fronted symmetrical hip roofed Italianate villa with cast iron verandah, to three elevations, bracketted eaves, symmetrical chimney's and bay windows. The stuccoed surfaces have been painted.

**Condition:** Good

**Integrity:** Good. Alterations to north, post 1984.

**History:** In 1879 John Webb, a State School teacher, owned an eight roomed brick dwelling with land on the south side of Union Street, (1878, 1879 RB). Webb owned and occupied the property which in 1896 was on one acre of land, (1896 RB). By 1905, the property was known as "Woolsery" with Webb continuing residency and ownership, (1906 RB).

**Significance:** C. "Woolsery" is a substantially intact late Victorian villa in spacious grounds, the verandah to three elevations enhancing its appearance.

**Recommendations:** Recommended for Planning Scheme protection.

**References:** Rate Books

**Issue No. 1:** August, 1988

**RICHARD PETERSON ARCHITECT & CONSERVATION CONSULTANT**  
B.Arch. (Melb.), Dip.Ed. (Melb.), ICCROM Arch. Cons. (Rome), ARALA, RIBA  
20 RUSSELL STREET, IVANHOE 3079, VICTORIA, AUSTRALIA  
Phone (03) 499 1518 Fax (03) 639 1868

20th September 1994

Kim Belfield  
Planner  
City of Brighton  
PO Box 21  
BRIGHTON VICTORIA 3186.

**CONFIRMATION  
OF FAX**

Dear Kim,

***FORMER BRIGHTON TECHNICAL SCHOOL COMPLEX***

Enclosed is my report on these buildings.

If you have any questions, kindly contact me on 499 1518.

Yours sincerely,



RICHARD PETERSON.

Encl.

RP/gpw

CITY OF BRIGHTON	
RECEIVED 22/9/94	REG NO. 6530
ACKNOWLEDGED	
RE REFERRED TO TP	
FILE 2604E	
XL	

380 0726



**FORMER BRIGHTON TECHNICAL SCHOOL, BERWICK STREET &  
FORMER GIRLS TECHNICAL SCHOOL, CORA LYNN, BRIGHTON, 45  
COCHRANE STREET.**

**Outline Historic Development.**

**Cora Lynn (built 1878).**

Cora Lynn, west additions including billiard room (built c1907?).

Brighton Technical School, Main Block (front wing, drawings 1919). Known as Snowball House, c1933.

Trade Class Building (drawings 1922). Known as Taylor House, c1933.

Girls Technical School, (opened 1924 in Cora Lynn).

Girls Technical School. Arts (south) & Cookery (north) wings (drawing 1926, signed Evan Smith).

Carctaker's Cottage, Berwick Street (State Savings Bank house, c1920s, extant).

J.B. Grout Hall (east of Main Block, extant).

Percy Everett headmaster Brunswick Technical School (until 1932).

Percy Everett headmaster Brighton Technical School (1932-4).

The Clark Rae Fraser Memorial (1933). Percy Everett. (*Seaspray*, vol.3, 1933, p.7).

Percy Everett, Chief Architect Public Works Department (1934-53).

Main Block additions (east wing) & Girls Technical School toilets (drawings 1939, signed Percy Everett).

Main Block additions, (west wing, drawings 1943-4, signed Percy Everett).

Workshop (drawings 1944, signed Percy Everett).

Residence, 47 Cochrane Street, renovations (drawings 1948, demolished).

RAAF Huts (drawings 1948, demolished).

Bristol classroom (c. early 1950s).

Alterations to Trade Class Building (drawings 1957 & 1958).

Subsequent 2 storey buildings (1970s).

**Visual Description.**

**Cora Lynn.**

Symmetrical Italianate house, rendered, with a Classical porch and a verandah on three sides. The verandah has an encaustic tile pavement and the billiard room has a good hammer-beam roof. There are various honour boards and the interiors retain various decorative features. The large additions are generally Classical and surprisingly unobtrusive and sympathetic.

### Main Block.

Two storey red brick, with a terra-cotta Marseilles tile hip-roof over 9 bays, with timber frame windows, in a timid Baroque style. There is a broad render band between ground floor window heads and first floor cills. End bays are set forward with a centre panel rising up as a parapet. The central entrance has a rather heavy portico on Ionic columns, with an open pediment and keystone.

### Trade Class Building.

Two storey red brick with a parapet over 11 uneven bays. It has very heavy Classicising decoration: a dentillated cornice in brick and a central doorcase in render with a curved pediment. Windows are steel, with small panes. The central bays and end panels are set forward.

### The Clark Rae Fraser Memorial

An important, if minor, early design for the Education Department by Percy Everett, who donated his services. His previous work had largely been in Geelong. In the Jazz Moderne style, rendered with a central pylon and low curved balustraded arms. There are 6 inset bas-relief decorative panels in 3 designs: representing the trades taught: 3 no. micrometer and setsquare (drafting?), 1 no. compasses and globe (geography?) and 2 no. spectrometer (chemistry?).

### Girls Toilets.

A single storey detached block in rendered brick with hip terra-cotta glazed Marseilles tile roof. Entrances form stylish Modernist curved walls, with 45° modesty partition.

### Workshop.

A fine Modernist single storey bichromatic brick building. The high parapet conceals the saw-tooth roof. Streamlined Moderne rainwater heads.

### Bristol Classroom

Standard aluminium design.

Kew was advised

local style - no  
analysis a "Gaelic"  
No analysis a "Gaelic"

Comparative Analysis.

Main Block (1919 drawing).

The first Junior Technical Schools opened in 1912 (Collingwood, Sunshine and West Melbourne). By 1930, there were 36 of them, including Brighton. This is the earliest known Classicising school design in Victoria, that is, with hip-roof and entrance portico (eg. Canterbury Girls, 1926-8; East Kew Primary School, 1928-9 and University High School, 1929-30.

This style succeeded the earlier Edwardian Baroque entrance parapets of Bendigo High, 1913-14 and Castlemaine High, 1917-18. In 1919, S.C. Brittingham was Chief Architect. During the period that E. Evan Smith was Chief Architect (1922-8), the Classicising style became general, sometimes with a parapet entry over the entry, or with a parapet entirely, as in the Trade Class Building (1922 drawing). Elwood Primary School does have a Classicising entry, but its date is not known.

Trade Class Building (1922 drawing).

No comparable school building is known. However, the building is comparable to a number of Edwardian factories such as: Rosella, Richmond, 1905; Pelaco, Richmond, c1910; Kenon Wool Store, Richmond, 1922 and Foy and Gibson, Collingwood, 1899-1912.

The Clark Rae Fraser Memorial (1933).

A miniature version of several of his subsequent Moderne school designs, eg. Drouin Primary, 1936; Coburg High, 1937; Bairnsdale Technical, 1938 and Traralgon Primary, 1939. The panels are similar to those he used at Bairnsdale.

Girls Toilet (1939 drawings).

An interesting use of curved and angled walls, characteristic of Everett's Modernist designs. No comparable example is known.

Workshop (1944 drawings).

Comparable to other Everett workshops at Collingwood Technical School and the Gordon at Geelong.

### Bristol Classroom.

Many examples survive, of the thousands ordered, 1949-64.

### Significance.

#### Main Block.

Designed in 1919, the earliest known Classicising school design in Victoria, although not particularly architecturally distinguished, the Classicism being confined to the entrance portico and the general arrangement of the facade. Of local architectural, social and historical significance to Brighton. *Note:* insufficient assessment has been done on this period for a confident comparative architectural evaluation.

#### Trade Class Building.

A heavy Classicising school design of 1922, unusual in Victoria and more comparable to Edwardian industrial buildings. Of local architectural, social and historical significance to Brighton.

#### The Clark Rae Fraser Memorial

This 1933 Moderne design by Percy Everett architect, for which he donated his services is of regional architectural significance to Metropolitan Melbourne, as his earliest known design for a school in Melbourne, although now in poor condition. Everett soon afterwards became Chief Architect of the Public Works Department in Victoria, responsible for design of all schools in Victoria and produced several school designs in the manner of this one.

#### Girls Toilet.

Designed in 1939, an interesting use of curved and angled walls, characteristic of the Modernist designs of Percy Everett, Chief Architect of the Public Works Department. No similar design is known. Of local architectural significance.

### Workshops.

A fine, simple design of 1944, comparable to other workshops produced under Percy Everett, Chief Architect of the Victorian Public Works Department. Of local architectural, social and historical significance.

### Bristol Classroom.

Of local architectural and historical interest as an example of the aluminium Bristol classroom introduced to Victoria to help alleviate the post-war population boom.

### Condition and Integrity.

All of these buildings appear to be in relatively good condition and integrity, excepting the Memorial which urgently needs expert conservation attention and repair. The opus sectile school crest, a bas-relief panel and several balusters have been removed.

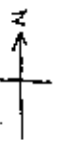
### References.

Architectural drawings held by Department of Planning and Development.

Richard Peterson, Heritage Management Branch, Department of Planning and Development. *Historic Government Schools. A Comparative Survey*. June 1993.

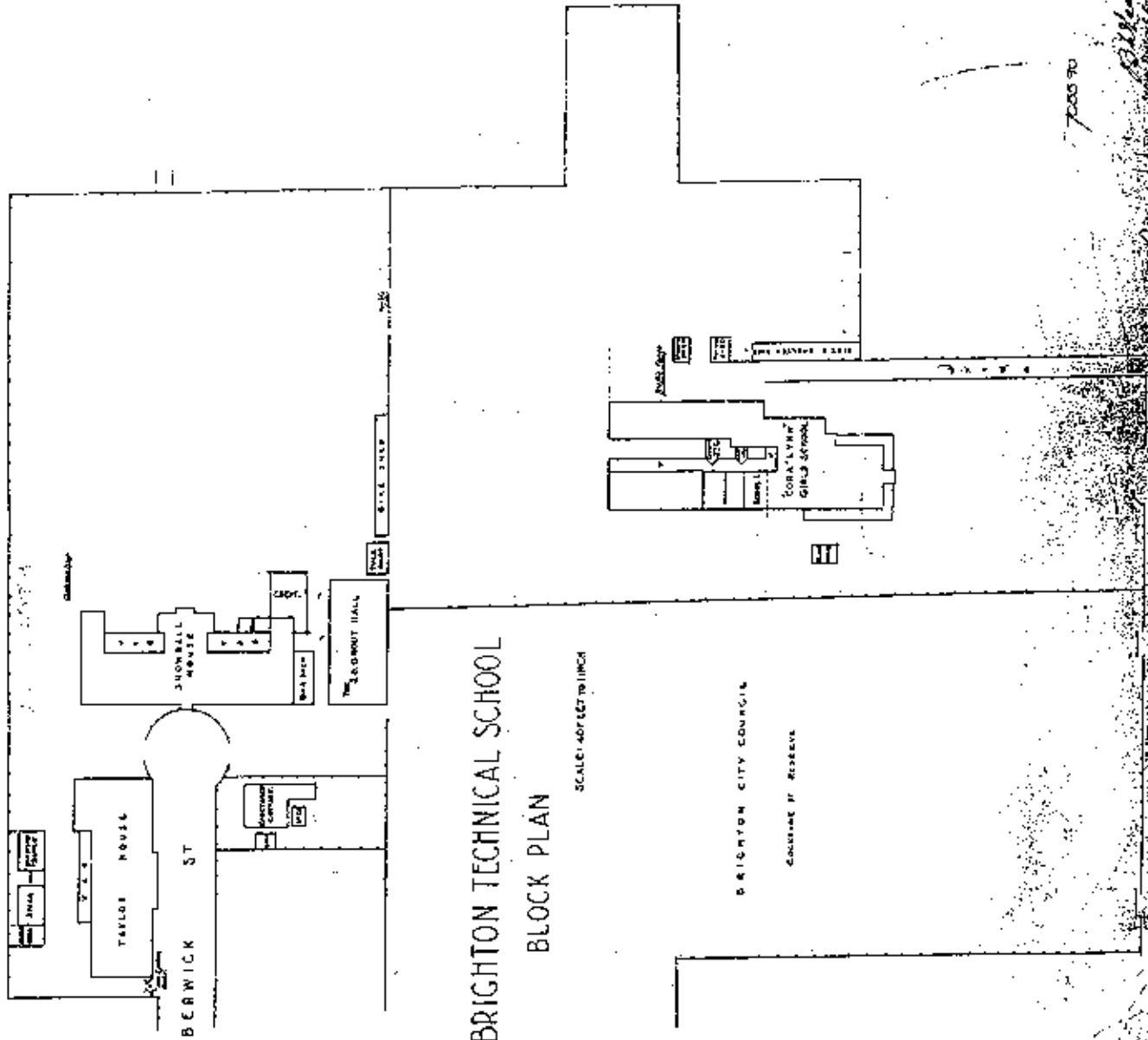
*Sea Spray*. Volume 3, 1933, p.7. The magazine of the Brighton Technical School.

Richard Peterson.  
21.9.94.



ORCHARD STREET

102 W BERWICK STREET



BRIGHTON TECHNICAL SCHOOL  
BLOCK PLAN

SCALE: 1/4" = 10'

BRIGHTON CITY COUNCIL

COURTYARD PT. RESERVE

7000 70

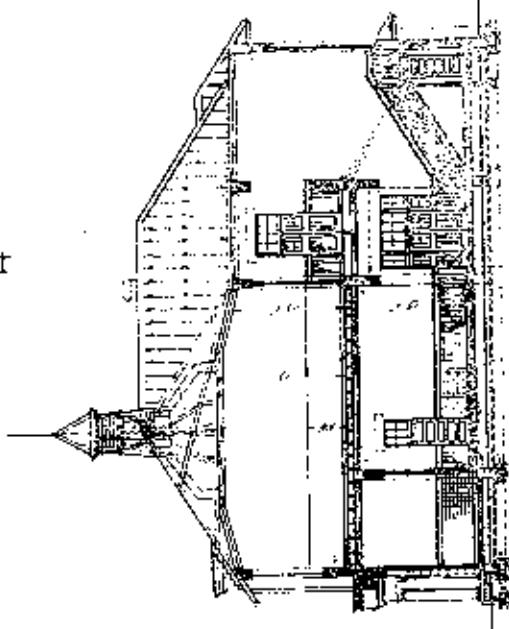
*Handwritten notes:*  
Baker  
10/1/1905  
10/1/1905

102 W BERWICK STREET

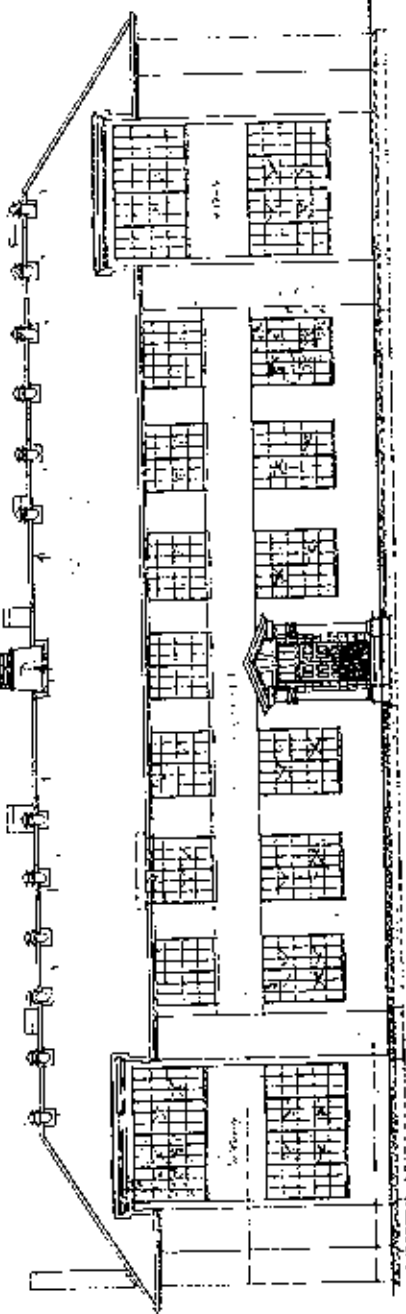
PROPOSED TECHNICAL SCHOOL, BRIGHTON.



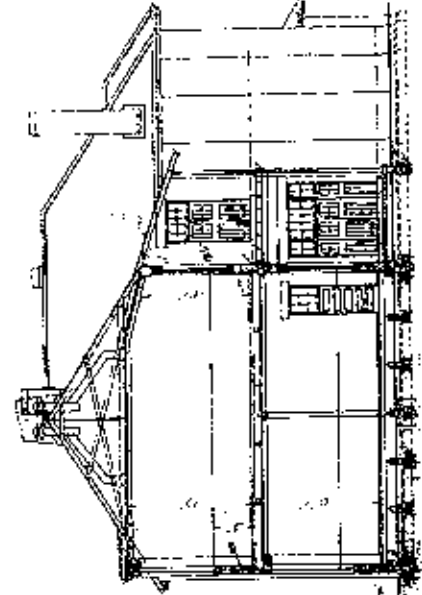
Vertical Scale  
0 10 20



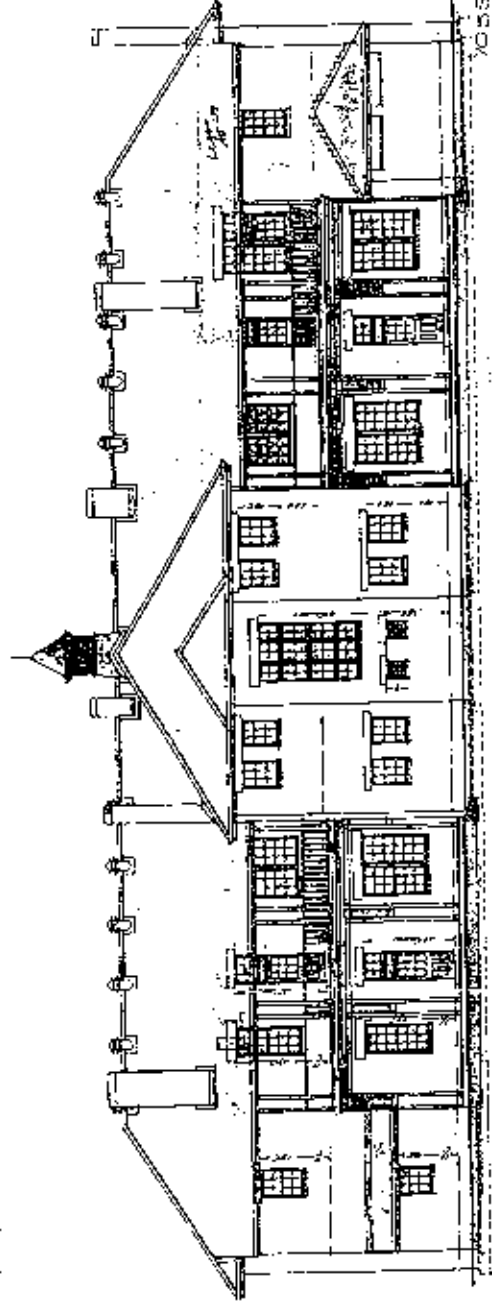
# SECTION A-A #



# SOUTH ELEVATION #



# SECTION B-B #



# NORTH ELEVATION #

to top of wall

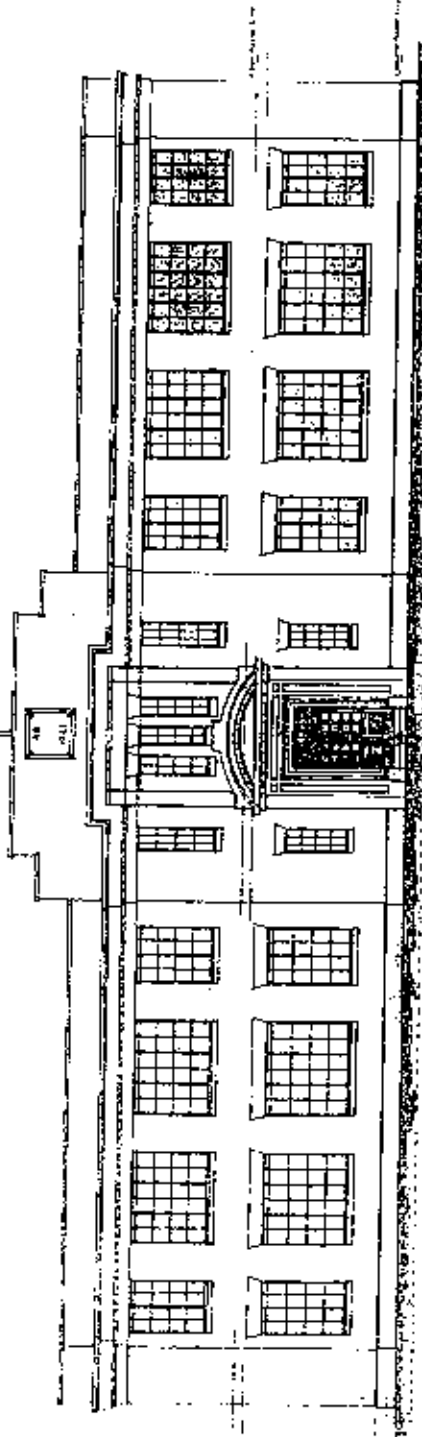
26 May 1897

105555

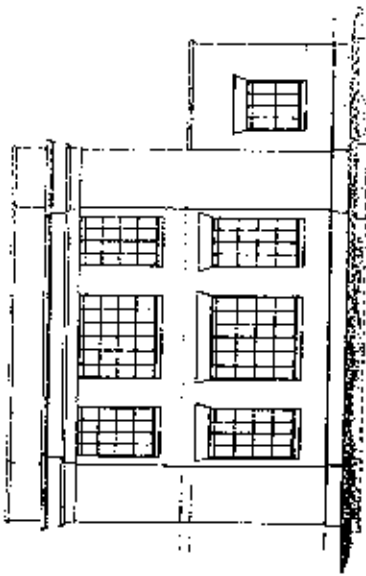
TRADE CLASS BUILDING — BRIGHTON — TECHNICAL SCHOOL

SHEET No 3

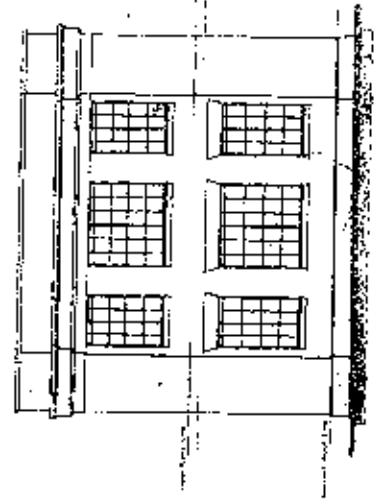
SCALE — 1/4" = 1 FOOT



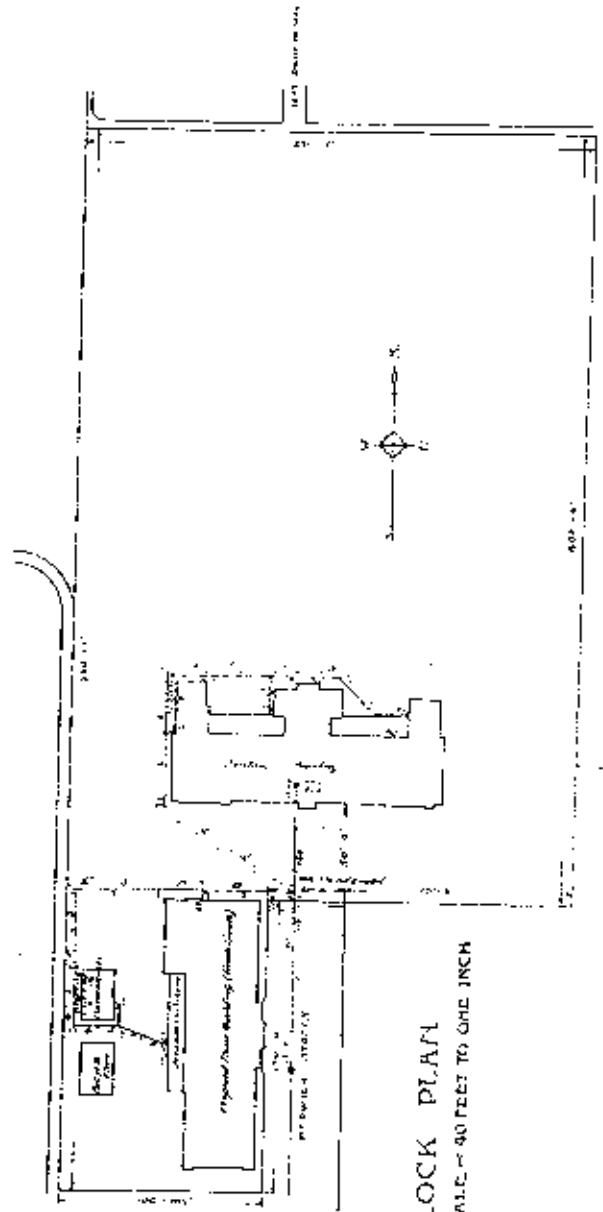
EAST ELEVATION



NORTH ELEVATION

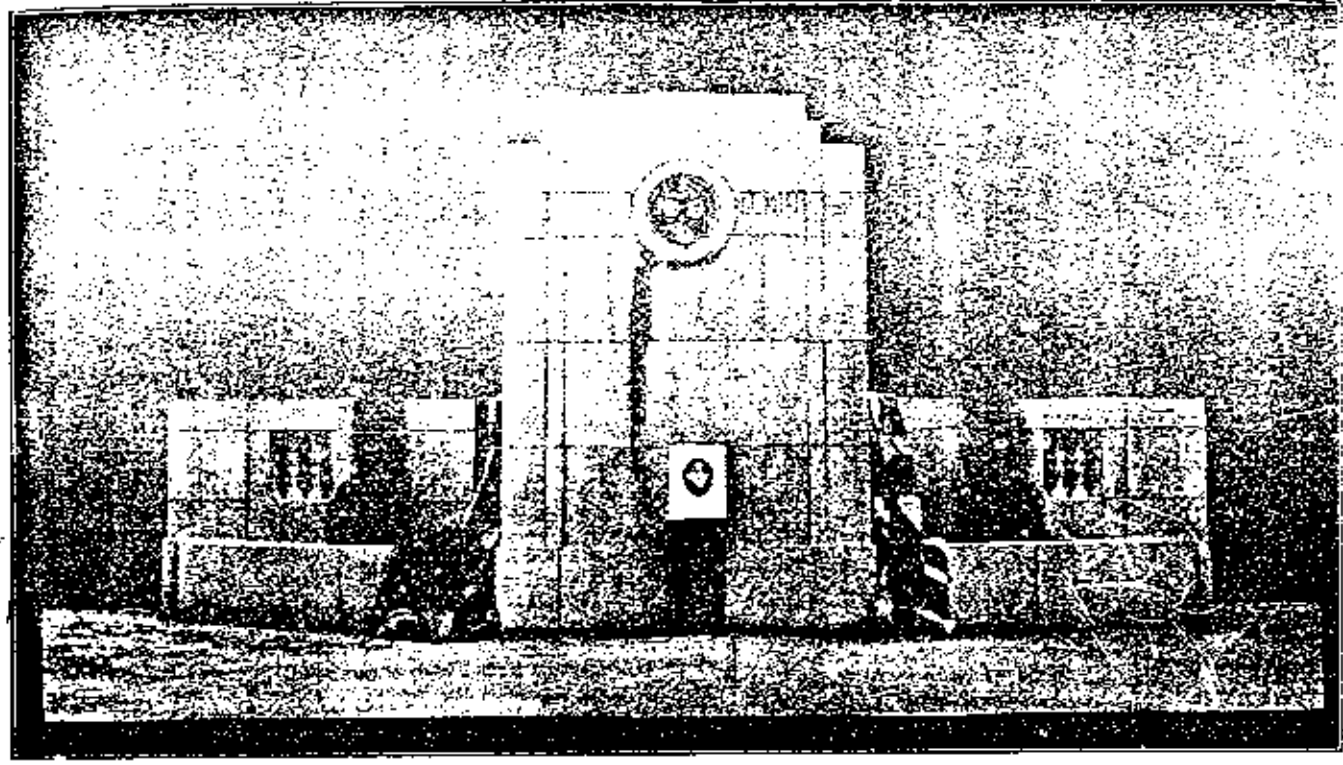


SOUTH ELEVATION



BLOCK PLAN  
SCALE — 1/4" = 40 FEET





## The Clark R. Fraser Memorial

In our last issue of "Sea Spray" we recorded the loss of the first Principal of our School, the late Clark Rae Fraser. In this we announce the dedication of a fitting and beautiful memorial to our lost friend.

The memorial was made possible by the united efforts of Principal, Staff and students of the college, past-members of the staff, past students, and the numerous friends made by Mr. Fraser during a busy life of endeavour. It stands as a symbol of a life fully lived in honest service.

It consists of a composite modern design, the chief features of which are a pylon flanked with curved balustrades, a sun dial, and a lily pond. This design, and the architectural supervision necessary for its execution was the gift of our present Principal, Mr. Percy E. Everett, F.R.N.I.A.

The structural portion of the memorial is executed in brickwork faced with synthetic stone, the work of

students of Collingwood Technical School. The southern facade of the pylon bears an "opus sectile" reproduction of the school crest, which is that of the late Mr. O. R. Snowball, one of the chief pioneers of the school. On the northern is the inscription "Clarke Rae Fraser, 1849-1932" beneath which is the gnomon of a vertical sun dial. A crazy pathway leads from the entrance of the school to the lily pond. The whole memorial has been surrounded by an enclosing wall of "woven wood."

The memorial was dedicated by the Director of Education, Mr. James McRae, in the presence of a large crowd. The ceremony included the placing of records, and symbolic objects in a recess in the southern face of the pylon, after which the school crest was placed in position over the entrance to the recess by the Director. Suitable speeches added to the solemnity of the proceedings.

Building: Clark Rae Fraser Memorial  
Address: Berwick Street



Photo: March, 1994

Allotment Reference: -

National Trust Register: -

Natioonal Estate Register: -

Historic Buildings Register: -

Location within Precinct: -

Grantee: Henry Dendy

Original Building Owner: Minister of Education

Present Building Owner: Minister of Education

Original Use: Memorial

Present Use: Abandoned

Construction Date: Post 1932

Architect: Public Works Department (?)

Builder:

**Description:** A stuccoed memorial to the founding principal of Brighton Technical School, Clarke Rae Fraser, incorporating two sets of double wrought iron gates either side, giving access to the school. The memorial is symmetrical about a central obelisk, garden and low curved walls in the Moderne Style. The walls may have served as bench seats and incorporate cast cement panels with motifs symbolising the curriculum of the school. On the north face of the obelisk, overlooking the garden, Clarke Rae Fraser's name and life span (1890-1932) are recorded but a plaque, below, has been removed.

**Condition:** Poor. The trees in front of the memorial are overpowering, the garden is abandoned and one dwarf wall has been part demolished.

**Integrity:** Good.

**History:** The Education Department appointed Clarke Rae Fraser as founding principal in 1921. He held this office until his death in 1932 when the position was taken over by Percy Everett, later chief architect for the Public Works Department.

**Level of Importance:** The Clarke Rae Fraser Memorial recalls both the rôle of the founding principal of the Brighton Technical School and, from today's perspective, the life and times of the School itself. It forms a part of the forecourt to Building I, linking it with Building 11.

**Recommendations:** Recommended for planning scheme protection and refurbishment.

**References:**

Brighton Bay Campus of the Elwood Secondary College.

Building: Former Brighton Technical School Building  
No. 11, (now Brighton Ray Campus,  
Elwood Secondary College)

Address: Berwick Street



Photo: March, 1994

Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Grantee: Henry Dendy  
Original Building Owner: Minister of Education  
Present Building Owner: Minister of Education  
Original Use: Building Trades School  
Present Use: Vacant  
Construction Date: 1922  
Additions:  
Architect: W.H. Nash (?) for chief architect  
Builder:

**Description:** A substantial two storeyed rectangular brick building with rear balcony access(?) now built in and imposing symmetrical facade in the Classical Revival manner. A projecting central bay is enhanced by a stuccoed entrance with curved pediment and heavy modillions and surmounted by an overbearing parapet. The extremities of the facade are terminated by pilasters whilst the bracketted treatment of the entry pediment is repeated in the entablature. Large steel framed windows are inconsistent with the classical facade treatment

Inside, walls are of painted face brick, the ground floor ceilings have battened fibrous plaster linings and the upper level ceilings are of later acoustic tiles.

**Condition:** Good

**Integrity:** Good, forms part of a group with building No. 11 and the C.R. Fraser Memorial.

**History:** See Building No. 11. The Education Department purchased this site in Berwick Street in 1921 for a trade school and it is understood that the present building was completed in the following year. By 1933 it was known as "Taylor House" and, with the outbreak of the Second World War in 1939 the School co-operated with a Commonwealth scheme in preparing over 200 trainees for lathe work in munitions production.

**Level of Importance:** C. The former "Taylor House" (Building No. 11) has regional significance as a trade school serving Brighton and its surrounding municipalities since 1922. Its name recalls the role of J.H. Taylor, F.I.A.S., school council president in 1928 and successor to O.R. Snowball. It has aesthetic importance at the local level, being representative of the Public Works Department buildings of the post war period, especially including building No. 1, and being better represented by other examples including the State Government Offices of 1929 at Bendigo.

**Recommendations:** Recommended for planning scheme protection with a view to ensuring that the historic importance of the Brighton Technical School is retained in the urban landscape of the City.

**References:**

Brighton Bay Campus of the Elwood Secondary College

Education Department of Victoria: Vision and Realisation (3 Vols), 1973, Gov't Printer

Peterson, R., and Heritage Management Branch, Building Division, Department of Planning and Development: "Historic Government Schools - A Comparative Study", (June, 1993)

Building: Former Brighton Technical School,  
Building No. 1, (now Brighton Bay  
Campus, Elwood Secondary College)

Address: Berwick Street



Photo: March, 1994

Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Building Register: -  
Location within Precinct: -  
Grantee: Henry Dendy  
Original Building Owner: Minister of Education  
Present Building Owner: Minister of Education  
Original Use: Technical School  
Present Use: Vacant  
Construction Date: 1920

Additions:

Architect: S.C. Brittingham, chief architect of  
Public Works Department

Builder:

**Description:**

A substantial two storeyed Government school adopting a Palladian plan with symmetrical pavilions to the facade about a central pedimented entry and U shaped rear courtyard. The facade has a hipped terra cotta tiled roof, punctuated by pavilions with corbelled parapets. Red brick walls are relieved by continuous stuccoed spandrels at first floor level vertically separating the steel framed windows. The central entry is the focal point of the design, having ionic columns and pilasters with pedimented treatment in stucco and timber panelled doors.

Inside, ceilings are painted V-jointed timber with solid plaster walls and bevelled timber skirtings and architraves. The main staircase has a granolithic finish leading to upper level glazed verandahs providing access to the class rooms.

**Condition:**

Good

**Integrity:**

Good, forms part of a group with building No. 1 and the C.R. Fraser Memorial.

**History:**

The Education Act of 1920 authorised the Governor-in-Council to establish technical schools. The earliest in Melbourne were opened at Collingwood (1912, first permanent building in Perry Street, 1913), Sunshine (1913, first brick building(?), 1937) and West Melbourne (La Trobe Street). Brunswick and Footscray followed in 1916 and South Melbourne in 1918.

In 1912, Cr. Francis, Mayor of Brighton, called a public meeting at the town hall to discuss facilities for local technical education. Initial proposals to use the Library were unsuccessful and the Council then made land available to the Education Department in Berwick Street, the present building being erected there in 1920. The first principal, C.R. Fraser, was appointed in the following year and the school was opened for boys in 1922. By 1933 a chemistry classroom and bike shed had been added to the building which was then known as "Snowball House". Further extensions were carried out in 1939.

**Level of Importance:**

C. The former "Snowball House", (building No. 1) has regional significance as the first, together with Caulfield, technical school founded under the Education Act of 1910 to offer post primary technical education in Melbourne's southern suburbs. It compares with early schools at Collingwood, Brunswick, Footscray and South Melbourne and also with Caulfield. It is historically important for its long standing tradition in artistic training, under the leadership of teachers including Allan Bernaldo and Elsie McKissock, both illustrators for the "Victorian Readers".

"Snowball House" recalls the founding role of the Hon. O.R. Snowball, M.L.A. and president of the school council from 1924-28.

It has aesthetic importance at the local level, being representative of the Public Works Department's buildings including building No. 11 and being better represented by the South Melbourne Technical School (1918), the Bendigo Junior Technical School (1926), University High School (1929) and other examples of the two and three storeyed Palladian form buildings erected by the Department after the First World War.

**Recommendations:** Recommended for planning scheme protection with a view to ensuring that the historic importance of the Brighton Technical School is retained in the urban landscape of the City.

**References:**

Brighton Bay Campus of the Elwood Secondary College

Education Department of Victoria: Vision and Realisation (3 Vols.), 1973, Gov't Printer

Peterson, R., and Heritage Management Branch, Building Division, Department of Planning and Development: "Historic Government Schools - A Comparative Study", (June, 1993).



Building: Residence  
Address: 3 Berwick Street



Allotment Reference: Section 11, Lot 16  
National Trust Register:  
National Estate Register:  
Historic Buildings Register:  
Location within Precinct:  
Photograph Date: February, 1988  
Grantee: Henry Dendy

Original Building Owner: Edgar Bleckly

Present Building Owner: Mrs. E. Lloyd  
3 Berwick Street Brighton 3186

Original Use: Residential

Present Use: Residential

Construction Date: 1904

Architect:

Builder: Edgar Bleckly

Description: A typical assymetrical Edwardian villa with ashlar boarding and bracketted eaves, bull nosed turned timber posted and fretted verandah, and half timbering with rough cast to the gable being articulated in a typically Edwardian manner.

Condition: Good

Integrity: Good

History: In 1904, Edgar Bleckly, a carpenter, owned land lots 21 and 22, on which he built a five roomed weatherboard dwelling in 1905-06. Bleckly built the house for his residence. (1905, 1906 RB).

Level of Importance: C. A typical substantially intact Edwardian villa of which there are many in Brighton.

Recommendations: Nil.

References: Rate Books

Issue No. 1 June, 1988

Building: Residence  
Address: 1 Black Street



Allotment Reference: H Dendy's Special Survey, Block 5, pt lot 1  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: November 1984  
Grantee: Henry Dendy  
Original Building Owner: Townsend  
Present Building Owner: Mr & Mrs R Watt, 1 Black Street  
Original Use: Residence  
Present Use: Residence  
Construction Date: c. 1911  
Alterations Date: nil

Description:

An Edwardian adaption of the Victorian symmetrical single fronted Victorian villa, with turned timber posted verandah and cast iron brackets to decorated timber bressumers, to the main facade only. The symmetry of the design is accentuated by coupled columns supporting a projecting gablet over the verandah at the front door, which is itself surmounted by a decorated gable. Further emphasis is created by a third gablet at the ridge line. The slate roof is trimmed with terra cotta tiles and the tuck pointed red brick work relieved by cement rendered banding.

Condition:

Good

Integrity:

Good, enhanced by palm tree in front garden.

Historical Development:

In 1891, Edward Gordon, MD, owned an eight roomed house, stables and land on the site of the present building. By 1905 it had passed to a Mr Townsend, who had demolished his buildings there by 1910 (RB).

Level of Importance:

A. This building is important, at the State level, as an in tact example of a Victorian/Edwardian transition, villa. At the local, and regional levels it derives importance from its prominent location within the Black Street residential precinct.

Recommendations:

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

References:

Rate Books

Building: Residence  
Address: 6 Black Street



Allotment Reference: Lot 2  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: November 1984  
Grantee: Henry Dendy

Original Building Owner: Jessie Murdoch

Present Building Owner: Mr. & Mrs. B. Phillips  
6 Black Street, Brighton, 3186

Original Use: Residence

Present Use: Residence

Construction Date: 1906

Architect:

Builder:

Description: An unusual red brick Queen Anne/Edwardian residence with symmetrical elevation to Black Street consisting of a central recessed entrance flanked by wings with projecting half-timbered gable ends with paterae decoration. The high pitched terra cotta tiled pyramidal roof is relieved with finials and tall chimney stacks in the Queen Anne mode. The segmental arched windows to the projecting wings have distinctive classical detail.

Condition: Good

Integrity: Good. High fence intrusive.

History: In 1905, Jessie Murdoch owned land 60' x 157' on the south-west side of Black Street, between Carpenter and St. Andrews Streets. In 1906 a seven roomed brick dwelling was built by Jessie Murdoch as her residence (1906, 1907 RB).

Level of Importance: B. No. 6 Black Street is a distinctive residence in the Queen Anne style and unusual for its symmetrical expression recalling earlier (Victorian) practice. In this respect it compares with No. 1 Black Street within the same precinct.

Recommendations: Recommended for inclusion on the Historic Buildings Register, and for Planning Scheme protection.

References: Rate Books

Issue No. 1 June, 1988

**Building:** "Elwin"  
**Address:** 8 Black Street



**Allotment Reference:** Henry Dendy's Special Survey  
**National Estate Register:** -  
**Historic Buildings Register:** -  
**National Trust Register:** -  
**Location within Precinct:** Black Street Residential Precinct  
**Photograph Date:** July, 1988  
**Grantee:** Henry Dendy  
**Original Owner:** Edward a'Beckett  
**Present Owner:** Mr. G.R. Smith  
8 Black Street  
**Original Use:** Residence  
**Present Use:** Residence

**Construction Date:** 1891

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** A two storeyed red brick Gothic styled villa with assymetrical form and steeply sloping gabled roof. The projecting wing is decorated with a Tudoresque drip mould and vent. The first floor level is marked by a cream brick string course. A second gable end is similarly treated, both gables having king post finial decoration.

**Condition:** Good

**Integrity:** Good. Mature oak tree in front garden.

**History:** In 1890 Thomas a'Beckett a gentleman, owned 68' land on south-west side of Black Street between St.Andrews and Carpenter Streets. In 1891, a brick dwelling was built there, owned and occupied by Edward a'Beckett, an artist. a'Beckett continued to reside there in 1905 at which time the property had a frontage of 158' and was known as "Elwin", (1890, 1891, 1906 RB).

**Significance:** C. "Elwin" is of interest as a restrained use of the Gothic style in Brighton's domestic architectural heritage. Its links with the a'Beckett family (ref. 10 Bleak Street) are of note at the State level.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1** November 1988



Building: "Bramber"  
Address: 10 Black Street



Allotment Reference: Lot 4  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential precinct.  
Photograph Date: November 1984

Grantee: Henry Dendy  
Original Building Owner: Thomas a'Beckett  
Present Building Owner: Mrs. V. Price  
10 Black Street Brighton 3186  
Original Use: Residential  
Present Use: Residential  
Construction Date: 1888

Alterations

Architect:

Builder:

Description: A substantial two storeyed stuccoed Italianate villa residence with assymmetrical form and two storeyed cast iron verandah. The projecting wing has facettted bayed windows. The hipped roof is slated whilst limited decoration is achieved with the frieze and string courses.

Condition: Good

Integrity: Good

History: In 1888, Thomas a'Beckett, a barrister, built a thirteen roomed brick dwelling on land with 66' frontage onto the south-west side of Black Street (1888 RB). By 1896 the property was in the hands of the Executors of Thomas a'Beckett and remained so in 1905. During that time the property was leased to various tenants. By 1906 it was known as "Bramber" (1896, 1906 RB). T.T. a'Beckett was a prominent member of late Victorian Brighton Society, being a pew holder at St. Andrew's Church, member of the Brighton Horticultural Society and Rechabite. He was also a member of the provisional committee of the St.Kilda and Brighton Railway Co., formed in 1857 by Members including other Brighton landowners.

Level of Importance:

B. "Bramber" relates to the final years of T.T. a'Beckett's life and is important for its links with one of Brighton's most prominent citizens. It is indirectly connected with the history of the Brighton Beach railway, and in particular, the pier tunnel portal and is a dominant element in the Black Street precinct.

Recommendations:

Recommended for inclusion on the Historic Buildings Register and for Planning Scheme protection.

References:

Rate Books  
- Bate, W., A History of Brighton,  
MUP (1983).

Issue No. 1

June 1988

Building: "Mandalay"  
Address: 12 Black Street



Allotment Reference: Lot 5  
National Trust Register:  
National Estate Register:  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: November 1984  
Grantee: Charles Nuttall  
Original Building Owner:  
Present Building Owner: M.M.R. Investments Pty. Ltd.  
12 Black Street, Brighton 3186

Original Use: Residential

Present Use: Residential

Construction Date: 1911

Architect:

Builder:

Description: An early Bungalow Styled residence with high pitched slate roof, rough cast walls with timber dado and casement windows.

Condition: Good

Integrity: Good

History: In 1905, William Carrick, a gentleman, owned land 132' x 165' on the south west side of Black Street between Carpenter and St. Andrews Streets (1906 RB). In 1910 the land was subdivided into two blocks each 66' x 165'. The land nearer St. Andrews Street, number 12, was purchased by Emma Grieve, a married woman. In 1911 a six roomed weatherboard dwelling, "Mandalay" was built. It was owned and occupied by Charles Nuttall, an artist. (1910, 1912, RB).

Nuttall (1872-1934) is represented in the Melbourne, Wellington and Washington galleries as an etcher, and is most noted for his monochrome "Opening of First Commonwealth Parliament" (1902), now held by the Exhibition Buildings Trustees, and "The Final Test" (1904). He returned from overseas in 1910, building "Mandalay" in the following year.

Level of Importance: C. "Mandalay" is of interest as a precursor of the California Bungalow and is important as the home of the artist, Charles Nuttall.

Recommendations:

Recommended for planning scheme protection.

References:

- Rate Books
- The Argus and The Age,  
29-11-1934.
- Moore, W., The Story of  
Australian Art, Angus and  
Robertson, (1980)
- Searle, P., Dictionary of  
Australian Biography, Angus and  
Robertson (Sydney), 1949,  
Vol. 2, p.195.

Issue No. 1

June 1988

Building: "Gisland"  
Address: 13 Black Street



Allotment Reference: H Dendy's Special Survey, Block 5, part lot 5.  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: November 1984  
Grantee: Henry Dendy  
Original Building Owner:  
Present Building Owner: Mr & Mrs P J Moulten, 13 Black Street  
Original Use: Residence  
Present Use: Residence  
Construction Date: Pre 1875  
Alterations: in hand, at rear (1986)

Description:

A Victorian single fronted symmetrical villa, having the following unusual features:

- barrel vaulted roof to verandah over the front door.
- timber valance to the concave roofed verandah which is carried on slender cross braced and decorated treillage.

The hipped roof is slated and the walls stuccoed. A cast iron finial crowns the barrel vaulted verandah. The original outbuildings are in situ.

Condition:

Good

Integrity:

Good. The cottage garden, cypress hedge, gates and double palisaded timber picket fence are important elements.

Historical Development:

Peter Curran, gentleman, was in residence, here, in 1875, where he remained, as the owner/occupant in 1882 (RB). By 1890 (1891), it had passed to Jane Curran, and by 1905 "Gisland" was owned by William Carrick, gentleman (RB).

Level of Importance:

A. "Gisland" is a noteworthy villa due principally to its unusual verandah design, incorporating a barrel vaulted section, timber valance and distinctive supports. Its garden and fencing are also of note and enhance this in fact building, forming a key element in the Black Street residential precinct.

Recommendation:

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

References:

Rate Books



Building: "Craigie Lea"  
Location: 14 Black Street



Allotment Reference: H. Dendy's Special Survey  
Historic Buildings Council Register: -  
National Estate Register: -  
National Trust Register: -  
Location within Precinct: Black Street Residential precinct  
Photograph Date: July, 1988  
Grantee: Henry Dendy  
Original Building Owner: Thomas Cunningham  
Present Building Owner: Mr & Mrs T. Taves,  
14 Black Street, Brighton  
Original Use: Residence  
Present Use: Residence

**Construction Date:** 1910

**Architect:**

**Builder:**

**Description:** A single storeyed timber Edwardian villa with high weatherboard dado and rough cast walls above. The diagonal axis is emphasized by a corner splay and verandah to two elevations terminated by projecting wings. The gable ends are half timbered.

**Condition:** Good

**Integrity:** Good

**History:** In 1905, William Carrick owned land 132' x 165' on the south-west side of Black Street between Carpenter and St. Andrews Streets, (1906 RB). In 1910 the land had been subdivided into two blocks each 66' x 165'. The land nearer Carpenter Street, Number 14 Black Street, was sold to Thomas Cunningham, a civil servant, who built a seven roomed weatherboard dwelling for his residence in 1910. In 1911, the property was known as "Craigielea", (1911, 1912 RB).

**Significance:** <sup>1</sup> "Craigie Lea" is a substantially intact Edwardian villa, of which there are many in Brighton. It is locally important for its role in the Black street precinct.

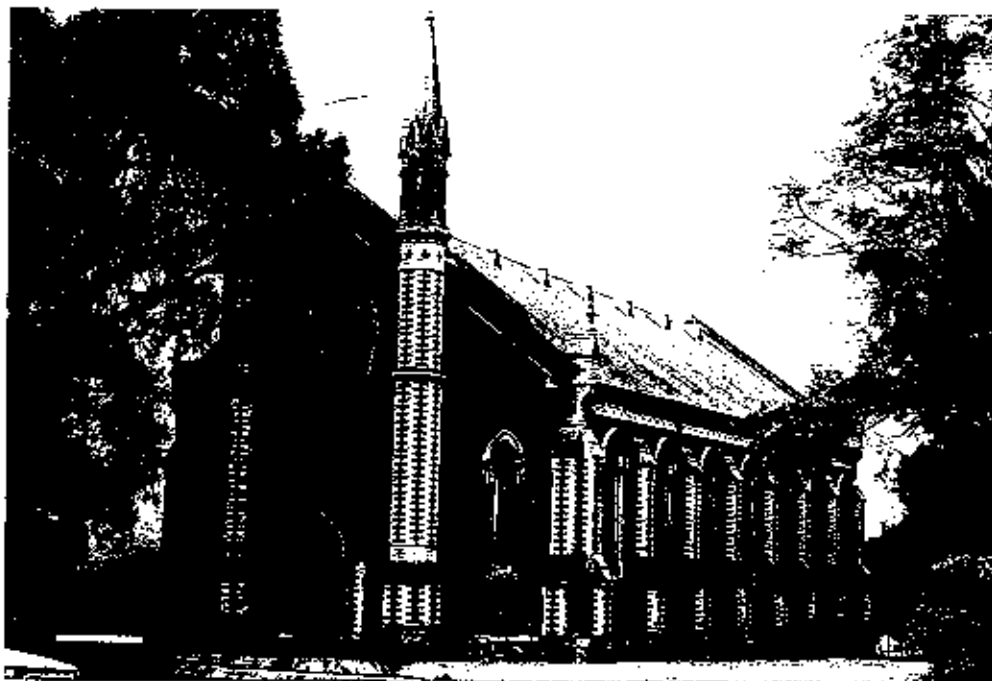
**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** October, 1988

Building: Former Congregational Church

Address: 17 Black Street



Allotment Reference: H Dendy's special survey

National Trust Register: Classified

National Estate Register: -

Historic Buildings Register: Recommended

Location within Precinct: Black Street

Photograph Date: October 1985

Grantee: H Dendy

Original Building Owner:

Present Building Owner: Uniting Church in Australia

Original Use: Church

Present Use: Church

17 Black Street  
15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Construction Date: 1875

Alterations Date: Vestry at rear (c.1930's); picket fencing removed (?)

Architect: Charles Webb

Builder: James Bonham

Description: Polychrome brick Early English building, with black body bricks, white trim to buttresses, turrets, and eaves line and minimal use of reds. The doorways, windows and base courses are finished in unpainted cement render. The arcaded parapet coping and turrets are also rendered. The brickwork is tuckpointed and the lancet windows framed with colonnettes have foliated capitals. At the rear, a vestry has been added.

Inside, the floor is ramped down to the raised sanctuary, the walls are rendered and painted and six decorated king post trusses support the varnished pine lined ceiling which follows the form of the slated gable roof. The paintwork includes elaborate stencilling in the form of a dado border and double borders to windows and door openings, and to the ceiling line.

The narthex is separated from the nave by means of an arcaded timber screen, with quarefoil lights. Memorials record the names of former deacons, ministers and prominent citizens of Brighton. The Fincham organ, although electrified, retains its mechanical action and is in original condition.

The Morton Bay fig tree, facing Black Street is probably the last of a number of trees donated by Dr Von Mueller.

Condition: Good

Integrity: Good The interior lighting is recent and the timber pews, although probably original, have also been relocated within the nave. The stencilling was renewed c. 1970.

Historical Development: The Rev Henry Kidgell established regular services at Brighton in a tent, in Carpenter Street, following his move to Brighton in 1853. In September, 1857, the present site was purchased and a timber chapel erected during the following year, at a cost of eight hundred pounds. The Minister was the Rev W.R. Lewis. He was succeeded in 1868 by the Rev John Legge. In 1869 Dr Von Mueller, director of the Melbourne Botanical Gardens, donated some trees for the church grounds, and on 15/6/1875 the Hon James Balfour laid the foundation stone of the present building. The construction cost was 2,826 pounds and 17 shillings and the first service was held on 2/12/1875. S.P. Simmonds, the real estate agent (refer 281-7 Bay Street) was a deacon there, for forty five years.

Refer also: Congregational Church, Sunday School Hall and Lych Gate.

Level of Importance: A. The Church is important as an example of an Early English style Gothic building in the polychrome brick style. Its interior is substantially intact and is noteworthy for its stencil work, and the Fincham organ, which is in original condition. The Moreton Bay Fig tree is significant. The Church is also important as an example of Charles Webb's ecclesiastical work, whilst its links with the people of Brighton and its role as a place of worship within the Brighton community are significant.

### Recommendations:

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

### References:

- R. Swift: "Brighton Congregational Church - Black Street 1853" (1953)
- W. Bate: "A History of Brighton" (1983)
- Synod Archives Office: 130 Little Collins Street, Melbourne: Mr M. O'Connor
- Framed 1905 view in church, and "Harvest Thanksgiving" view of interior.



REVISED: JUNE 1986

Building: Lych Gate: former Congregational Church

Address: 17 Black Street



Allotment Reference: H Dendy's special survey

National Trust Register: -

National Estate Register: Not recommended

Historic Buildings Register: Not recommended

Location within Precinct: Black Street

Photograph Date: 5/10/85

Grantee: H Dendy

Original Building Owner: Congregational Union of Victoria

Present Building Owner: Uniting Church in Australia

Original Use: memorial and gateway

Present Use: as above

Construction Date: 1954

Alterations Date: nil

Architect:

Builder: Davidson and Chitman

Description: A picturesque rusticated gothic gateway with steeply sloping gabled roof and terra cotta shingle tiles, brick pavement and dwarf walls at base.

Condition: Good

Integrity: Good

Historical Development: Possibly associated with the removal of former picket fence on the Black Street alignment, the lych gate was erected in 1954, to the memory of A. & M.E. Jack. Andrew Jack was a parishioner for many years whilst other members of his family were both parishioners, and deacons. Jack purchased a paper bag making and stationary business from the Mason and Butterfield trustees in 1865 and became one of Melbourne distinguished merchants. He lived at "Kilkerran", 2 William Street, Brighton, and died in 1912.

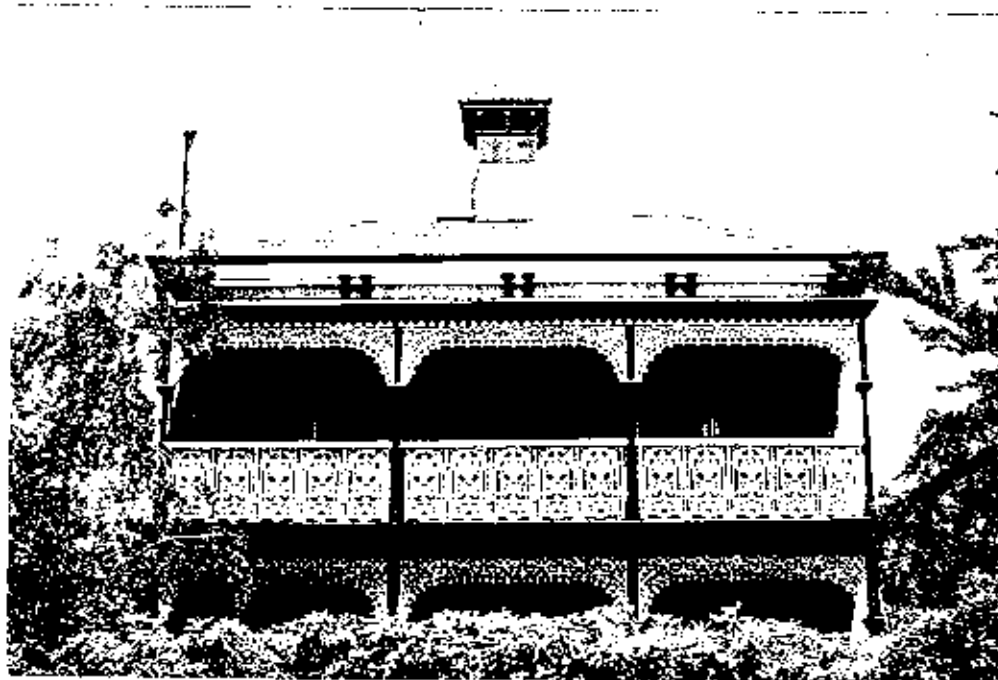
Level of Importance: C. This minor structure is a picturesque complement to the Church itself and is noteworthy because of this association. It is also an important contributor to the character of the Black Street precinct, being situated on the street alignment. Its link with one of Brighton's long established families is of interest.

Recommendations: Recommended for planning scheme protection.

References:

- D. Jack
- "Victoria and its Metropolis"
- Brighton Historical Society Newsletter, September, 1969.

Building: "Buccleugh"  
Address: 18 and 18B Black Street



Allotment Reference: Dendy's Special Survey, Block 4, pt lot  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street residential precinct  
Photograph Date: January 1986  
Grantee: Henry Dendy  
Original Building Owner:  
Present Building Owner: M.E. Lugton, 18 Black Street  
Original Use: Residence  
Present Use: Residential pair  
Construction Date:  
Alterations Date:



Architect:

Builder:

Description:

A two storeyed stuccoed symmetrical villa with two storeyed cast iron verandah and distinctive incised decoration to the principal facade. The lower level windows are bayed, the eaves bracketted and the roof is of slate. The return walls are face brickwork in black "hawthorns" and the main entrance is on the side walls.

Condition:

Good

Integrity:

Good. The front hedge and fence are sympathetic.

Historic Development:

In 1905, "Buccleugh" was occupied by James Minifie founder of James Minifie and Co., Flour Millers. He removed to "Bonleigh", and by 1910 (1921) Philip de Crespigny was in residence there, naming his home "Vierville". Today, "Vierville", is now divided into two dwellings.

Level of Importance:

B. "Buccleugh's" regional importance is derived from its degree of intactness and the manner in which it represents the villa type characterised by two storeyed single fronted design. Its association with the eminent firm of James Minifie & Co. is of interest. At the local level, "Buccleugh" is a key element in the Black Street residential precinct and faces the Congregational Church opposite.

Recommendations:

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

References:

Sands and McDougall Directories

Brighton Historical Society Newsletter no 18.

Building: "Wyuna"  
Address: 35-37 Black Street



Allotment Reference: H Dendy's Special Survey  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: April 1986  
Grantee: Henry Dendy  
Original Building Owner: Edward Gibbs  
Present Building Owner: Ms M Vogt, 37 Black Street  
Original Use: Residential  
Present Use: Residential

Construction Date: 1874, 1875

Alterations Date: Forms part of town house development

Architect:

Builder:

Description: A large two storeyed Victorian villa residence with four storeyed tower, surmounted by a slated pyramidal roof and iron weather vane. A two storeyed cast iron verandah extends around two elevations and is terminated by hip roofed projecting wings, the east wing being bayed and the west, break fronted. The main facades and the tower are stuccoed, the latter being richly decorated with quoining, pilasters, bracketted frieze panel and string coursing.

Condition: Good

Integrity: Good. The face brick walls are painted and the remnant site is confined.

Historical Development: By 1872, the solicitor, Edward Gibbs owned land and a three roomed brick and weatherboard residence on this site. In 1874 or 75 it was transformed, presumably demolished, to make way for "Wyuna", a ten roomed villa residence on a one acre lot with another two acres adjoining. By 1885 it had passed to George Brind, Warehouseman, who sold, in that year, to George W Hay, squatter. Hay was still in residence there in 1899.

Level of Importance: A. "Wyuna" is a major villa residence in substantially in tact condition. Its tower is distinctively detailed and is a prime example of one of the city's towered houses.

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

References:  
Rate Books

Building: Spurling House  
Address: 38 Black Street



Allotment Reference: H Dendy's Special Survey  
National Trust Register: Classified  
National Estate Register: Registered  
Historic Buildings Register: Registered  
Location within Precinct: Black Street Residential Precinct  
Photograph Date: April 1986  
Grantee: Henry Dendy  
Original Building Owner: P. Spurling  
Present Building Owner: Mr & Mrs T Foley, 38 Black Street  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1888  
Alterations Date: nil

Architect:

John Horbury Hunt

Builder:

Description:

A two storeyed with single storeyed section at the rear shingle style residence with a large slated gable roof dominating each elevation. Distinguishing features include a substantial corbelled dark brown brick chimney, visually linked with the brick faced ground floor level walls. The upper level walls are shingled, the eaves raked with exposed rafter ends, and the ridge tiles terra cotta. The double hung windows are shuttered and hooded with shingles, whilst the recessed front verandah is carried on a bracketted timber post.

Condition:

Good

Integrity:

Good, including garden

Historical Development:

Built in 1888 during the late Victorian period for Phillis Spurling, this house is one of a small number of designs by Horbury Hunt which stylistically paved the way for the post Edwardian bungalow architecture of the 1920's, and which draws from the American shingle style for its inspiration.

Level of Importance:

A. The work of Horbury Hunt during the 1880's is of note as a precursor to the later popularised bungalow style. It was continued by other architects, notably Waterhouse and Lake, E. Jeafferson Jackson and Oakden and Ballentyne in the first decade of the twentieth century.

Recommendations:

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

References:

D.L. Johnson: "Australian Architecture: 1901-1951" (1980)

27th September, 1991.

A.T. Cocks & Partners Pty. Ltd.,  
301-303 La Trobe Street,  
MELBOURNE, 3000.

Our Ref: 11562

JD	AS
MAH	

Attention Mr. Mark Holland

Dear Sir,

RE: St. Lukes North Brighton  
Parish Centre - Bay Street, Brighton.

We refer to our meeting of 12th September 1991 and have prepared tentative plans of subdivision based on dimensions provided by you at that meeting.

We enclose three copies of each of the alternatives for your use.

With reference to the plans:

Alternative 1.

Provides for a development of 5 lots and 9 units which can be developed in two stages. This alternative would require demolition of the church.

Alternative 2.

Provides for a development similar to alternative 1 with the exception that the church annex would remain as one lot therefore reducing the lots by one to 4 lots while still allowing for a 9 unit development.

Alternative 3.

Provides for a 16 unit development and includes a redevelopment of the church into 3 units.

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Associates  
David Allan, Dip. C.E., M.I.E. Aust.  
Peter Sullivan, B.App.S (Surveying), L.S., M.I.S. Aust.

A MEMBER  
FIRM OF



189 Johnston Street  
Fitzroy 3065  
P.O. Box 258  
Fitzroy 3065  
Ausdoc DX 96622  
Fitzroy

Telephone: (03) 417 7311  
Fax: (03) 417 1813

Alternative 4.

Provides for the maximum number of conventional lots for the minimum effort. The six lots front the roads while the balance of the land has been divided into 7 units. For such a development, the church would be demolished. As in alternative 1, the church site could be as one lot rather than two thus providing a fifth alternative.

A copy of each of the sewerage plans is also enclosed for your use.

Prior to acceptance of any alternative, we suggest the site drainage and sewerage connection points be investigated as the land appears to fall away to the south-west corner.

Prior to any unit development, we suggest an application be made for a "use" of the site. This would require detailed plans to be drawn up of proposed buildings within the site. An application could then be made for a small lot subdivision.

A title and feature survey would also be required in order to determine exact relationships between titles and occupations and closed roads and occupations, and to give an indication of the relevant features and site levels prior to any subdivision design. We would be happy to advise you further on these matters.

We note that we were involved in a similar development of a church/school property in 1987 as in alternative 3 and would be pleased to provide an inspection of the site should you require same.

Should you have any queries regarding the enclosed documents please do not hesitate to contact this office.

Yours faithfully,



PETER F. SULLIVAN  
LITTLE & BROSNAN PTY. LTD.

**TENTATIVE  
PLAN OF SUBDIVISION**

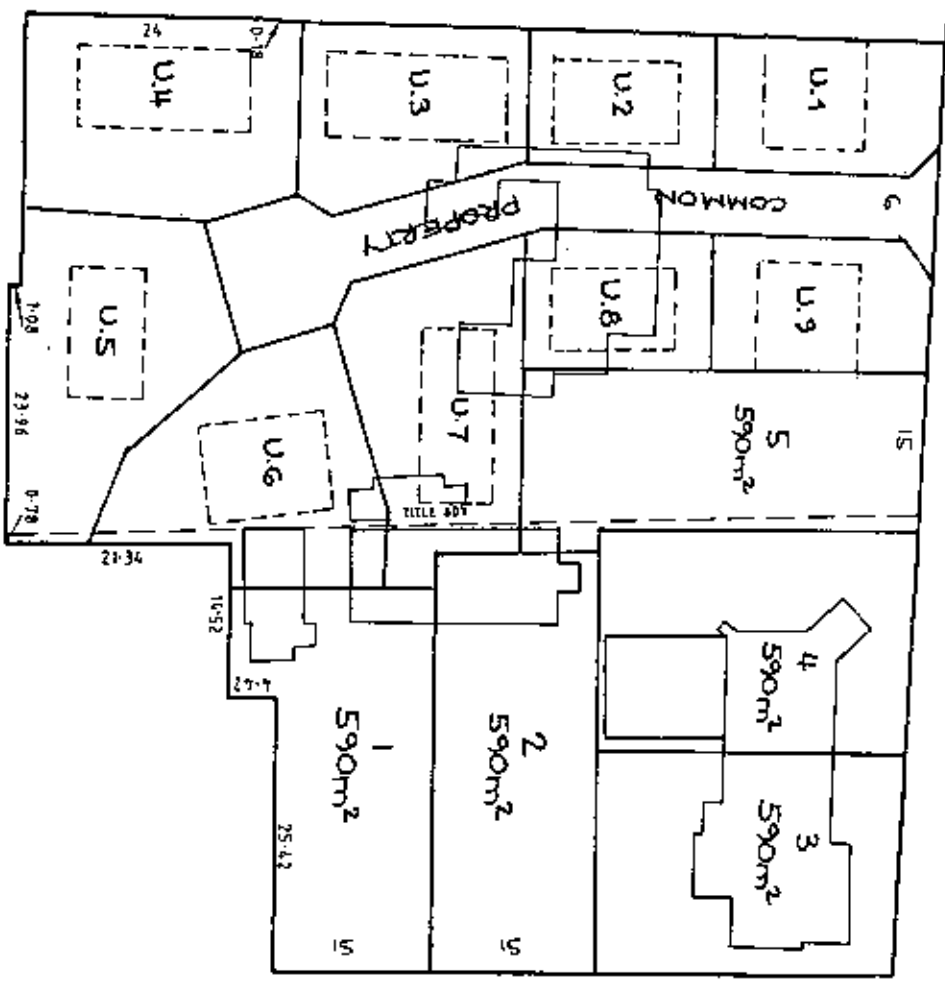
Stage No. \_\_\_\_\_ Plan Number  
**ALTERNATIVE 1**

**BAY STREET**

**5 LOTS & 9 UNITS  
(CHURCH TO BE DEMOLISHED)**

**MALE STREET**

**WARRISTON STREET**



**BALANCE OF SITE  
3587m² (APPROX)  
(POSTERITY 9 UNITS)**

**STAGE 1 :- LOTS 1-5  
STAGE 2 :- U1 - U9**

**NOTES**

- C/T VOL3874 Fol720
  - C/T VOL3219 Fol603
  - 1/ Dimensions are subject to verification by survey.
  - 2/ Subdivision is subject to consent of statutory authorities.
  - TOTAL AREA. 6537m² approx**
  - TOTAL NUMBER OF LOTS. 5 + 9 UNITS**
  - TOTAL AREA OF ROADS OR DRIVEWAYS. 470m²**
  - AVERAGE LOT AREA. 590m²**
  - MINIMUM LOT AREA. 590m²**
- BUILDINGS HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY A.T. COOKS & PARTNERS P/L & H.M.G.W. PLANS.**

Sheet 1 of 1 Sheets

**LITTLE & BROSNAN**  
SURVEYORS, ENGINEERS  
AND DEVELOPMENT CONSULTANTS  
189 JOHNSTON STREET, PITZROY, 3065.  
TELEPHONE: 417-2311. FAX: 417-1833

**SCALE**  
0 5 10 15 20  
LENGTHS ARE IN METRES

**ORIGINAL**  
SCALE SHEET  
1:500 SIZE  
A3

LICENSED SURVEYOR (PRINT) **PETER F. SULLIVAN**  
SIGNATURE \_\_\_\_\_  
REF. **11562-1**  
DATE / /  
VERSION **1**

DATE / /  
COUNCIL DELEGATE SIGNATURE \_\_\_\_\_



**TENTATIVE  
PLAN OF SUBDIVISION**

Page No. 1

Plan Number 1

ALTERNATIVE 2

4 LOTS & 9 UNITS  
(SUCH TO REMAIN IN  
DEVELOPMENT)

STAGE 1: LOTS 1-4  
STAGE 2: - U1-U9

NOTES:

C/T Vol.3874 Fol.720  
C/T Vol.3219 Fol.603

- 1/ Dimensions are subject to verification by survey.
- 2/ Subdivision is subject to consent of statutory authorities.

TOTAL AREA: 6537m<sup>2</sup> approx  
TOTAL NUMBER OF LOTS: 4+9 UNITS  
TOTAL AREA OF ROADS OR DRIVEWAYS: 470m<sup>2</sup>

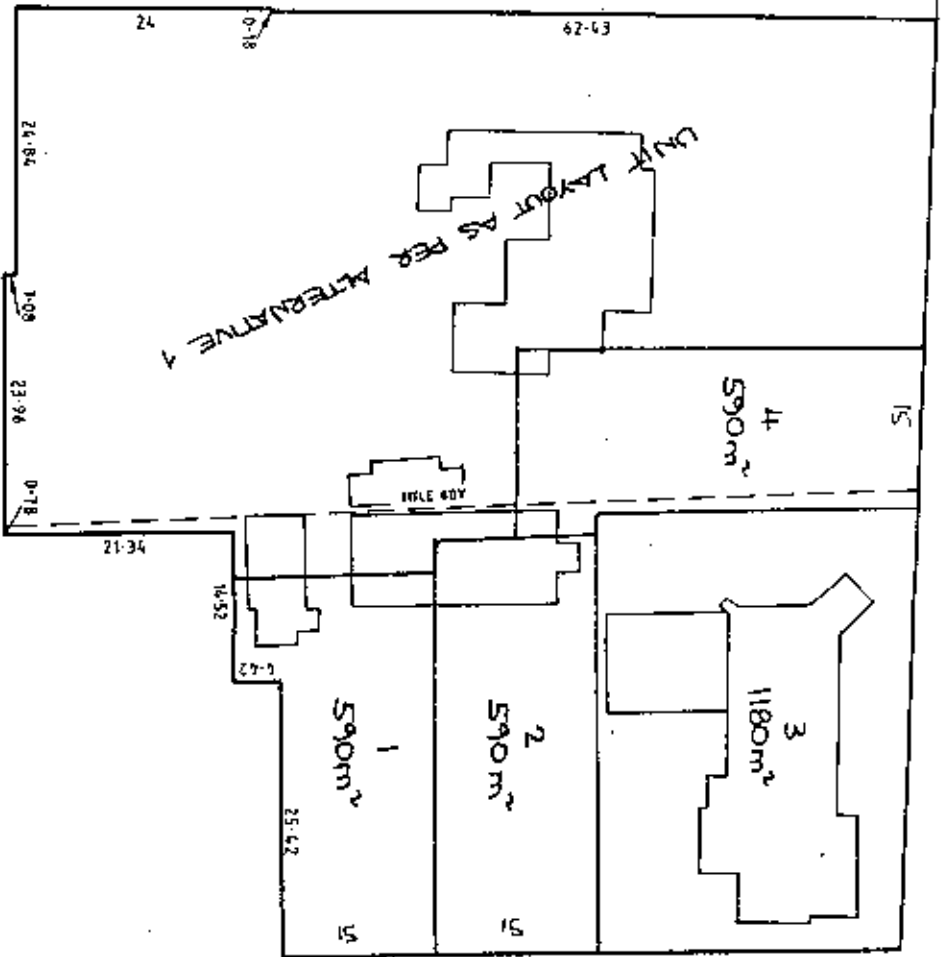
AVERAGE LOT AREA: 731m<sup>2</sup>  
MINIMUM LOT AREA: 590m<sup>2</sup>

BUILDINGS HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY A.T. COOKS & PARTNERS P/L & MARGAL PLANNING.

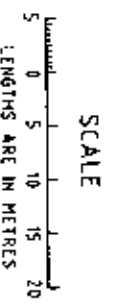
MALE STREET

BAY STREET

WARRISTON STREET



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AND DEVELOPMENT CONSULTANTS  
A.C.N. 005 534 855  
189 JOHNSTON STREET, FITZROY, 3065  
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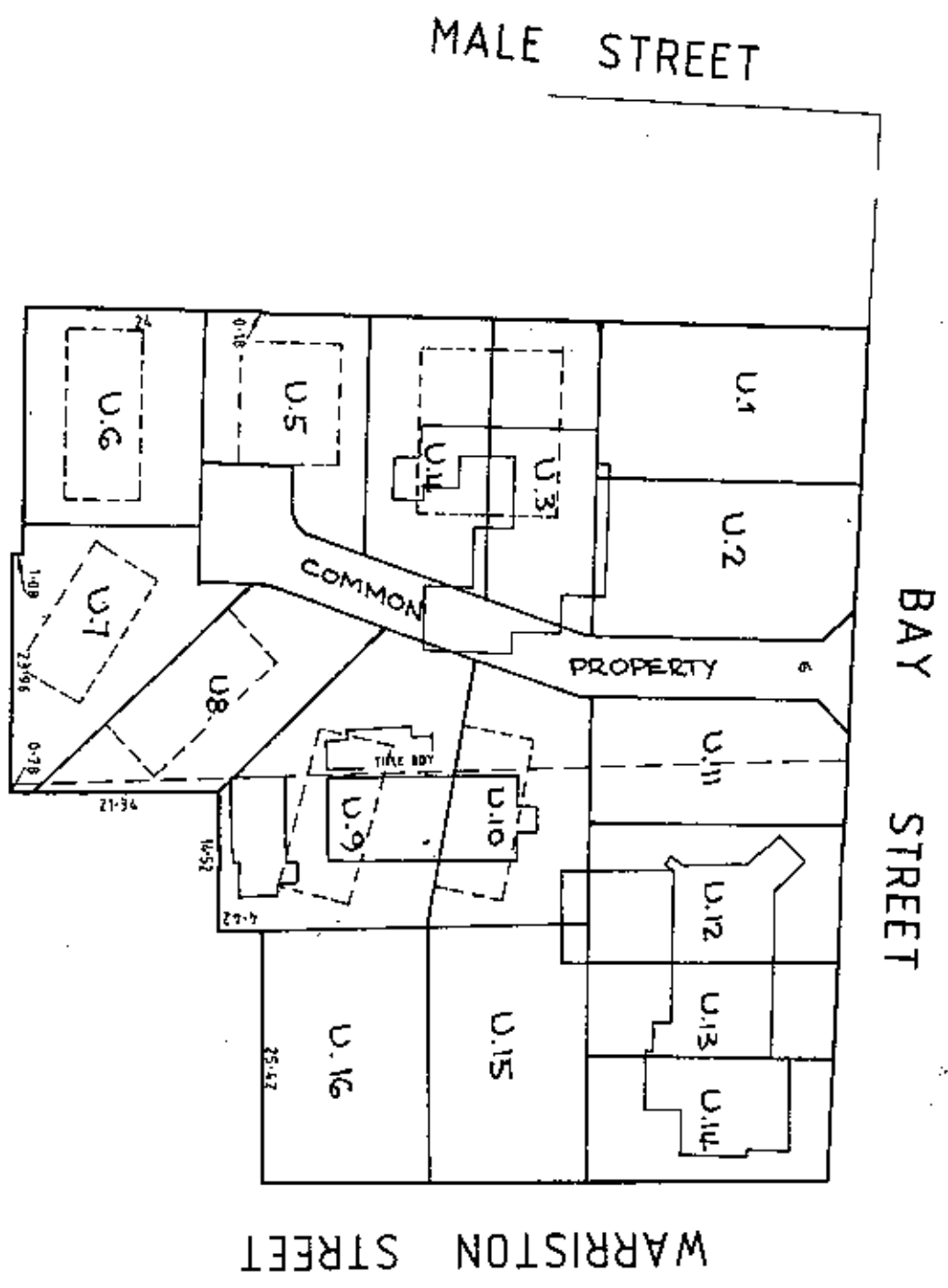
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LICENSED SURVEYOR (PRINT) PETER E SULLIVAN  
SIGNATURE \_\_\_\_\_ DATE / /  
REF. 11562-2 VERSION 1

Sheet 1 of 1 Sheets  
DATE / /  
COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

**TENTATIVE  
PLAN OF SUBDIVISION**

Stage No. \_\_\_\_\_ Plan Number **T**  
**ALTERNATIVE 3**

**16 UNITS  
(CHURCH TO BE  
REDEVELOPED)**



**NOTES.**

- C/T Vol.3874 Fol720
- C/T Vol.3219 Fol.603
- 1/ Dimensions are subject to verification by survey.
- 2/ Subdivision is subject to consent of statutory authorities.

TOTAL AREA. **6537m<sup>2</sup>** approx  
 TOTAL NUMBER OF **16** UNITS  
 TOTAL AREA OF ROADS OR DRIVEWAYS. **4400m<sup>2</sup>**  
 AVERAGE LOT AREA. ....  
 MINIMUM LOT AREA. ....  
 SOUNDINGS HAVE BEEN OBTAINED FROM PLANS SUPPLIED BY A.T. COOKS & PARTNERS P.L. & M.W.G.W. PLANS.

Sheet 1 of 1 Sheets

**LITTLE & BROSNAN**  
 SURVEYORS, ENGINEERS  
 AND DEVELOPMENT CONSULTANTS  
 189 JOHNSTON STREET, FITZROY, 3065  
 TELEPHONE 417-7311 FAX 417-1813

**SCALE**  
 1:500  
 LENGTHS ARE IN METRES

**ORIGINAL**  
 SCALE SHEET SIZE  
 1:500 A3

LICENSED SURVEYOR (PRINT) **PETER F SULLIVAN**  
 SIGNATURE \_\_\_\_\_ DATE / /  
 REF. **11562-3** VERSION **1**

DATE / /  
 COUNCIL DELEGATE SIGNATURE \_\_\_\_\_



MIDDLE

BRIGHTON RAILWAY STATION

- Middle Brighton and Brighton Beach Railway Stations are registered with HBC.
- Robert Green (628 5111) of HBC advises that the station building, platform and overpass definitely form part of registration.
- He argues that underpass also forms part of registered area + station precinct - old cast iron fencing.

Stephen Fowler  
(18/2/92)

Inside the main hall has stained glass doors and surrounds at north ends with a "crossing" marked by Corinthian order columns and segmental arches. The dining hall has a roof lantern and exposed timber trusses with varnished timber linings and fretted timber brackets.

A "motto" over the front doors in stained glasswork reads: "Nectemere Nectimide".

**Condition:**

Good

**Integrity:**

Good, alternations and some defacement.

**History:**

"Harefield" was built for Arthur C. Groom (1852-1892), MLA 1886-1892, MHR 1901-1903 and principal of Hamilton Groom & Co., stock and station agents. Groom subsequently became a grazier in Queensland and "Harefield" passed to the Commercial Bank of Australia Ltd from 1895-1907 when it was leased out as a residence.

From 1907-1954 it was owned by Alice Mirams and known as "Merton" hospital. Alice may have been related to James Mirams (1839-1916), MLA, protectionist and temperance advocate.

In 1954 "Merton" passed to St. Leonard's College.

**Level of Importance:**

A. "Harefield" is important at the State Level primarily for its architectural significance formed by the unusual symmetrical main facade, stained glass work, interior "crossing" and dining hall ceiling. Its associations with Arthur Groom, MLA and MHR are also of note.

**References:**

St. Leonard's College file.

**Issue No. 1:**

June 1990

Building: Footbridge  
Address: Middle Brighton Station (Black Street)



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Government Buildings Register Registered (station)  
National Trust Register: -  
Location within Precinct: Black Street Residential precinct  
Photo Date: January, 1989  
Grantee: Henry Dendy  
Original Building Owner: Victoria Railways  
Present Building Owner: State Transport Authority  
Original Owner: Footbridge  
Present Use: Closed  
Construction Date:  
Architect: Victorian Railways  
Builder:

**Description:** A small intact footbridge carried on lattice girders with timber supports and with closed picket and pipe handrails to steps.

**Condition:** Poor

**Integrity:** Good

**History:** Possibly erected or altered with electrification in 1919.

**Level of Importance:** B. This footbridge is an integral part of the Middle Brighton station environment and is substantially intact, comparing only with isolated examples at Arthur Street (South Yarra - Prahran) and Elsternwick - Gardenvale. It is the most important example of its group.

**Recommendations:** Recommended for planning scheme protection and inclusion on National Estate Register. Also recommended that footbridge be specifically included on Government Buildings Registration.

**References:** Ward, A., "Victoria's Railway Structures: Footbridges" (1983)

**Issue No. 1:** April, 1989

Building: "Bonleigh"  
Address: 4 Bonleigh Avenue, Elwood



Allotment Reference: Crown allotment No 4, Parish of Prahran  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: -  
Photograph Date: November 1984  
Grantee: R Lawrence  
Original Building Owner: Frederick Taylor  
Present Building Owner: R & S Paynter, 4 Bonleigh Avenue  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1871



Alterations Date:

Portico (?), other extensions c.1872-1877

Architect:

Builder:

Description:

A substantial two storeyed stuccoed residence with two storeyed portico dominating the main facade. The residence is gable roofed, the corners quoined and simple dressings have been applied to the openings. A string course and frieze course articulate the facades whilst the portico, which of a later date, is carried on Tuscan order squared columns with round arches at the lower level. The slate roof is in tact.

Condition:

Good

Integrity:

Good. The railing to the upper level of the portico is recent. The portico itself, although not original, is sympathetic.

Historical Development:

R. Lawrence purchased lot 4 from the Crown on 28.1.1852, commencing at St Kilda Street and having a frontage to Port Phillip Bay. In 1871, Frederick Taylor, gentleman, built "Bonleigh", at the seaward end of the allotment, selling to a Mr Loughnan, squatter, in the following year. He sold to John Ross, a banker, after having increased the size of the building from 8 to 14 rooms. By 1891, the estate had passed to Isabella Ross and Malcolm McKenzie, beneficiaries of Ross' estate. Subsequently it passed to the Francis family, and by 1911, Beatrice Minifie was living there, selling to Norman Cowper in 1924. In 1908 the estate was subdivided, (refer attached plan), and the gate lodge demolished. In 1923 the "Bonleigh" allotment, no 12, was also subdivided and "Bonleigh" Avenue built. It was possibly around this period, and after the first subdivision that the verandah was replaced by the present portico.

During World War 2, it was used as a rooming house.

Level of Importance:

B. "Bonleigh" is of regional importance as a large residence in the district and as one of the diminishing number of seaside villas for which Brighton was noted, last century.

Recommendations:

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

References:

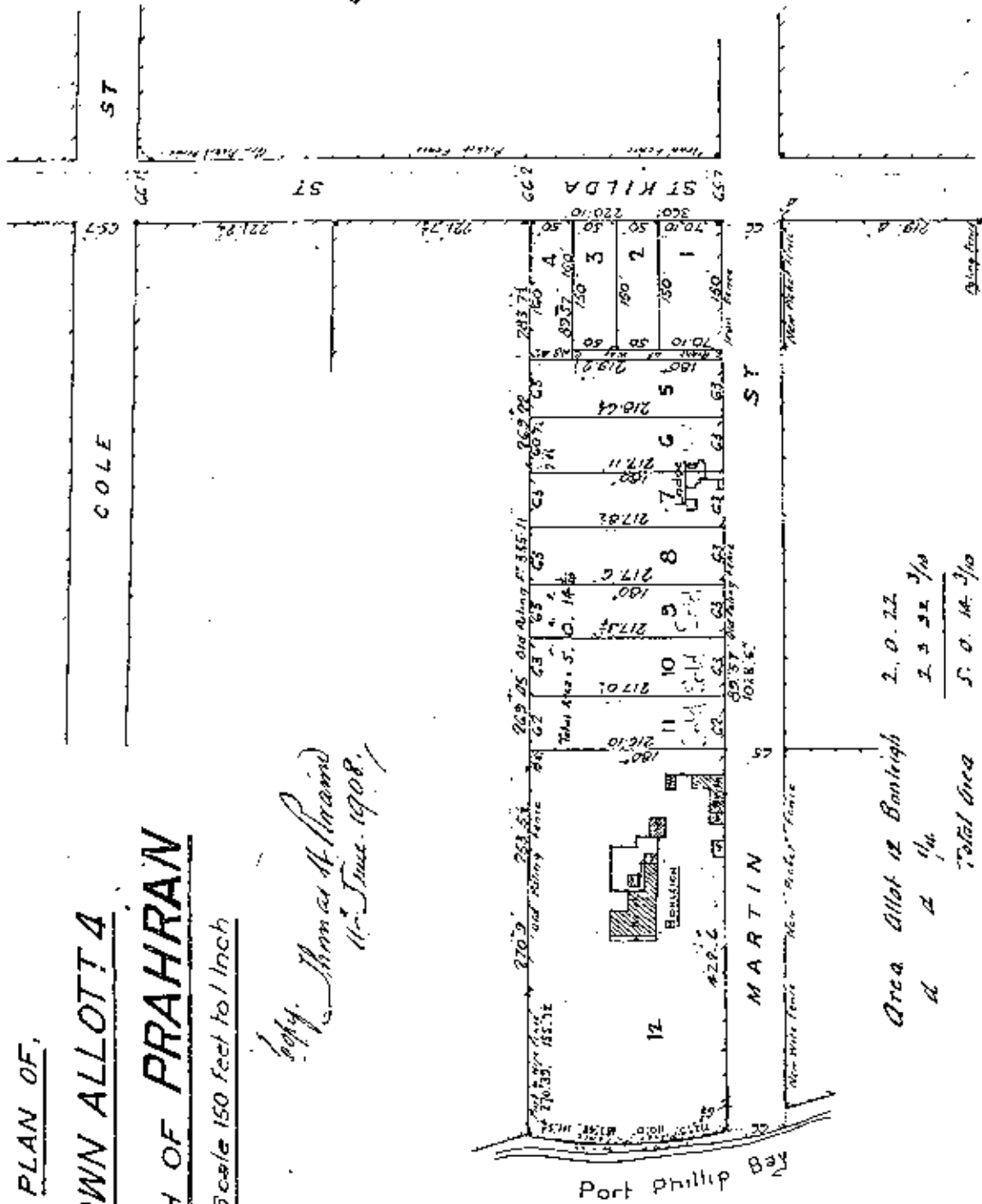
- Brighton Historical Society collection.
- Brighton Historical Society Newsletter No 6.

PLAN OF

# CROWN ALLOTT 4 PARISH OF PRAHRAN

Scale 150 feet to 1 inch

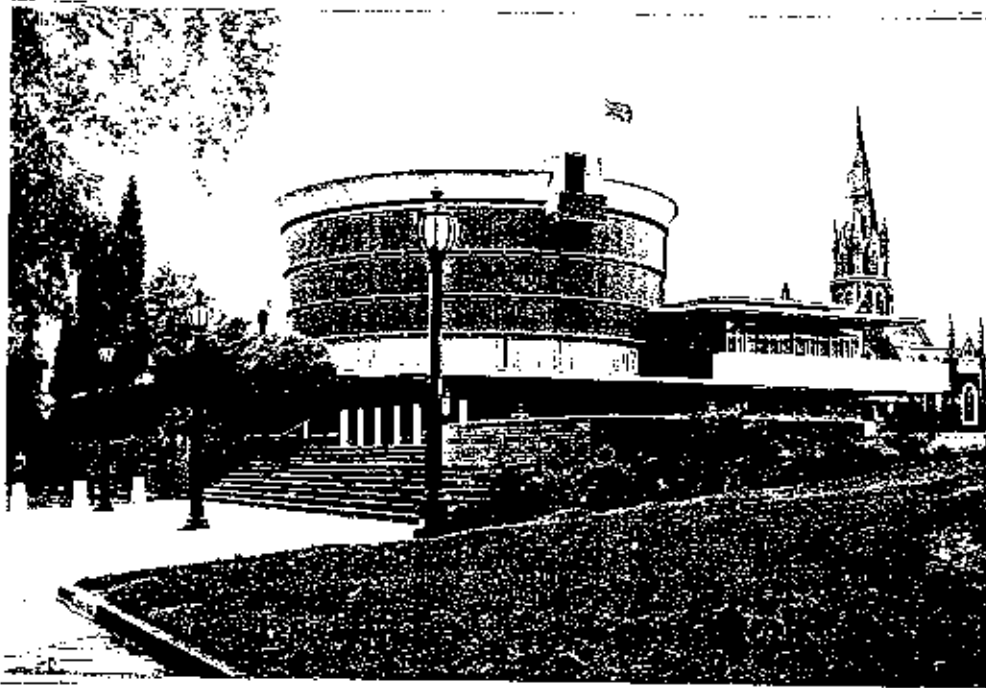
Copy: Thomas H. Howard  
11<sup>th</sup> June. 1908.



Area Allot 12 Benson	2.0.22
do do 1/4	1.3.32 3/4
Total Area	5.0.14 3/10

*TH*  
1908

**Building:** City of Brighton Council Offices  
**Address:** ↙ Boxshall Street



**Allotment Reference:** Henry Dendy's Special Survey  
**National Estate Register:** Recommended  
**Historic Buildings Register:** Recommended  
**National Trust Register:** -  
**Location within Precinct:** -  
**Photograph Date:** November, 1984  
**Grantee:** Henry Dendy  
**Original Owner:** City of Brighton  
**Present Owner:** City of Brighton  
**Original Use:** Council Offices and chamber  
**Present Use:** Council Offices and chamber

**Construction Date:** 1959

**Architect:** Oakley and Parkes and Partners

**Alterations:** -

**Builder:** -

**Description:** A substantial public building recalling Frank Lloyd Wright's design for the Guggenheim Museum of 1946-59 in Fifth Avenue, New York. Offices are located on the ground floor behind a curved counter located on the perimeter of a circular public area with a spiral ramp leading to a semi-circular public lobby at first floor level giving access to the Mayor's room and committee rooms. The council chamber is situated above the ground floor lobby. Externally, the central feature consists of the tapering drum enclosing the spaces noted. Construction is of red brick with light weight concrete trim, whilst low level offices and garden and terrace walls adopt a horizontal rhythm effecting a transition with the grounds facing Boxshall Street.

**Condition:** Good

**Integrity:** Good

**History:** The foundation stone was laid on 13-2-1959. Architect K.F. Knight was responsible for the building design.

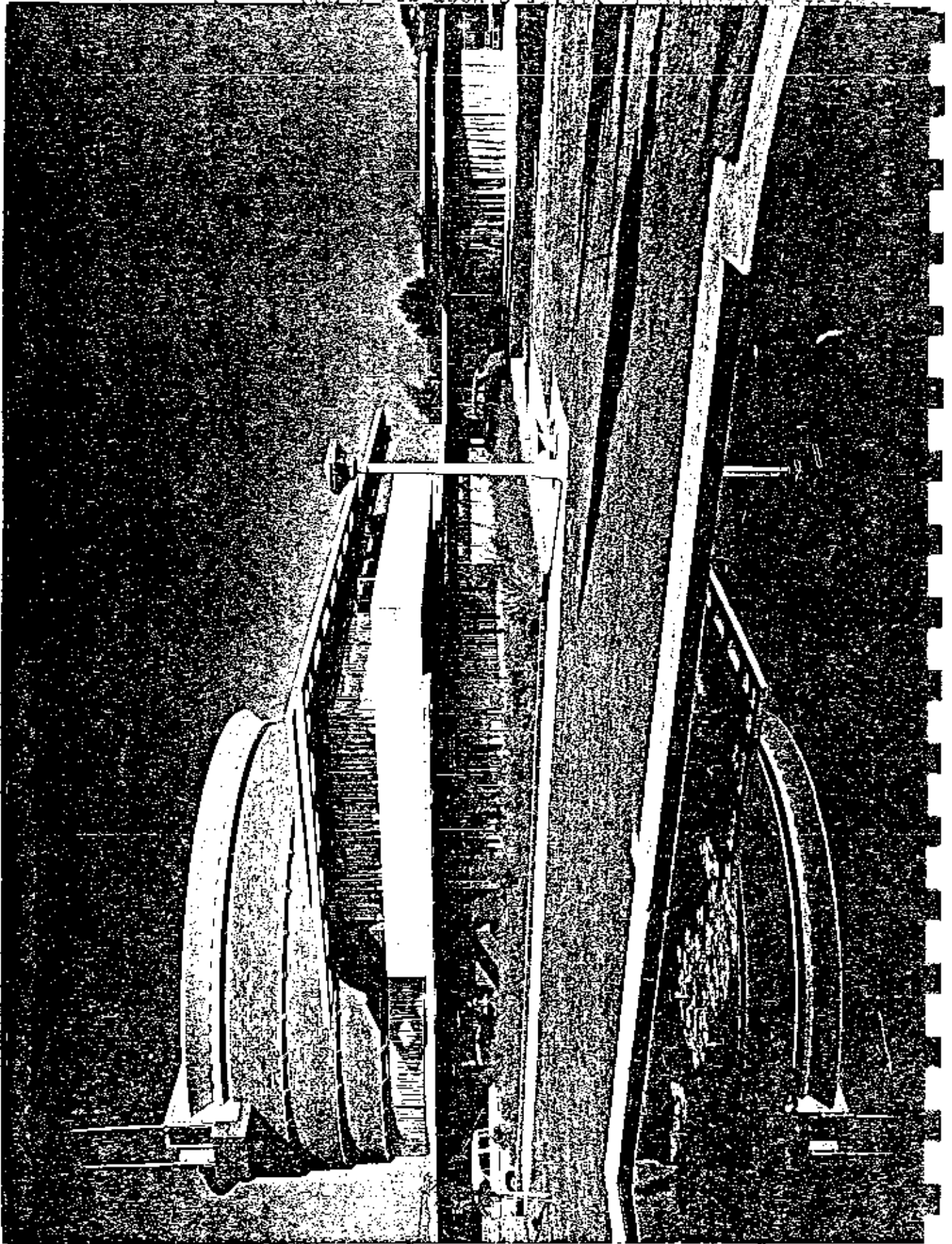
**Significance:** A. The Brighton City Council Offices are important as an expression of the influence of the work of American architect, Frank Lloyd Wright, at a time following his major period of influence during first three decades of this century. They are an important work of the significant firm of architects, Oakley and Parkes and Partners, responsible for buildings including "Yule House" and "Kodak House".

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

**References:** Know Your City - Brighton Council Reports to its Citizens, Feb, 1959.

**Issue No. 1** November 1988

these are comparative figures. - and



Building: St James Catholic Church

Address: 73 North Road, Elsternwick <sup>13000012</sup> (153 James St)



Allotment Reference: Section V: Township of Elsternwick

National Trust Register: Classified

National Estate Register: Recommended

Historic Buildings Register: Recommended

Location Within Precinct: North Road

Photograph Date: November, 1985

Grantee:

Original Building Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne

Present Building Owner: As above

Original Use: Church

Present Use: Church

Construction Date: 1891-92 Transepts, Sanctuary, Sacristy - 1924; pickets fences removed (?)

Architect:

Builder:

Description: A substantial rusticated sandstone church in the Gothic style, founded on a rusticated bluestone plinth. A dressed Oamaru freestone course completes the plinth, whilst the walling generally is of Barrabool stone with Oamaru stone dressings to openings. The nave is flanked by aisles and lit by circular windows at the clerestory level. At the south-east corner, the stone base of an incomplete spire houses one of three entrances. Over the doorway a representation of the sacrificial Lamb with triumphal banner is carved in low relief. Diaper patterning is provided in the apexes of each parapetted gable over the three points of entry.

Inside, the aisles are separated from the nave by lancet arches carried on massive round columns with crocket capitals. The varnished timber ceiling follows the line of the roof and the bottom chord of the trusses which is located at the mid point of the rafter span. The windows include representations of various saints, and others, in stained glass work, and the stations of the cross are depicted in oils on the aisle walls. The sanctuary is noteworthy for its use of gilded decorative "opus sectile" (tilework). The floor, sanctuary rail and altar are of marble, as are the side altars to Our Lady and the Sacred Heart. At the rear, the nave is overlooked by the organ loft, containing a Fuller (?) organ.

Condition: Good

Integrity: Good The impact of liturgical changes is slight.

Historical Development: The first church built at Elsternwick was of timber, and was erected by the Very Rev M Carey in 1882. Construction of the present church was commenced in 1891 and included the present eastern portion, as far as the transepts, at a cost of six thousand pounds. It was dedicated to St James and blessed by Dr Reville, the Co-adjutor Bishop of Sandhurst, in 1892. In 1924, the temporary timber buildings at the west end were replaced by the transepts, apsidal end and sacristy.

During the early 1930's Fr Joseph Murphy was responsible for the decorative tiling of the sanctuary and side altars and for the consecration of the church. Refer also "St James" presbytery and "Star of the Sea Convent".

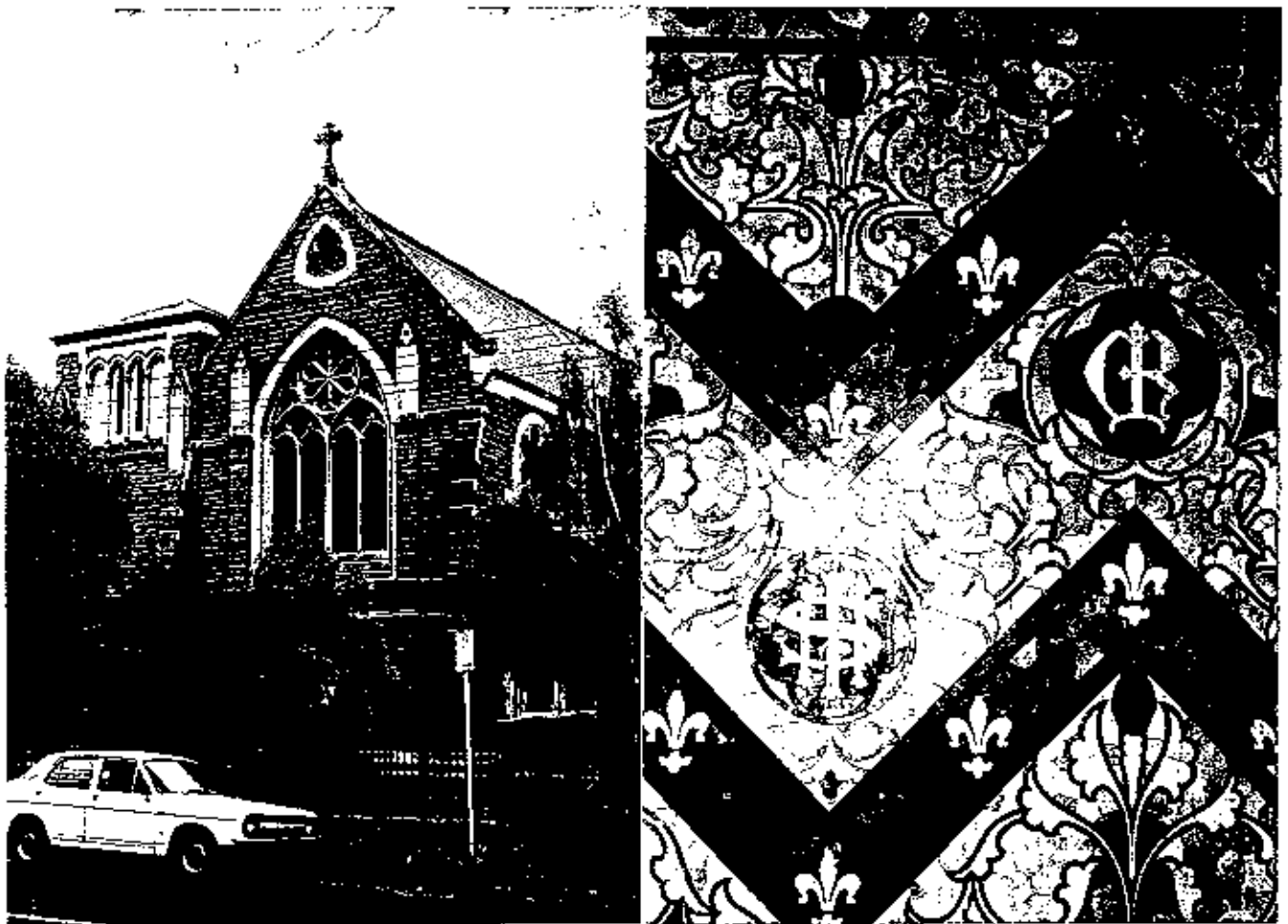
Level of Importance: B. The role of the church as a place of worship in Brighton/Gardenvale and as the mother parish of the Brighton mission area, which extended to Gippsland and embraced the Mornington Peninsula is significant, both locally and regionally. The tiled sanctuary ("opus sectile") is noteworthy and is claimed to be unique. The architecture of St James is comparable with other Catholic churches of the day in terms of its use of Barrabool stone, and design. (St Mary's, West Melbourne, St Mary's, East Malvern.)



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

References:

- "Some of the Fruits of 50 Years"; Ecclesiastical Annals of the Archdiocese of Melbourne, Diocese of Sandhurst, Ballarat and Sale (1897)
- M.S. Bullock: "St James Church and the Brighton Mission" - (1973): handwritten manuscript
- National Trust File No 4844
- Catholic Historical Commission (Mr Les McArthy)
- W. Bate: "A History of Brighton"
- Fr W. Ebsworth: "Pioneer Catholic Victoria" (1973)
- W.T. Dobson: "The Living Harvest: A History of St Peter's Parish - East Bentleigh"



Building:

St James Catholic Church Presbytery

Address:

73 North Road, Elsternwick



Allotment Reference:

Section V, township of Elsternwick

National Trust Register:

-

National Estate Register:

Recommended

Historic Buildings Register:

Recommended

Location within Precinct:

North Road Precinct

Photograph Date:

December, 1985

Grantee:

Original Building Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne

Present Building Owner: as above

Original Use: Presbytery

Present Use: Presbytery

Construction Date: 1860

Alterations Dates: Additions: 1889  
Addition of tower, parapet, etc: 1908

Architect:

Builder:

Description:

Formerly a Victorian single fronted, two storey rendered villa with a two storeyed cast iron lace verandah returning along the side elevations in the manner of a number of Catholic Presbyteries of the day. The 1908 alterations transformed this building in the prevailing Edwardian style. The central three level tower is reminiscent of other similar work (former St Aiden's College, Bendigo, St Dominic's Presbytery, Camberwell) and has a pyramidal slate roof, with lancet windows and entrance at the base. Red Bricks are used generally with cement rendered trim, including drip moulds, and buttress copings whilst the scalloped timber balustraded parapet is located above roughcast work and brackets to the eaves. The main facade is symmetrical about the tower, and overlooks a landscaped garden. Inside, the gum nuts motif to the 1908 cornices are of interest, as is the stained glass work displaying a cross and the words "St James Rectory".

Condition: Fair

Integrity: Externally, good, internally, fair.

Historical Development:

Built in 1860 to service the Brighton Mission, established during the previous decade, the presbytery was enlarged in 1889 and substantially altered again in 1908. Since that time, minor internal changes, and the partial building in of the upstairs verandah have taken place. Although formerly the residence of priests for the Mission with housekeeper and gardener's accommodation at the rear, it is now occupied by the St James' Church priest.

Level of Importance:

B. The Presbytery is historically of regional importance, having regard for its place in the Brighton Mission. It is a key element in the Catholic Church complex, here, and importance also in the North Road Precinct. Architecturally sympathetic with Catholic work of the period, the marriage of Victorian and Edwardian style with ecclesiastical symbols displayed in this building is of note.

Recommendations:

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

References:

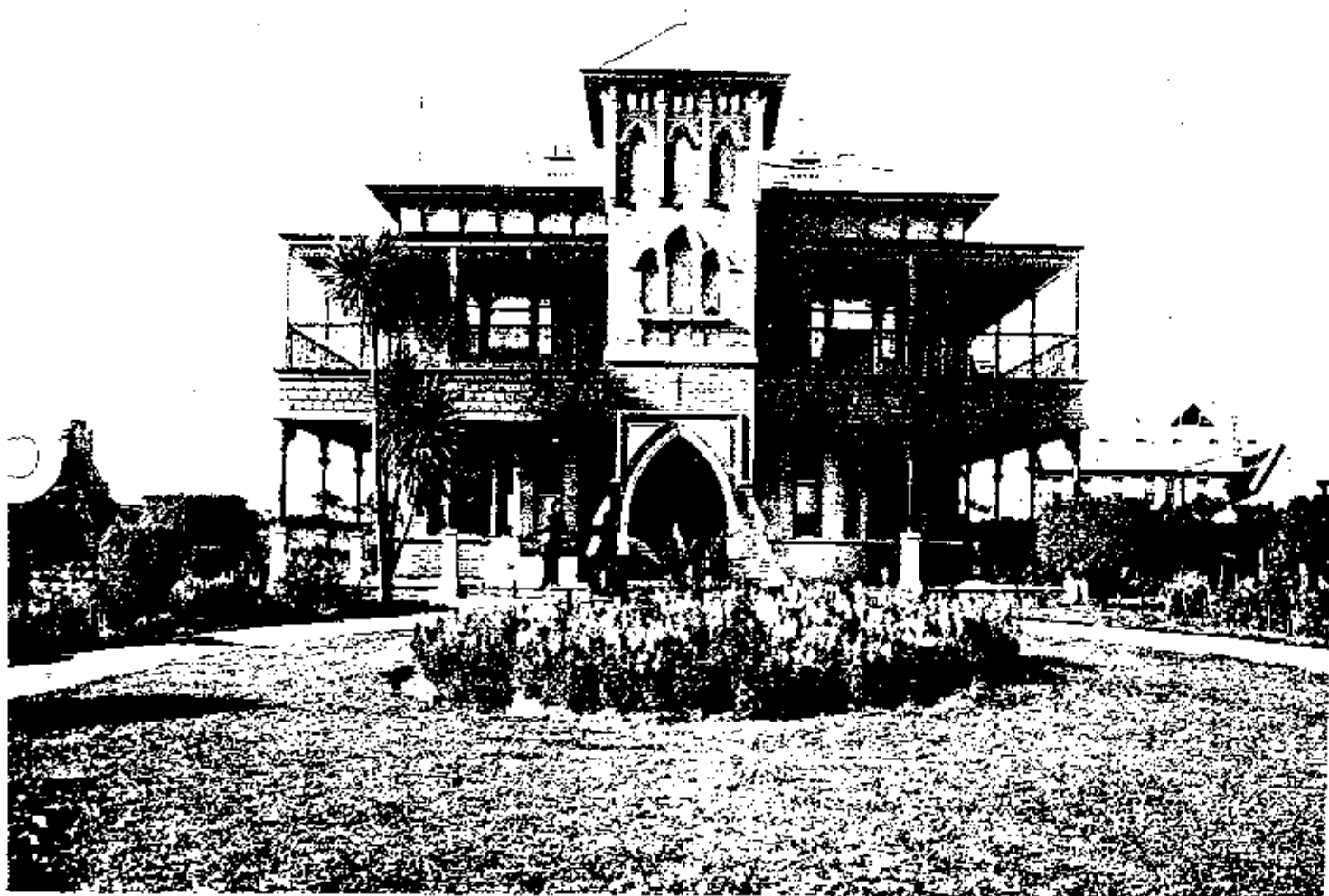
- Fr Pickering
- Photograph, held at Presbytery
- "Some of the Fruits of 50 Years" (1897)
- Rev W. Ebsworth: "Pioneer Catholic Victoria" (1973)



Rear view of Presbytery: December 1985

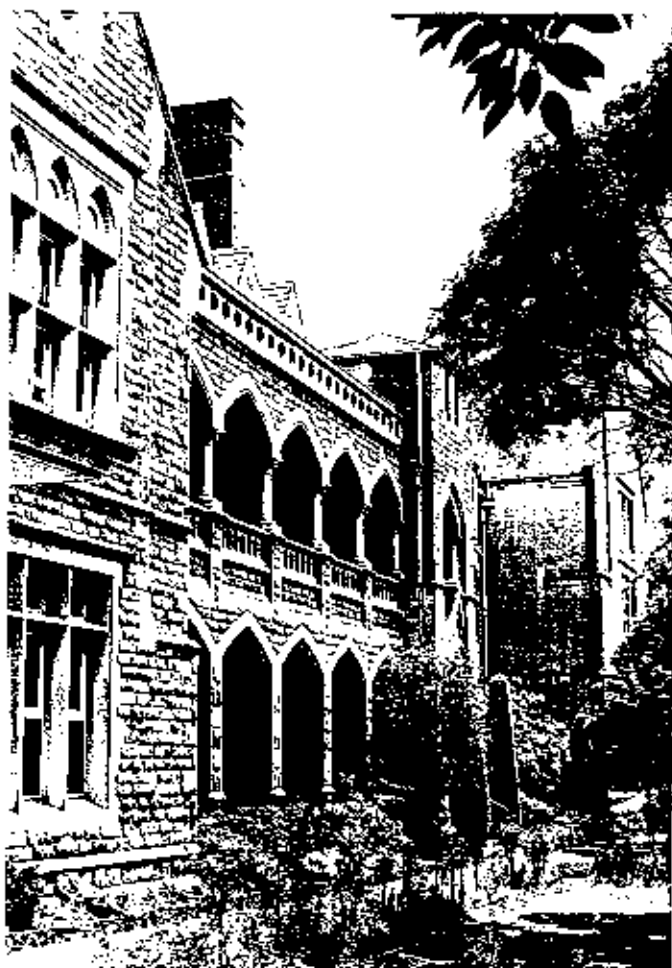


Post 1889.



Post 1908.

Building: "Star of the Sea", Catholic College  
Address: 5 Brickwood Street, Elsternwick



Allotment Reference: Section V, township of Elsternwick  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Recommended  
Photograph Date: December 1985  
Grantee:

Original Building Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne

Present Building Owner: as above

Construction Date: 1887

Alterations Dates: Addition of boarders dining room including two storey arcaded section and base of tower: 1901.

Architect:

Builder:

Description:

A two storeyed rusticated sandstone faced school building in the Gothic style being the southern portion of a proposed symmetrical design which was never completed. The rusticated face work is trimmed with dressed work to the arcade arches, balustrading and foliated columns, and to the windows, parapet and gable ends. The plinth is bluestone. The central, incomplete three storeyed tower marks the entrance which is approached through a lancet archway at its base. The roof is slated with dormer windows having a trefoil motif in the gables. The garden statue of Our Lady and brick fence to Brickwood Street are of interest.

Condition: Good

Integrity: Good

Historical Development:

The "Star of the Sea" convent was founded with the encouragement of the Archbishop, Dr Goold, on 22.3.1883, in a rented house named "Turret Lodge". The Presentation Sisters became owners in October 1884 and the Hayball brothers, local builders, carried out works to the convent in that year. The school's first stone building was erected in 1887, forming the southern wing of the present structure, and in 1888 boarders were accepted. It accommodated the preparatory and grade I childrens' classrooms. In 1901, the Most Rev T.J. Carey presided at the opening of the northern wing which includes the tower base, and in 1917 the three storeyed rendered brick building to the north was erected. In 1936 the northern wing of the tower, connecting it with the 1917 building was completed in a similar style. The balance of the College has been built since that date.

Level of Importance:

B. An important part of the Catholic Church complex at this location, and important also for its links with the Presentation Sisters order which founded convents elsewhere in Victoria and New South Wales, during the nineteenth century. The use of rusticated stonework would have influenced the choice of building materials for St James Church (1891) and is similar to other Catholic work of the day.

Recommendations:

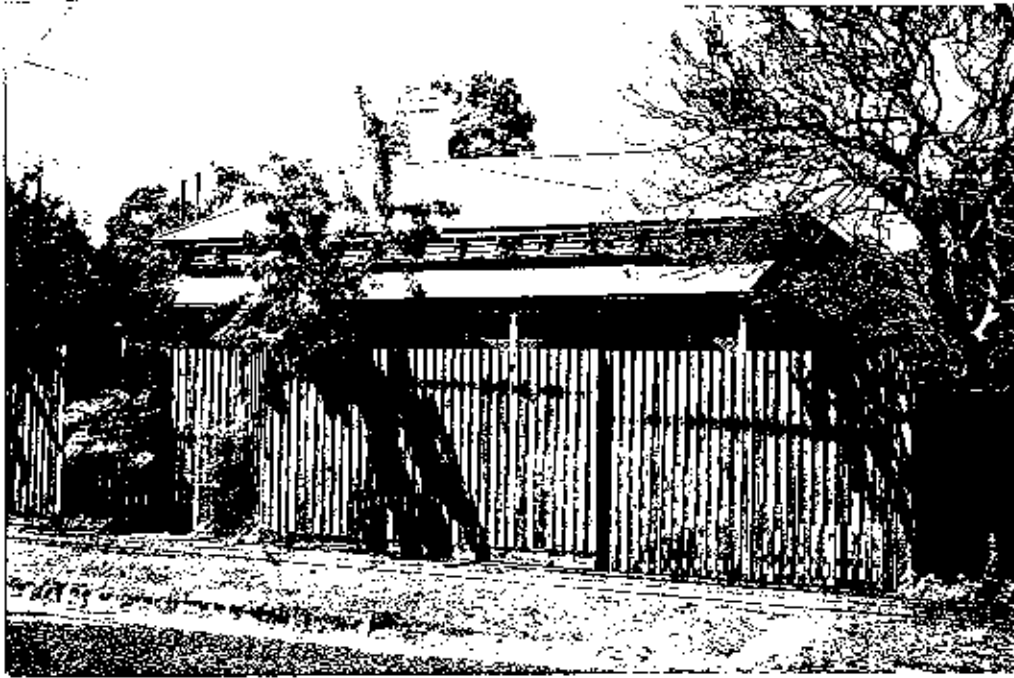
Recommended for inclusion on National Estate Register, Historic Buildings Register, and for planning scheme protection.

References:

- "Some of the Fruits of Fifty Years" (1897)
- Sr R. Considine: "Star of the Sea" - Gardenvale: 1883-1983"
- "Adventure in Faith" - the history of the Presentation Sisters in Victoria
- Brighton Historical Society Newsletter No 11 (June 1966)



Building: Residence  
Address: 20 Byron Street



Allotment Reference: -  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: November 1984  
Grantee: Henry Dendy  
Original Building Owner: Charles Cowper  
Present Building Owner: Mr. & Mrs. P. Gustavsen  
20 Byron Street, Brighton 3186

Original Use: Residential

Present Use: Residential

Construction Date: 1888

Architect:

Builder: Charles Cowper

Description: A single fronted symmetrical timber late Victorian villa with hipped corrugated iron roof, timber posted verandah with cast iron lace and bracketted eaves.

Condition: Good

Integrity: Good

History: In 1887 Charles Cowper, a builder, owned fenced land lots 11, 12 on which he built houses in 1888 one of which was number 20, a six roomed weatherboard dwelling occupied by Thomas Richie a gentleman. (1887, 1888 RB). The property was owned by the Trustees of Cowper and occupied by Brian Wibberley a clergyman by 1891, and by Richard Symons, a grocer, in 1896. (1891 & 1896 RB) By 1900 William Jepson owned the property, renting it to Henry Parsons, a gentleman. Parsons' widow owned and occupied the property by 1905 (1900, 1906 RB) Cowper also built houses at Nos. 19 and 27 Cowper Street (q.v.).

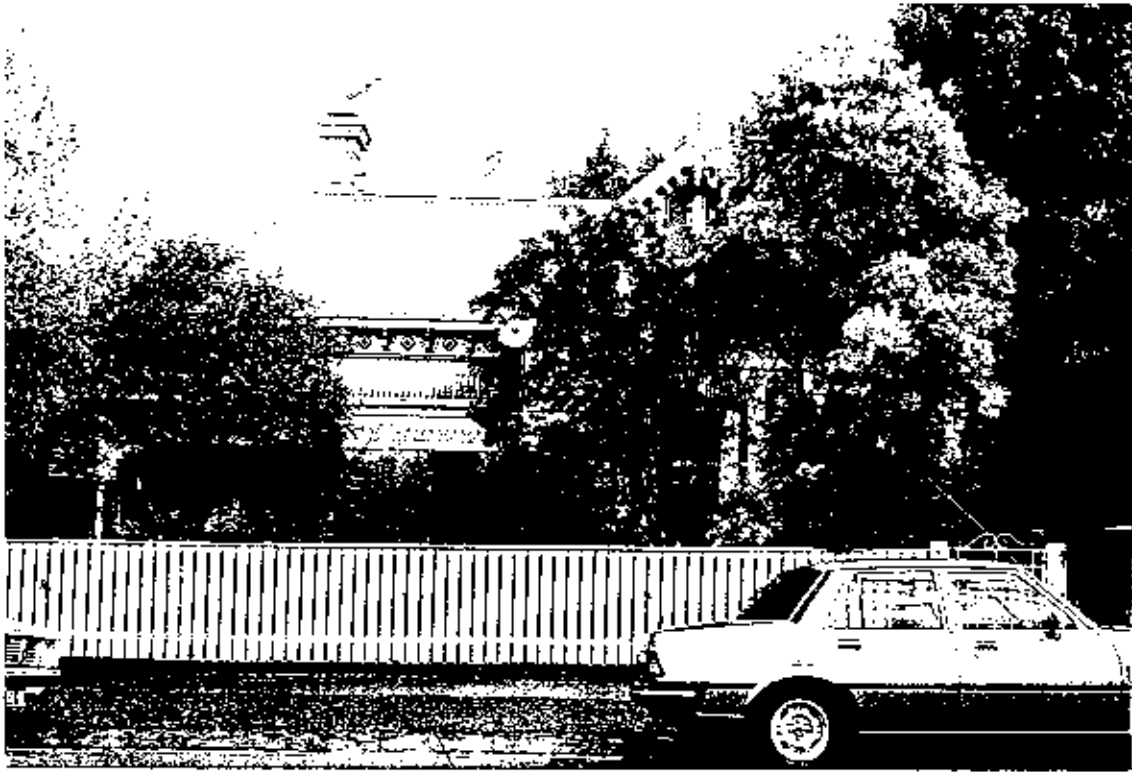
Level of Importance: No. 20 Byron Street is a substantially intact example of a villa style which is common in Brighton. Its links with the builder investor Charles Cowper (refer also Cowper Street Properties) are of interest.

Recommendations: (C) Recommended for Planning Scheme Protection.

References: Rate Books

Issue No. 1 June, 1988

Building: "Addieville"  
Address: 9 Carpenter Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Buildings Register: -  
National Trust Register: -  
Location within Precinct: -  
Photograph Date:  
Grantee: Henry Dendy  
Original Owner: Charles Youren  
Present Owner: Mr. & Mrs. W.A. McQuilten  
9 Carpenter Street  
Original Use: Residence  
Present Use: Residence

**Construction Date:** 1901-02

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** A richly decorated late Victorian styled assymetrical timber villa with steeply sloping corrugated iron roof, richly fretted barge, finial, decorated gable end to projecting wing, and bullnosed cast iron verandah.

**Condition:** Good

**Integrity:** Good

**History:** In 1900 the London Bank of Australia Ltd., owned land lots 3 to 6 on the north-west side of Carpenter Street between New and Well Streets. The land had a frontage of 202' and probably extended north and south of Chavasse Street. In 1901 Charles Youren, a railway employee owned 37' x 135' block, the third property south of Well Street, on which he was building a five roomed weatherboard house. Youren completed the house in 1902. The property was known as "Addieville" (1900, 1902, 1903 RB).

**Significance:** C. "Addieville" is of local importance as an unusually richly decorated assymetrical villa.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1** November 1988

Building: "Itasca", later "Craigmillar"

Address: 58 Carpenter Street



Allotment Reference: Henry Dendy's Special Survey

National Estate Register: Recommended

Historic Buildings Register: Recommended

National Trust Register: -

Location within Precinct: -

Photo Date: February, 1989

Grantee: Henry Dendy

Original Building Owner: James Thompson (?)

Present Building Owner: Mr V. Patrick, & Mrs J. Patrick, M.P.,  
58 Carpenter Street

Original Use: Residence and brewery

Present Use: Residence

Construction Date: pre 1861

Alterations:

**Architect:**

**Builder:**

**Description:**

Two storey symmetrical rendered brick Victorian house with two storey verandah on the street frontage. The verandah appears to retain little of its original decorative work, though the structure is original, as are many of the window frames. Single storey timber extensions and outbuilding at the rear are early and sympathetic, possibly original. The corrugated iron roof has been re-clad, with recent skylights to the rear. The front door has stained glass highlights.

**Condition:**

Good

**Integrity:**

Fair

**History:**

In 1862, James Thompson owned a house and brewery at 58 Carpenter Street, leasing it to James Kirkland. This is probably the same house and brewery owned and occupied by George Year in 1861. The building of 58 Carpenter would therefore predate 1861. Thompson was still owner in 1866 when Mrs Hammond became tenant. The brewery ceased to be listed. By 1872 Sarah Hammond was owner/occupant of the seven roomed brick dwelling. Over the next few years ownership changed a couple of times - by 1874 the Rev. Kane; by 1877 Thomas Bent and by 1882, Mrs Bent. By 1887 William Darvall, a solicitor, purchased the property for his residence. Darvall continued as owner/occupant in 1905 at which time the property was known as "Itasca". (1861-66, 1872, 19-874, 1877, 1882, 1887, 1906, R.B.).

**Level of Importance:**

A. "Itasca" is of regional importance as a very early Brighton house, enhanced by its links with a local brewery and Thomas Bent.

**Recommendations:**

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

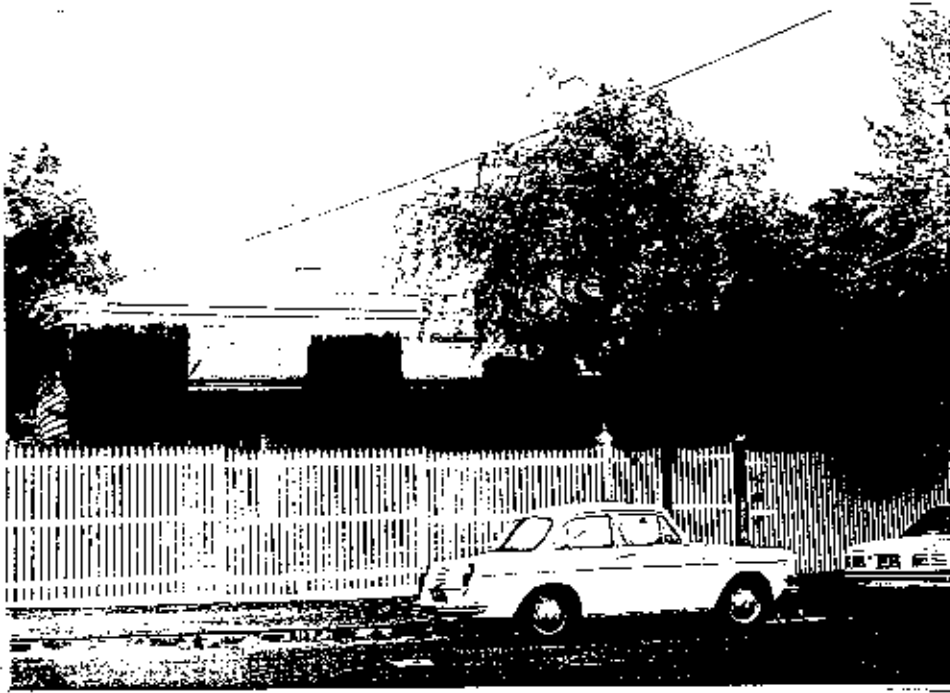
**References:**

Rate Books

**Issue No. 1:**

January, 1989

**Building:** "Morningside"  
**Address:** 62 Carpenter Street



**Allotment Reference:** Henry Dendy's Special Survey  
**National Estate Register:** -  
**Historic Building Register:** Recommended  
**National Trust Register:** -  
**Location within Precinct:** -  
**Photo Date:** January, 1989  
**Grantee:** Henry Dendy  
**Original Building Owner:** George Marsack (?)  
**Present Building Owner:** Mr & Mrs M. O'Donnell, 62 Carpenter Street  
**Original Use:** Residence  
**Present Use:** Residence  
**Construction Date:** pre 1861  
**Alterations:** 1888-89 (?)  
**Architect:**  
**Builder:**

**Description:**

Assymetrical single storey Victorian villa with ashlar boarding and unusual timber parapet, with decorative frieze. The concave verandah has had all decorative features removed. The original timber verandah floor remains and the entry has a stained glass sidelight and top light.

**Condition:**

Good

**Integrity:**

Fair, recent sympathetic additions at rear.

**History:**

The building of 62 Carpenter Street predates 1861 when George Marsack was owner/occupant of the property, described as a brick house with gardens. By 1875 the property had passed to Mrs Marsack and by 1877 Thomas Bent had purchased it, leasing it to William Porter, a contractor. (1861, 1875, 1877, R.B.). By 1882 George Benney, an engine driver, owned the property and lived there. Mary Bond was owner/occupant in 1888/1889 when the house was probably altered. In 1888 the house was listed as brick with four rooms and in 1889 as brick and wood with eight rooms. Thereafter it was listed as wood. James Swinbourn, a timber merchant was owner/occupant in 1891. In 1900 Catherine D'alton owned and occupied the property and continued so in 1905 at which time it was known as "Morningside". (1882, 1888, 1889, 1891, 1900, 1906, R.B.).

**Level of Important:**

B. The importance of "Morningside" at the regional level rests upon its early date and unusual architectural detail in its local context. Its associations with Thomas Bent and C. D'alton (wife of the former municipal engineer?) are of interest.

**Recommendations:**

Recommended for inclusion on Historic Building Register and for planning scheme protection.

**References:**

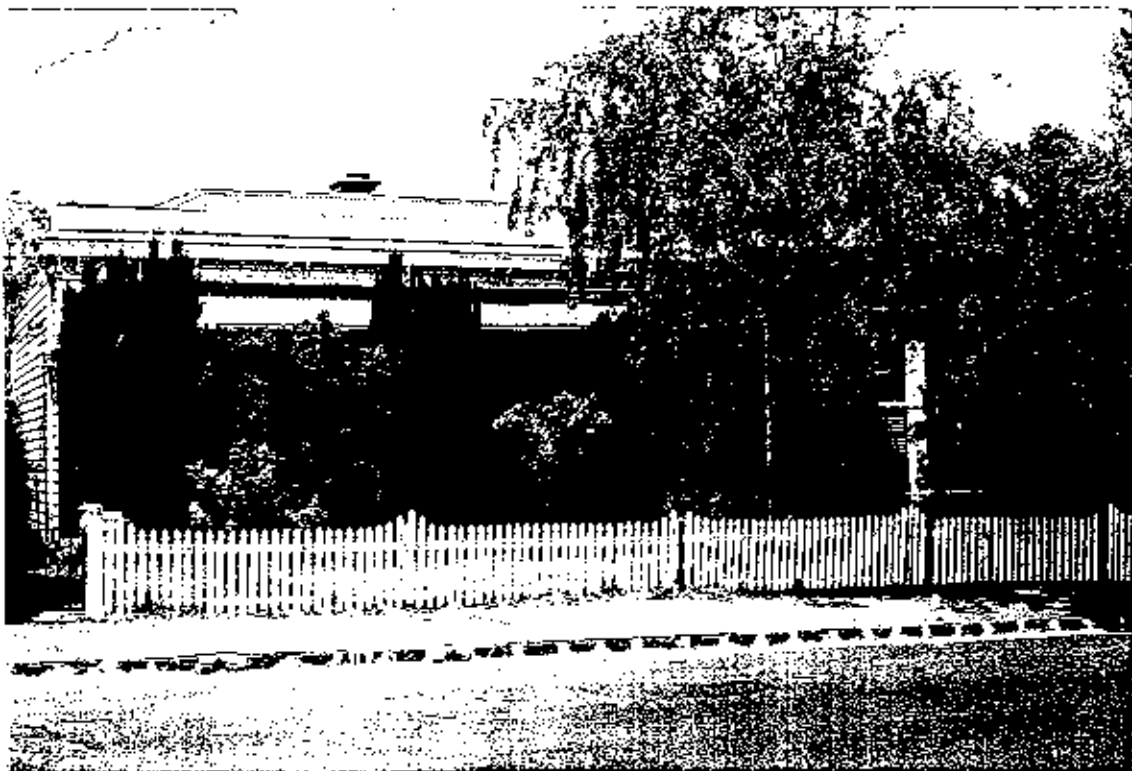
Rate Books

**Issue No. 1:**

January, 1989



62 CARPENTER ST.  
(GOOD CONDITION)



Building: "St. Ives", now "Elgin"  
Address: 83 Centre Road



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register -  
Historic Buildings Register: -  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: October, 1988  
Grantee: Henry Dendy  
Original Building Owner: John Claydon  
Present Building Owner: Mr. G. Taranto  
8 Ward St., East Brighton

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1906

**Architect:** -

**Builder:** -

**Description:** A tuck pointed red brick Edwardian villa with verandah to two elevations, terminated by projecting wings and steeply pitched slate roof with terra cotta trim. Gable ends are half timbered and the roof gables are shingled. The verandah has a bull nosed roof carried on timber posts mounted on pre-cast cement columns on brick piers in the Californian Bungalow manner. The fretwork is unusual and incorporates lattice decoration.

**Condition:** Good

**Integrity:** Fair. Verandah altered, addition to east.

**History:** In 1905 John Claydon, a boot dealer, bought land lots 62 and 63, which together measured 110' x 140', from George Ackers and Thomas Redhead. In 1906 Claydon built a six roomed brick house for his residence. The property was known as "St.Ives".

In 1906 Claydon also purchased the adjoining land lot 64, 50' x 140' from Mrs. Morrison giving his property a 160' frontage. (1906, 1907 RB).

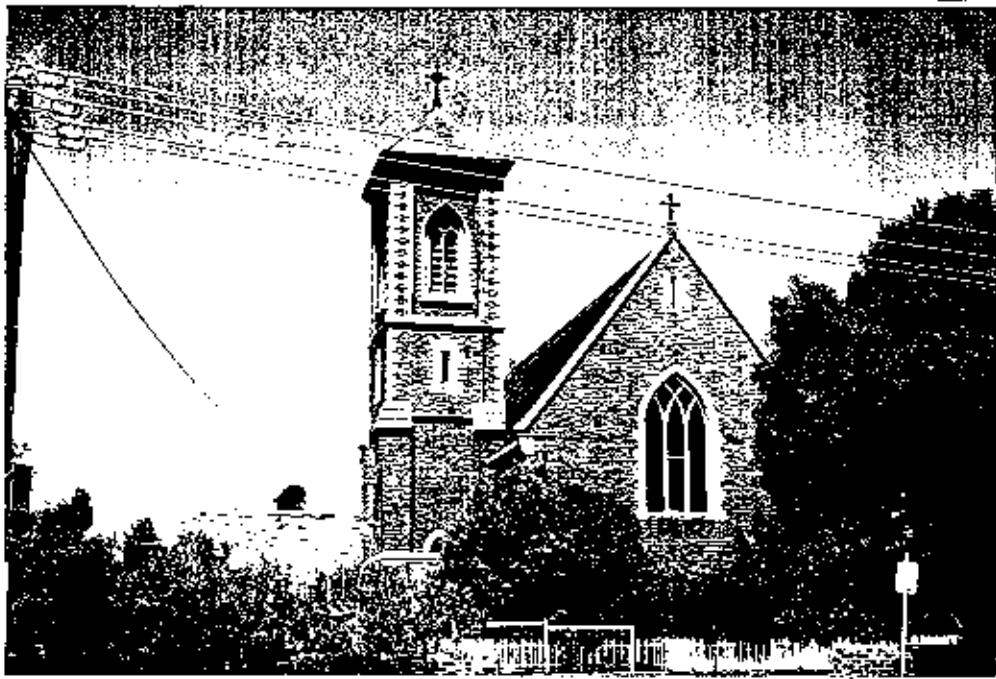
**Significance:** D. "St. Ives" is a comparatively early Edwardian villa, with a verandah which appears to have been altered during the 1920's. In other respects, it is typical of its period.

**Recommendations:** Nil

**References:** Rate Books

**Issue No. 1:** October, 1988

Building: St. Finbars Catholic Church  
Address: 90 Centre Road



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: November, 1984  
Grantee: Henry Dendy  
Original Owner: Roman—Catholic—Properties—Trust of Archdiocese  
Present Owner: As above  
Original Use: Church  
Present Use: Church

<b><u>Construction Date:</u></b>	1871-72
<b><u>Architect:</u></b>	J. B. Denny
<b><u>Alterations:</u></b>	1941 - general refurbishment c.1986 - addition of west wing.
<b><u>Builder:</u></b>	-
<b><u>Description:</u></b>	<p>A large handmade brick church with brown body bricks and white trim on ironstone plinth in the Early English Gothic Style and with a three staged bell tower and shallow pitched pyramidal roof. A side porch faces east.</p> <p>Two cemetery grave stones mark the resting place of the "Catholic Pioneers", erected 29-10-1922 and of Honora Mackay (d. 16-12-1853), the latter being of sandstone with a cross and circle motif symbolic of Christ, the Trinity and infinity to a design typical of the period.</p>
<b><u>Condition:</u></b>	Good
<b><u>Integrity:</u></b>	Good. Additions to west and at south end.
<b><u>History:</u></b>	<p>The first mass was celebrated on this site on 30-4-1848 and the church was known as St.Patrick's until construction of the present building and its dedication to St.Finbar, patron Saint of Cork, on 29-9-1872.</p> <p>The graveyard's earliest burial occurred in 1848 and its last in 1871.</p>
<b><u>Significance:</u></b>	<p>A. St.Finbars Church occupies the site of the first Catholic Church to be dedicated to St.Patrick in Victoria. It is a very early site in the history of the Church and is associated with the early history of the Brighton Mission. The present building, though altered, has a distinctive bell tower and is an early use of bichromatic brickwork, post dating Reed and Barnes' Independant Church by four years. It is a landmark within the municipality whilst the gravestones are also important elements.</p>
<b><u>Recommendations:</u></b>	Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.
<b><u>References:</u></b>	- Rev. W. Ebsworth: <u>Pioneer Catholic Victoria</u> , Polding Press, Melb., 1973.
<b><u>Issue No. 1</u></b>	November 1988

**Building:** "Mount Pleasant"  
**Address:** 73 Champion Street



**Allotment Reference:** Henry Dendy's Special Survey  
**National Estate Register:** Recommended  
**Historic Buildings Register:** Recommended  
**National Trust Register:** -  
**Location within Precinct:** -  
**Photograph Date:** November, 1988  
**Grantee:** Henry Dendy  
**Original Owner:** Horace Lewis  
**Present Owner:** Mr. & Mrs. G.G. Hicks  
73 Champion Street  
**Original Use:** Residence  
**Present Use:** Residence

**Construction Date:** 1891

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** An asymmetrical tuckpointed bi-chromatic (now overpainted) brick villa with steeply sloping gable ended slate roof and asymmetrical form. Distinctive details include the cast iron corner verandah with Greek key pattern frieze, dogs tooth ornamentation to gable ends with oculus vents and with stuccoed pedimented heads to tri-partite windows. A prominent chimney stack with tessellated tile panel is an important element.

**Condition:** Good

**Integrity:** Good

**History:** In 1890 Horace Lewis salesman, owned land lot 44 on the west side of Champion Street on which he built a six roomed brick and timber house in 1891. Lewis a salesman continued to own the property in 1905, leasing it to Aubrey Smith, civil servant. At that time the property was known as "Mount Pleasant", (1890, 1891, 1906 RB).

**Significance:** B. "Mount Pleasant" is a substantial, intact, late Victorian villa with distinctive chimney stack and window surround ornamentation.

**Recommendations:** Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection. Paint removal using approved techniques recommended.

**References:** Rate Books

**Issue No. 1** November 1988

Andrew C Ward & Associates

architects - planners

CITY OF BRIGHTON	
RECEIVED	FILE No. 4225
ACKNOWLEDGED	
MAILED TO	71
NO.	74055

With Compliments 21-9-93

STAFF, The agent has requested that I refrain from inspecting the interior of "Stroma" until the contract is settled (about 60 days)

ATVAMS.

12 Leonard Street, Burwood 3125.

808 4329



Building:

Former "Stroma"

Address:

15, 15A Chatsworth Avenue



<u>Historic Buildings Register:</u>	-
<u>National Estate Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	-
<u>Photograph date:</u>	May, 1993
<u>Grantee:</u>	Henry Dendy
<u>Original Building Owner:</u>	
<u>Original Use:</u>	Residential
<u>Present Use:</u>	Residential
<u>Construction Date:</u>	pre 1859
<u>Architect:</u>	-
<u>Builder:</u>	-
<u>Description:</u>	<p>A substantial two storeyed brick villa with roughcast and fair face stuccoed walls, hipped and gabled tile roof. The roof form consists of a higher wing on the east end suggestive of alterations whilst the overall architectural character is of the Interwar period, the two storeyed porch and balcony above recalling Californian Bungalow forms.</p>
<u>Condition:</u>	Good
<u>Integrity:</u>	Unclear. The external shape of this building could embrace or be part of Plevin's house. An internal inspection should resolve this question.
<u>History:</u>	<p>Jabez Plevins owned a house at this location in 1859. In 1861 he was described as a gentleman and owner of a house and four acres with beach frontage on the corner of North Road, south side. Plevins continued as owner/occupant until 1866-7 when James Anderson, a squatter, purchased the property.</p> <p>By 1870, George Alexander Syme, a journalist, was owner/occupant, the property being described as a "brick house, 8 rooms, stable and 4 acres land", situated at the "Beach and North Road". Symes continued as owner/occupant in 1891 when the house was described as "6 rooms in brick and wood".</p>

By 1900, the Land Mortgage Bank owned the property which included the 6 roomed brick and wood house on 1.3.10 of land and a two acre plot of land adjacent to it. William Richard Virgoe, a nurseryman, leased it. In 1901 the house was described as "10 rooms, brick". Tenants included John Featherstone, an accountant, in 1902, and Richard Thickers in 1905 at which time the property was known as "Stroma".

By 1910 the property had been subdivided and Brandon Road developed "Stroma" with its grounds occupied lots 1 and 6. Arthur Leslie Horden, an importer, was the owner/occupant of the 12 roomed brick house, which in 1915 was No. 12 Brandon Road. Harden continued at "Stroma" in 1919 although the grounds had been reduced to 355' x 215'/219'.

William Smithwick Dagg, an agent, was owner of land 60' x 115' adjacent to the beach which was exempt from rates and the 10 roomed brick and wood house with 85' frontage to Chatsworth Avenue, by 1924. Nell Shaw and Irene Javnay were tenants. Together, they ran the school, "St Christophers" from 1922-1924. In 1926 the property was listed as No. 16 Chatsworth Avenue with 145' frontage. It was adjacent to the beach, occupied lots 6 and 7 and had a net annual value of £125.

In 1927 Dagg continued as owner/occupant, the house being described as brick with 6 rooms with a net annual value of £250. The following year another 6 roomed brick house had also been built, the occupants being William Dagg and William Baird, merchants. The NAV continued at £250.  
(Rate Books 1861-67, 1870, 1873, 1876-80, 1891, 1900-1902, 1905, 1910, 1915, 1920, 1925, 1927-1930.  
Sands & McDougall 1901, 1902  
Vic. P.O. Direct. 1906)

Level of Importance:

C-B

N.B. This statement of significance should be reviewed following an inspection of the interior of this house. It is presumed that it retains the fabric of Plevin's house within the present structure.

"Stroma" is locally important as one of two surviving marine villas in the coastal section of Brighton bounded by North Road, St Kilda Street and Bay Street. It compares with the better preserved "Willesden" and with St Ninians (demolished) in this respect. It compares also with other marine villas, south of Bay Street, including "Bombala", "Koolgarra", "Hanau", "Seacombe" and "Warrain" (all demolished). Brighton's coastal villas were occupied by "people of some means and position in Melbourne .... (and)...their presence on the seashore marks the beginning of a lasting social division in Brighton". (Bate, W., A History of Brighton M.U.P. 1983p.44). "Stroma" is, therefore, important as a rare survivor of the period during which this section of the municipality was first settled, recalling its early role as a location for Melbourne's elite and the way of life which it represented.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books  
MMBW Plans  
Brighton Historical Society

Issue No. 1

\* June Beverley Upphont

14



Andrew Ward.

Re: ~~14-16 Chatsworth Ave~~ } 808 4329  
14-16 Chatsworth Ave.

⇒ Rosalyn Landells

→ no architectural merit,  
but research regard into its  
history

(\$300 - \$350 cont. for A. Ward  
to do this)

→ Phase David Bick

re: Significance of  
14-16 Chatsworth Ave

- Spoke to A. Ward on 22/4/93 and  
he will have an assessment + citation  
for 14-16 Chatsworth Ave finished  
by end of next week. (30/4)

- He will liaise with Rosalyn Landells  
to discuss what is already known  
about the building & he will attempt  
to gain internet entry.

112A-4 Conservation Table (Cont'd)

Site of architectural or historic interest COLUMN 1	Item of conservation significance on site described in Column 1 COLUMN 2	Specific features (if any) to be protected COLUMN 3
ST. JAMES CLOSE 1	Catholic Church (St. James) Presbytery Rectory	Whole of building and land Whole of building and land
ST. KILDA ST 316	Residence (Nithsdale)	West and south facades
SOUTH RD 81	Residence (Kiora)	Whole of building & land
-	Brighton Beach Railway Station	Station Buildings platforms and signal box
163	Fmr. residence (Harefield) now School House, St. Leonard's College	South and west facades, tower, main hall and dining room
STANLEY ST 18	Residence (Invermay)	East and north facades and tower
THULE COURT 6	Residence (Thule)	East facade
WELLINGTON ST 1	Residence (Chilton)	South and west facades and tower.
3	Residence (Stanton)	South facade
WERE ST 20	Residence (Bersham)	North and west facades and tower.
42	Residence (Toiyabe)	North facade
43	Residence (South Lodge)	South and east facades
201-203	Residence (Bona Park)	Whole of building and land
WILLIAM ST 6	Residence (Kilkerran)	North-east and south-east facades
26	Residence (Florence Court)	North-east and north-west facades

# Updated oldie has view of changing tide

## BRIGHTON About \$1 million

Stroma, 16 Chatsworth Avenue, Brighton. Back: two apartments of five rooms; land, about 914 square metres. Auction: 11.30 am Saturday

| May by the Moore Company (596 6988) with J. R. Buxton (592 8000). Price: about \$1 million.

**P**ASSERS-BY, on their way down to the Brighton foreshore receive next door, would probably guess that the apartment block at 16 Chatsworth Avenue was built in the 1920s.

With its imposing rendered facade rising two storeys, and picture windows facing the sea, it has all the characteristics of that era.

But the property is, in fact, one of Brighton's oldest houses, which has undergone numerous updates over the years. Built in 1852, it was listed "Number 1" in the first rate book when Brighton became a borough in 1859. In those days, it had a frontage to North Road and was surrounded by less than two hectares of land which was considered then as a rather small allotment.

The property became popular as a seaside guesthouse and attracted such notable regular visitors as John Pascoe Fawkner, who gained a reputation for being unwilling to pay for his accommodation. The Brighton Historical Society notes: "It is recorded that when asked to settle his account he generally replied: 'Don't forget, I'm the founder of Melbourne'."

Today, the handsome building



serves as two apartments, but retains a measure of its original character inside. Many rooms have lofty ceilings with Victorian-style cornices, four-panelled doors, and wide skirtings and architraves.

The apartments, one on each floor, have a similar layout with three large bedrooms, a kitchen, two bathrooms, laundry and a "long room" (with

open fireplaces) on the beach side. There is also a roomy cellar.

The long room provides ample open-plan living and space for entertaining, and, upstairs, it has an impressive outlook across the bay. This area also opens to a terracotta-tiled patio with a barbecue area and built-in seating.

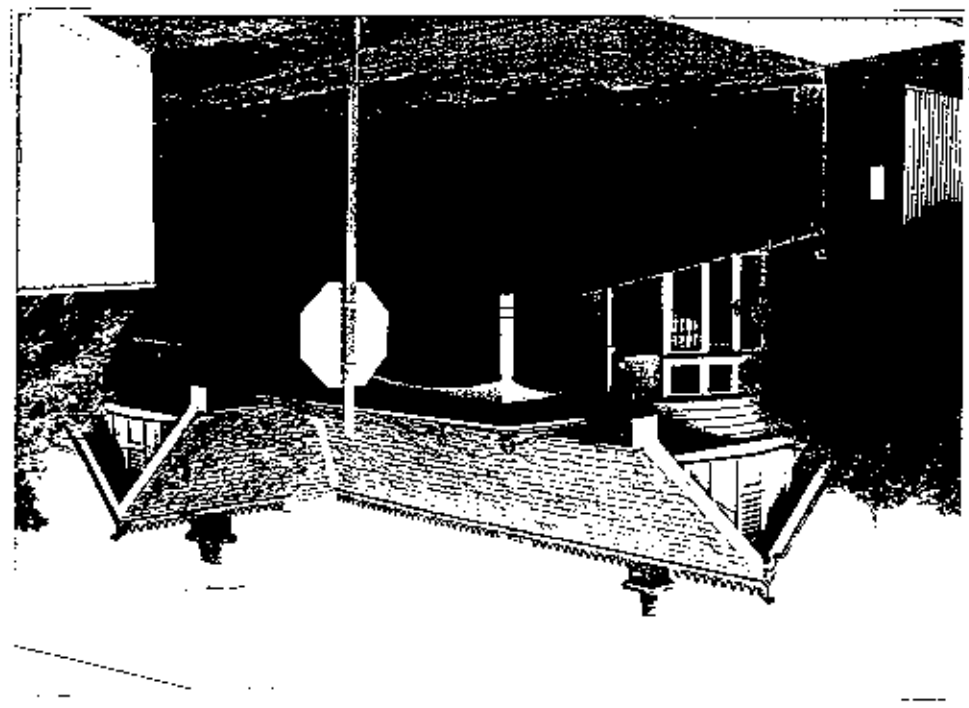
The top floor has been updated

recently and features a spa bath in each bathroom, including one in the modern white-tiled en suite to the main bedroom.

Other conveniences include hydronic heating, evaporative cooling (upstairs), security alarm (downstairs), sprinkler system and automatic front gates.

— VERONICA RIDGE

Residence  
15/15A Chelsea Street



Allotment Reference:

Henry Dendy's Special Survey, Section 4, pt. lot 23.

National Estate Register:

-

Historic Building Register:

-

National Trust Register:

-

Location within Precinct:

Grosvenor and Normandy Estates Precinct

Photo Date:

January, 1989

Grantee:

Henry Dendy

Original Building Owner:

F. & F. Atkinson

Present Building Owner:

15: Mr & Mrs R. Cook, 15 Chelsea Street  
15A: Mr J. Anderson, 36 Gordon Street, Hampton

Original Use:

Residence

Present Use:

Residence



1914

Construction Date:Alterations:Architect:Builder:Description:

An Edwardian residential pair of tuck pointed red brick rough cast above door head height. A half timbered rough cast gable at the front of 15A surmounts a segmental bay window with scalloped weatherboards above while there is a smaller gable at the front of No. 15. A rendered party wall divides the properties between the two gables. A small verandah extends across No. 15, while the verandah to No. 15A extends down the eastern side. Both verandahs feature square timber posts with solid-arched beams. A large gable extends across both sides half way down the building. Windows have stained glass highlights. Two courses of brickwork have been fair facc rendered at sill height.

Good

Condition:Integrity:History:

Good. Recent timber additions at the rear.

In 1914 Florence and Florence Atkinson, married woman and spinster owned 51' x 133' lot of land on the north side of Chelsea Street. During 1914 they built two five roomed brick houses on the land, each block having a 25' frontage. No. 15A was leased to Edwin Kennedy, a dentist. (1914, 1915 R.B.).

Level of Importance:

C. Nos 15/15A Chelsea Street are locally important as an intact and substantial Edwardian residential pair, which is an unusual house form in Brighton.

Recommendations:

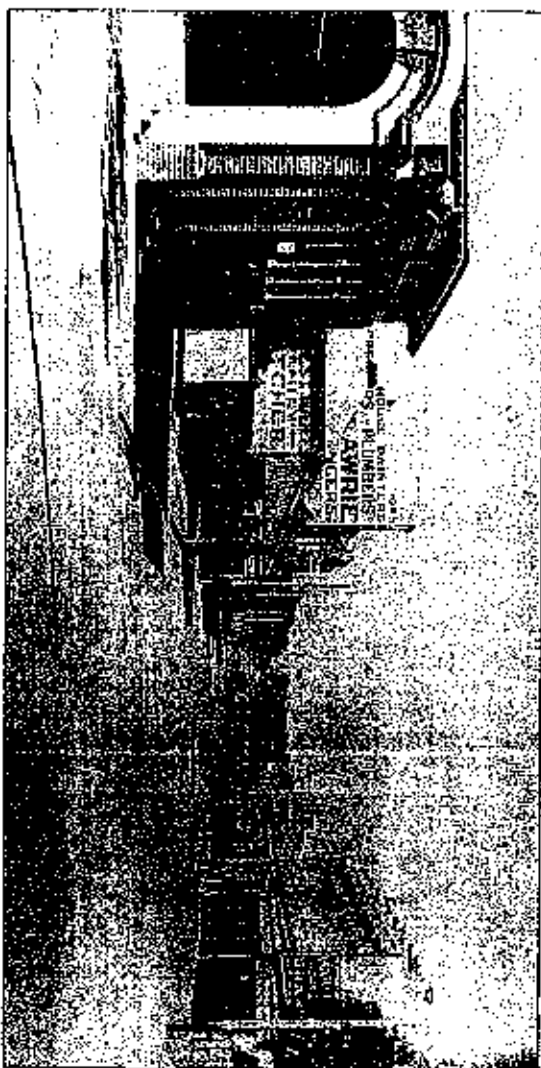
Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

January, 1989.



Hert the Family Butcher next to the post office. A bit of Church St. Brighton from not so long ago. Photograph courtesy Inaaga Street 23 Carpenter St 582 7235.

# Memories of a boy in short pants

In last week's Southern Cross, trader Frank Virginia described Bay St in the 1920s when he first opened shop west of the railway track.

This week, another long-time Brighton resident, now retired, remembers his boyhood in the 1920s when the Church St traders occupied the area between the post office and the railway gates. Past the railway gates were only a pub and one or two shops.

The larger-than-life and sometimes terrifying characters of old Brighton etched themselves into the memory of the boy who was in a Saturday matinee in the Church St cinema when a cyclone struck in 1918. Reporter JAN PRICE recorded the account given by Jim (name changed) of his life in Brighton as a youth

"SEVERAL people were killed in the cyclone and great damage was done between Park and Wellington St and through to New St.

In Church St 70 years ago a short-check-and-slate, hairful cost salesman and the barber was at four on a box and the barber never uttered a word except to say: "Keep yer ... and still."

Then, the butcher next to the post office, wore waded moustaches, a canvas cap with a tail-piece down the back and the traditional blue-and-white butcher's apron. The floor was covered in sawdust, carcasses were delivered in a sort of lurch and huck them down the middle well-reposed blows of the cleaver before shuffling the half-carcass onto an enormous chopping block.

Next to the butcher was Metrickson's lumberyard. The old Victorian had a wall eye—a feathery fellow. He often sat in the back of a cart for me with a little box of oranges for me with a price, usually for making model boats.

Next door was MRS CHAPMAN'S red-painted bicycle shop with sparkling new machines in the window and a large photograph of Mervyn looking a bit more. Whenever I took my bike there to have a puncture mended or the chain fixed he always gave me a terrible dressing-down for not keeping it oiled and clean. Mervyn's moustache and hair were in the other side of the premises in steel-tipped spec-

acles and a gallon of grey hair on top of her head.

Castle the estate agent and joined, hidden behind high opaque green windows. Then came the bakery and cake shop with the Jane Aldridge at for the baker's carts and the stables in the rear. The cottages were Merna and Cain, a deep well located shop with sawdust on the floor. Mr. Anley was a pleasant chap in a long white apron with the bottom tucked in the customary grocer's fashion.

## Hart, the butcher next to the post office, wore waxed moustaches

Mr. Hiscock, the Church St newsagent's shop was along side the railway station ramp. He was something of a local identity, delivering papers each day in his little pony cart. The stand on a step at the back like a Roman chaboyer. So many times I heard the little nag trotting along the street. As it passed each post the old boy would reach down, grab a penny, roll it over in his vest and hold it with great skill over the road gate. "See, hold it rain turned the morning's news into a soggy mess."

Hiscock finally bit the news himself when one day his cart hit a pothole and pitched him

out on his head, breaking his neck.

These days it's hard to imagine a cab rank of three or four horse-drawn cabs standing by the hour in the middle of Church St. Fares ranged up to a shilling, and that was the charge to our home in Dandy St — not that I ever got a ride home in a cab.

Back through the railway gates to the other side of the road to the State Savings bank where I banked the occasional shilling on Saturday mornings.

The ladies all used steel ribs and wore so clearly and nearly in my parashock. This was before Gunner. Waterfall held sway behind the counter in the new premises on the far side of Carpenter St.

Lewis the chemist behind a monstrous waxed moustache was next door to the bank. He had two big jars about four feet high on either side of the entrance full of green cobwebs. "Water — what for?" I never found out. Maybe, like barber's poles, they had some significance dating back to the apostle's guide.

After the chemist came Miss March's lending library. She was like some little bird, always dressed in black, collecting the occasional reference book. I think she sold other items like hairpins and pencils. Of much greater interest was fish in his sweetshop alongside opening between large jars of sweets and diving his nose into one of them for my favour. The penny short-balls I knew all his stock — striped balls, pink lollipops, nutella nutlets, pink sticks, licorice strips, you name them. I find them all plentiful before I was into long pants, and would have been outside my price range anyway. A boot repair shop on the other side of fish went busy, or so I imagine, and an elderly agent took over. A cobbler laid beside ran down to the stables for the calf horses and the cabs, and on the other side of the lane the barber shop. Then I think I went the draper, a fat bald-headed little chap who always scented to me standing in the doorway.

Francis the grocer was a dangerous character about six-feet-six tall, and there was a penny little kid who did most of the work.

The bootmaker next door always had a mouthful of laces, and fingers black as ink. A nice old body, very stooped, who always peered at me over the top of his very foggy glasses. There was a woodpile on the corner of Carpenter St with nutlets, roots and box wood piled high to the pavement.

Such was the place I remember as a boy.

**Dayside Craft Market**

BRIGHTON TOWN HALL White Street, Brighton  
 LAST SATURDAY OF EACH MONTH  
 WITH A \$50 VOUCHER ENTER AT DOOR  
 SATURDAY 28th August 9am-1pm  
 Over 90 STALLS with selected range of quality handcrafts. Inquiries: 582 6473

**Building:** Brighton P.O. and Automatic Exchange  
**Address:** 71 Church Street



**Allotment Reference:**

**National Trust Register:** -

**National Estate Register:** Recommended

**Historic Buildings Register:** -

**Location within Precinct:** -

**Photo Date:** January, 1990

**Grantee:** Henry Dendy

**Original Owner:** Commonwealth of Australia

**Present Owner:** Commonwealth of Australia

**Original Use:** Post Office and Exchange

**Present Use:** Post Office and Exchange

**Construction Date:** 1912-13

**Architect:** Commonwealth Department of Works and Railways

**Builder:**

**Description:** A distinctive neo-classical corner P.O. drawing on earlier post office designs but addressing its corner situation with an unusual stucco and brick porch. The ventilation fleche is typical but the use of cream brick dressings is unusual imparting character to both P.O. and rear telephone exchange.

**Condition:** Good

**Integrity:** Good

**History:** In 1911 the land on the east corner of Church and Carpenter Streets was vacant and owned by "The King". In 1912-1913 a brick Post Office was built there, known as the Brighton Post Office. The property had a 66' frontage to Church Street. (1912, 1913 RB)

**Level of Importance:** B. A substantial P.O. and Telephone Exchange complex noteworthy to the extent that it gains distinction through its corner location and bi-chromatic brick treatment.

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

**References:** Rate Books

**Issue No. 1:** January, 1990

**Building:** "Munro's Buildings"  
**Address:** 76-90 Church Street



**Allotment Reference:** Henry Dendy's Special Survey

**National Estate Register:** Recommended

**Historic Building Register:** Recommended

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** January, 1989

**Grantee:** Henry Dendy

**Original Building Owner:** David Munro

**Present Building Owner:**

76: Craiglea Nominees P/L, 201  
Balaclava Rd, Caulfield, 3161

78: ~~A. & B. Swieca, 3/415 Toorak  
Rd, Toorak, 3142~~

80: Mrs L.M. Moore, 10 Cloris Cr.,  
Sth Caulfield, 3162

82: Mr & Mrs D. & T. Gerst, 58  
Canberra Gve, Brighton, 3187.

84: -

86: Fouress P/L, 22A ~~Coppin Gve,  
Hawthorn, 3122.~~

88: Javah P/L, 50 Donald Rd, Glen  
Waverley, 3150.

90: Mr R.D. Brien, 340 North Rd,

**Original Use:** Shops and hall

**Present Use:** Shops

**Construction Date:** 1888-9

**Alterations:**

**Architect:**

**Builder:** D. Munro

**Description:** Seven two storey Victorian cement rendered brick shops with central laneway. The upper floors to the shops are identical, having pedimented windows, Corinthian pilasters, frieze with acanthus leaf brackets, and alternating curved and straight broken parapet pediments. All shop fronts are substantially altered. Rear elevations are also cement rendered, with later brick additions. Central laneway has asphalt floor, with three original doorways to adjacent shops.

**Condition:** Fair

**Integrity:** Fair

**History:** In 1887, Mark Moss, speculator and property developer, owned land lots 3 and 4 with a combined frontage of 58' to Church Street. David Munro owned lots 1 and 2 adjacent to this land. In 1888 Munro, a contractor, purchased lots 3 and 4 and built four five room brick shops on lots 1 and 2. The four shops were leased that year. In 1889 Munro built a further three brick shops on lots 3 and 4. Between the two blocks of shops was the entrance to the Caledonian Hall which Munro built also in 1889, (1887 to 1889 RB). The three shops and hall were owned by the General Finance and Guarantee Co. and the remaining four shops by the Bank of Australasia. All properties had tenants. By 1892 the Pacific Property and Agency Co. Ltd owned the block of eight properties; ownership changing again by 1900 when the Australian Widow's Fund Life Assurance Society Ltd was owner. (1891, 1892, 1900 RB).

**Level of Importance:** A. Munro's buildings are important for their associations with David Munro, contractor (e.g. Falls bridge and various sections of railway) and director with Thomas Bent in David Munro and Co. Ltd a land development company which Munro sold out from c. 1888. Munro established the Caledonian Land Bank Ltd in 1888 to acquire his Brighton and Canterbury holdings and its name is recalled in the Caledonian Hall.

**Recommendations:**

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

**References:**

Rate Books

**Issue No. 1**

March 1989

**Building:** "Roses Buildings"  
**Address:** 135-147 Church Street



**Allotment Reference:** Henry Dendy's Special Survey

**National Estate Register:** -

**Historic Buildings Register:** -

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** January, 1989

**Grantee:** Henry Dendy

**Original Building Owner:** Susan Ross

**Present Building Owner:**

- 135: Anne Rice Nominees Pty Ltd, 267 Hawthorn Road, Caulfield
- 137: G.F.S. Nominees Pty Ltd, 17 Edrow Avenue, Brighton.
- 139: Mrs M. Kohen, 497 Hawthorne Road, South Caulfield
- 141: Mectran Pty Ltd, 2/75 Bay Street, Brighton
- 143: Miss M.G. Fitch, 35 Carpenter Street, Brighton
- 145: Mr & Mrs C. Chang, C/- Robert Hodges Real Estate, 247 Park Street, Sth Melbourne
- 147: Mr C.A. McKinnon, 19 Stanley Street, Brighton



**Original Use:** Shops

**Present Use:** Shops

**Construction Date:** 1893-1895

**Alterations:**

**Architect:**

**Builder:**

**Description:** A row of seven two storey cement rendered late Victorian shops. The upper floors have a dentillated cornice and balustraded parapet. Nos. 135, 141 and 147 have decorative name panels to the parapet and festooned panels above the windows. The other have "quilted" panels above and simple architraves, those to Nos 135, 141 and 147 being slightly more elaborate. Nos 139, 141 and 143 have some original features, with recessed entries and brass window frames. Rear elevations are cement rendered with original outhouses on the rear boundary.

**Condition:** Good

**Integrity:** Fair

**History:** In 1891 Thomas Rose, a gardener, owned 116' land in Church Street, north-east side between the railway line and Male Street. In 1893 Susan Rose owned the land, and had commenced building a five roomed brick shop on part of it. By 1894 the shop had been completed as had five more shops, each with five rooms and made of brick on 14.3' x 100' of land. The four northern most shops had been let and the corner block 16' x 100' was still vacant. In 1895 the seventh shop on the corner of Church and Male Streets was built, also brick with five rooms. In 1905 Susan Rose, a widow, continued to own the block of shops. The corner shop had been adjoined to the adjacent shop and operated as one business, a grocery, by Samuel Lancaster and George Thompson. The other five shops were occupied individually. (1891, 1893, 1894, 1895, 1906, RB).

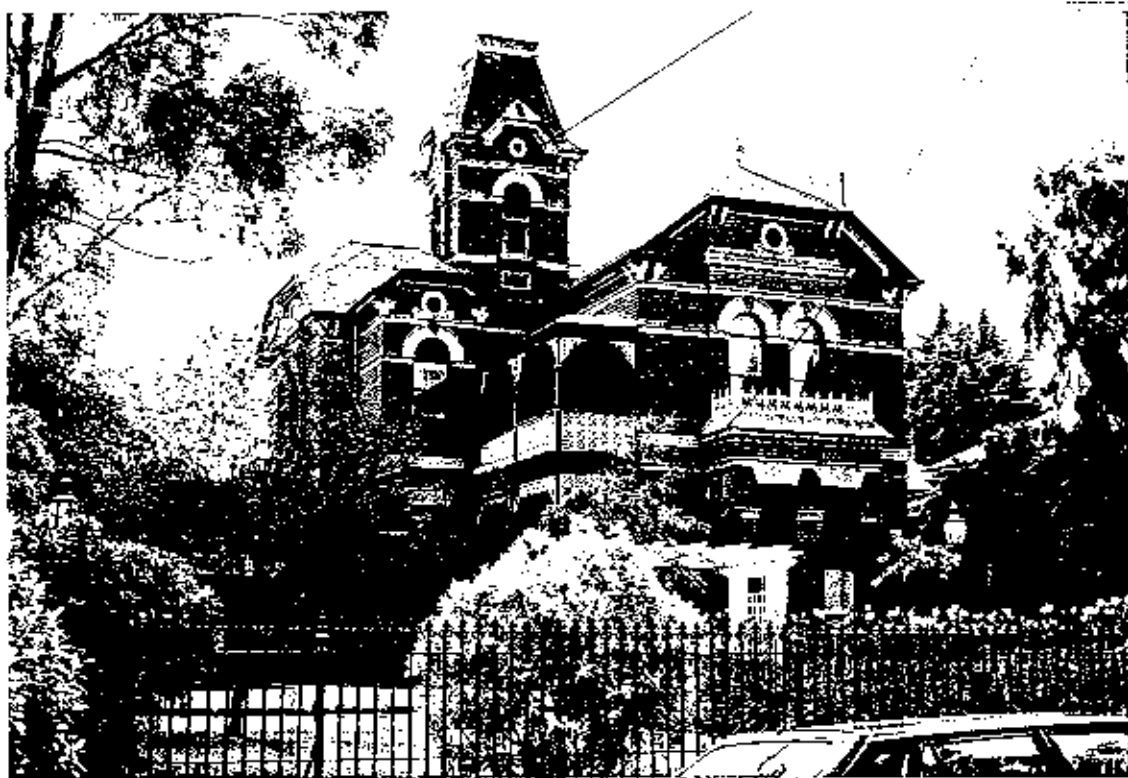
**Level of Importance:** C.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** March, 1989

Building: "Hartsyde" later "Marama"  
Address: 161 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct:  
Photo Date December, 1984  
Grantee: Henry Dendy  
Original Owner: Alfred Harston  
Present Owner: Mr. & Mrs. O. Zandona,  
161 Church Street, Brighton  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1887

Architect:

-

Builder:

-

Description:

A substantial two storeyed classical residence with three storeyed "French Second Empire" style tower. This imposing and picturesque villa has a complex slated gambrel roof, two storeyed cast iron verandah and bi-chromatic brickwork with black body bricks relieved by cream and red dressings. The windows are round arched on the upper level and flat arched at ground level and each gable end has a stuccoed "oculus" vent, the gambrel/vent motif occurring also at the base of the tower roof. The paired eaves brackets are also important elements.

Condition:

Good

Integrity:

Good. Ironwork removed from tower.

History:

In 1886 Robert Craig owned land lot 5 on the north-east side of Church Street. The land had a frontage of 64', (1884-1886 RB). In 1887 a ten roomed brick dwelling was built there. Alfred Harston, a successful stationer, was owner/occupant, (1887 RB). Alexander Macadam purchased the property for his residence in 1888. By 1891 the house was listed as having six rooms and by 1896 the land frontage was 79', fifteen feet having been acquired from the north-west side, (1888, 1891, 1896 RB). Macadam, a grocer continued as owner/occupant in 1905 at which time the property was known as "Hartsyde", (1906 RB).

Significance:

A. "Hartsyde" is important as a late Victorian boom style villa, evoking images of the wealth and life styles founded on property speculation prior to the 1892 bank crash. It fluently combines a range of stylistic elements with picturesque massing and retains its original allotment size.

Recommendations:

Recommended for inclusion on the National Estate Register, Historic Buildings Council Register and for Planning Scheme protection.

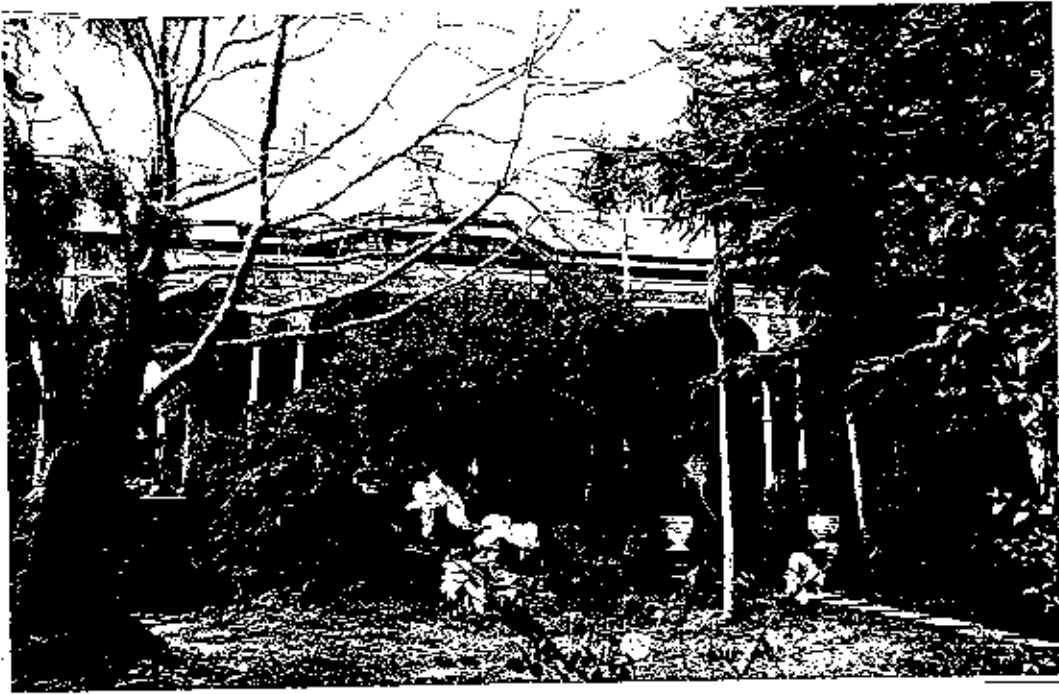
References:

Rate Books

Issue No. 1:

August, 1988

Building: "Andover"  
Location: 165 Church Street



Allotment Reference: Henry Dendy's Special Survey  
Historic Buildings Council Register: -  
National Estate Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: September, 1988  
Grantee: Henry Dendy  
Original Building Owner: Charles Criswick  
Present Building Owner: Dr. & Mrs. P. Blombery,  
165 Church Street  
Original Use: Residence  
Present Use: Residence

Construction Date: 1886

Alterations: -

Architect: -

Builder: -

Description: A symmetrical single fronted Italianate tuckpointed bi-chromatic brick villa with central doorway flanked by bay windows and cast iron verandah returning along the west facade. The body bricks are black and the dressings white. The hipped roof has patterned slates and the verandah floor wall is axe finished bluestone.

Condition: Good

Integrity: Good

History: In 1885 John Moodie owned Lot 4 with 64ft frontage on the north-east side of Church Street. In 1886 an eight roomed brick house was built there, owned and occupied by Charles Criswick, a warehouseman, (1885, 1886 RB). By 1896 Henry Burston, (Barrett Brothers and Burston?) an importer had purchased the property for his residence, (1896 RB) and by 1906 it was owned and occupied by Frederick Harrison, (1906 RB).

Significance: B. "Andover" is important as an intact richly decorated late Victorian Italianate villa and forms a visual unit with adjoining No.s 161 "Hartsgate" (q.v.) and 167 "Wilton" (q.v.).

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

References: Rate Books

Issue No. 1: October, 1988

Building: "Marathon" (168) and "Narbethong" (166).  
Address: 166-168 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: December, 1984  
Grantee: Henry Dendy  
Original Owner: Susannah Black  
Present Owner: 166 Mr. & Mrs. D.P. Mercer  
197 New Street, Brighton  
168 Mr. & Mrs. M.H. Hancock  
197 New Street, Brighton  
Original Use: Residences  
Present Use: Residences

**Construction Date:** 1890

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** A two storeyed Italianate styled attached pair with hipped slate roof and bracketted eaves, common fire wall, stuccoed walls, dominant central chimney stack (altered) and two storeyed cast iron verandah returning around side elevations.

**Condition:** Good

**Integrity:** Good

**History:** In 1889 Susannah Black owned 66' land in Church Street, south-west side between Halifax and Male Streets, on which she built two seven roomed brick houses in 1890. In 1891 the houses were leased to William Byrne and Jeanette Millin. Mrs. Black, a widow continued as landlady in 1905 at which time Robert Murphy, an accountant, leased number 168, known as "Marathon", and Christina Vines, a married woman, leased number 166, "Narbethong".

**Significance:** B. "Marathon" and "Narbethong" form a unique residential form within the municipality. They are substantially intact and a sophisticated example of their type.

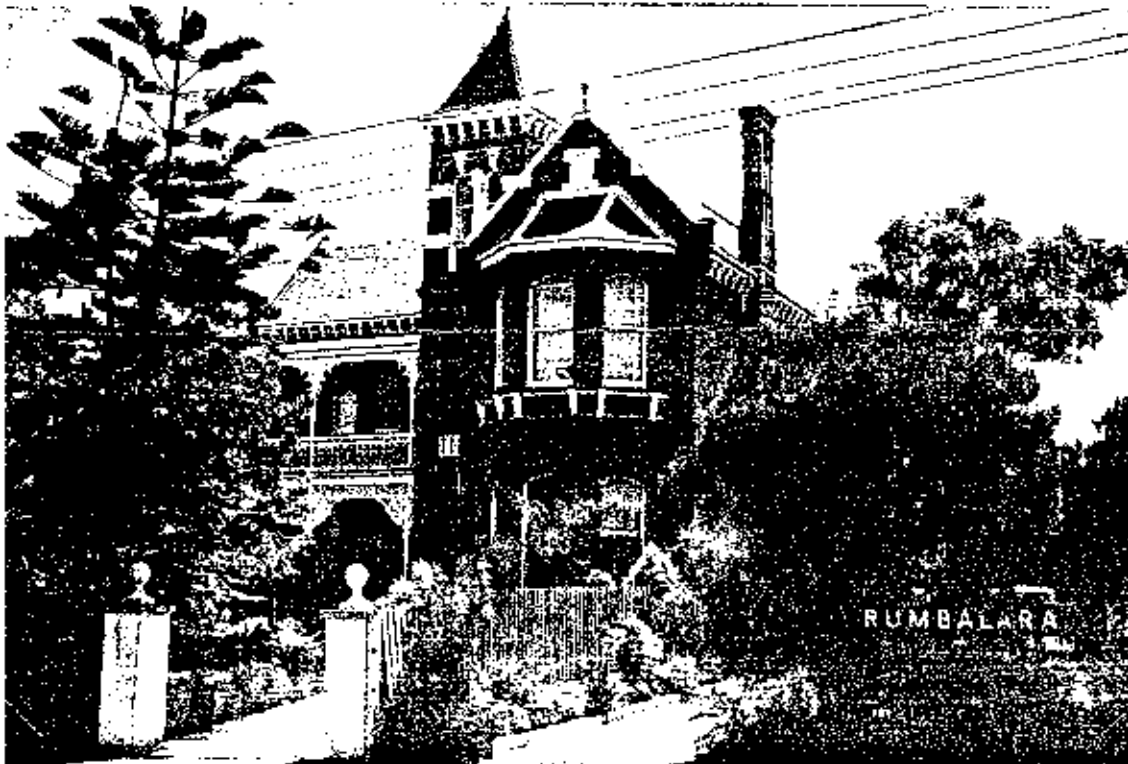
**Recommendations:** Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.

**References:** Rate Books

**Issue No. 1** November 1988

Building: "Wilton", later "Calabria",

Address: 167 Church Street



Allotment Reference: Henry Dendy's Special Survey

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct:

Photo Date December, 1984

Grantee: Henry Dendy

Original Owner: John Nicholson

Present Owner: Mr. & Mrs. V. Spand,  
167 Church Street, Brighton

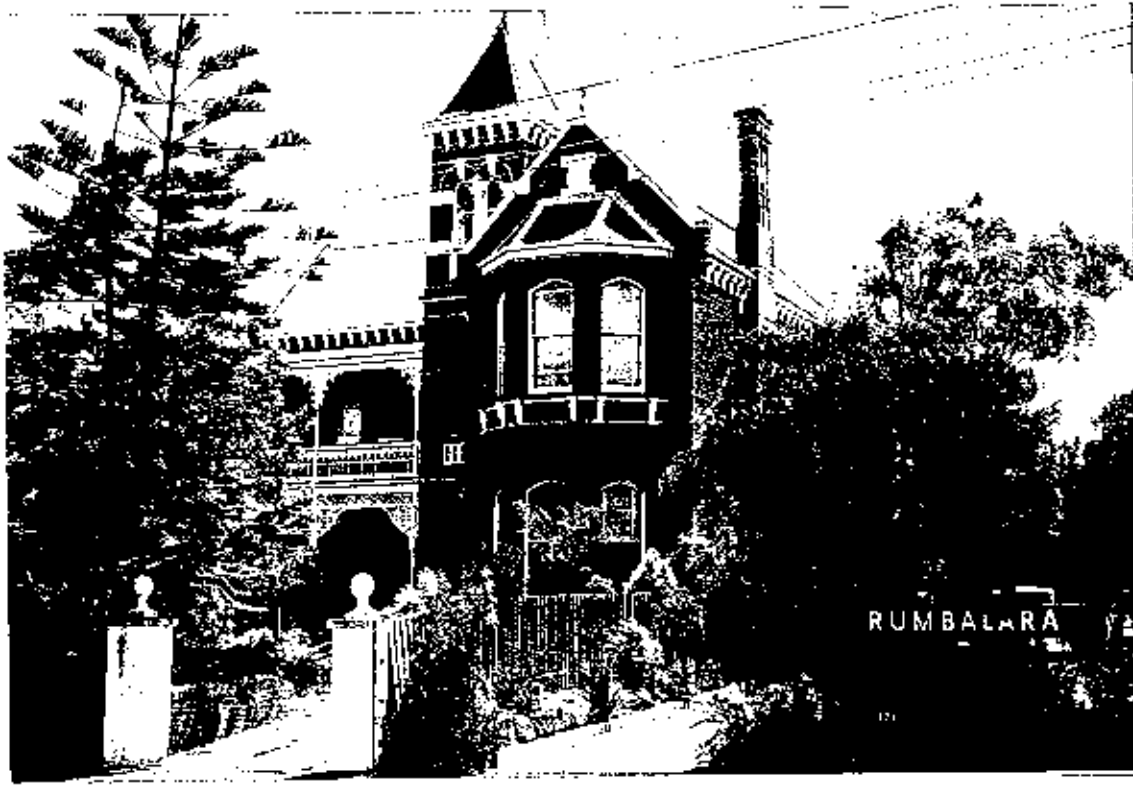
Original Use: Residence

Present Use: Residence

Construction Date: 1887



Building: "Wilton"  
Address: 167 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: Recommended  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct:  
Photo Date December, 1984  
Grantee: Henry Dendy  
Original Owner: John Nicholson  
Present Owner: Mr. & Mrs. V. Spandy, 167 Church Street, Brighton  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1887

Architect:

-

Builder:

Description:

A substantial and picturesque two storeyed red brick Gothic styled residence with engaged three storeyed tower and pointed slate roof. Its assymetrical form is expressed by the two storeyed cast iron verandah with Gothic motifs in its lacework set back from the prominent parapetted and bayed projecting wing. Window openings are single point segmental, emphasized by blackened bricks and the tall chimney stacks are prominent elements.

Condition:

Good

Integrity:

Good

History:

In 1885 John Moodie owned lot 3 with 90' frontage onto the north-east side of Church Street. John Nicholson, an importer, purchased the land in 1886, building a twelve roomed brick house there in 1887, (1885-1887 RB). Nicholson continued as owner in 1905, renting the property to Emma a'Beckett. At that time it was known as "Wilton" (1906 RB).

Significance:

"Wilton" is important as a large and picturesque late Victorian Gothic styled residence, comparable with "Kiora", South Road. Its exploitation of Gothic elements is of interest and contrasts with the round arched openings of the tower. "Wilton's" importance is enhanced at the local level for its position on the sought after Church Street hill and for its association with the a'Becketts, one of Brighton's notable families. Its ownership by the importer, Nicholson, is also of interest and is representative of the prominent homes built by importers locating in Brighton.

Recommendations:

A. Recommended for inclusion on the National Estate Register, Historic Buildings Council Register and for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988

**Construction Date:** 1877

**Architect:** -

**Alterations:** -

**Builder:** -

**Description:** A single fronted timber Italianate villa with symmetrical front elevation consisting of bayed windows either side of a central door. The cast iron verandah extends to three elevations. The roof is slated and the verandah floor is concrete.

**Condition:** Good

**Integrity:** Good

**History:** In 1876 William Taylor owned a cottage and possibly owned an adjacent allotment of land in Church Street, north-east side between Halifax and Male Street. In 1877 Taylor, a commercial traveller built a six roomed wood house on either part of the land allotment or on the east side of it.

In 1887 the land was described as being one acre. Taylor continued to own and occupy the property in 1905 when it was known as "Viewly", (1876, 1877, 1887, 1906 RB).

Taylor's house had been relocated from the site of "Billilla" (q.v.), built 1878, (BHS Newsletter, July, 1976). Later it was occupied by Robert Breen and his family. Breen was a councillor from 1939-54 and mayor in 1941.

**Significance:** "Viewly" is a fine example of a symmetrical Italianate villa, enhanced by its verandah to three elevations and bay windows. Its connections with "Billilla" are of interest.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books  
BHS Newsletter No. 47, July, 1976.

**Issue No. 1** November 1988

Building: "Viewly"  
Address: 183 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Buildings Register: -  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: November, 1988  
Grantee: Henry Dendy  
Original Owner: William Taylor  
Present Owner: Mr. & Mrs. R.J. Patrick  
183 Church Street  
Original Use: Residence  
Present Use: Residence

**Builder:** "Goombah"  
**Address:** 186 Church Street



**Allotment Reference:** Henry Dendy's Special Survey  
**National Estate Register:** Recommended  
**Historic Building Register:** Recommended  
**National Trust Register:** -  
**Location within Precinct:** "Billilla" residential precinct  
**Photo Date:** January, 1989  
**Grantee:** Henry Dendy  
**Original Building Owner:** Dr W. Macanish  
**Present Building Owner:** Mibesa Pty Ltd, 186 Church Street  
**Original Use:** Residence  
**Present Use:** Residence  
**Construction Date:** 1891  
**Alterations:**

**Architect:**

**Builder:**

**Description:**

A substantial two storeyed tuckpointed red brick Queen Anne villa with slate roof. The main elevation to Halifax Street is unusual, with prominent entry bay, half timbered rough cast gable and octagonal corner bay. Rear elevation features fireplace bay with parapet and tall chimney in the Queen Anne mode. The Church Street elevation has a half-round single storeyed bay with stained glass windows and two storeyed recessed verandah. Front entry has elaborate stained glass panels, and stylised Corinthian columns.

**Condition:**

Good

**Integrity:**

Good

**History:**

In 1891 William Macanish owned land Lot 1, 108' x 180' on the south-west side of Church Street, on the corner of Halifax Street. By 1892, Macanish, M.D. had built a thirteen roomed brick house for his residence. He continued as owner/occupant in 1900, however by 1914 he was leasing the property known as "Goombah" to William Mitchell, a gentleman, (1891, 1892, 1900, 1900, 1915 R.B.) Macanish was the municipal health officer for a period and is known for his defence of Brighton's Chinese market gardeners.

**Level of Importance:**

A. "Goombah" is important at the State level as a large, sophisticated and very early example of the Queen Anne Style applied to a major residence in Victoria.

**Recommendations:**

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

**References:**

Rate Books

**Issue No. 1.**

January, 1989

Building: "Aldgour" ("Ardgour in Rate Books")  
Address: 192 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct: "Billilla" residential precinct  
Photo Date December, 1984  
Grantee: Henry Dendy  
Original Owner: William McLean  
Present Owner: Mr. & Mrs. D. Cooper,  
192 Church Street, Brighton  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1892

Architect:

-

Builder:

Description:

A substantial single storeyed late Victorian Italianate villa with stuccoed walls, bi-chromatic slate roof, and turned timber posted verandah with minimal cast iron decoration and "pediment" to entrance. The north bayed wing retains its window "valances" accommodating sun blinds.

Condition:

Good

Integrity:

Good

History:

In 1891 William Bray owned land lot 4 in Church Street. In 1892 a nine roomed brick dwelling was built there with William McClean, an accountant owner/occupant. In 1905, McClean continued to own the property which, at that time, was known as Ardour, (1891, 1892, 1906 RB).

Significance:

"Aldour" is a large and substantially intact Italianate villa, the turned timber verandah posts and minimal cast iron embellishment being suggestive of some hesitation on the part of the owner to fully embrace the emerging Queen Anne style.

Recommendations:

B. Recommended for inclusion on the Historic Buildings Council Register and for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988



Building: Residence  
Address: 206 Church Street



Allotment Reference: Henry Dendy's Special Survey  
National Estate Register: -  
Historic Building Register: Recommended  
National Trust Register: Recommended  
Location within Precinct: Billilla Residential Precinct  
Photo Date: January, 1989  
Grantee: Henry Dendy  
Original Building Owner: Alfred Matthews  
Present Building Owner: P. & W. Harvie, 206 Church Street,  
Brighton  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1922  
Alterations:  
Architect:  
Builder:

**Description:** Substantial single storey with attic cement rendered brick villa with terra cotta shingle roof and T-shaped plan with wide dormer to front elevation and gambrel roof. Attic of shingle construction overhangs. Outbuilding in back yard of the same style with a.c. clad walls. Situated on triangular shaped block with well-established garden.

**Condition:** Good

**Integrity:** Good

**History:** In 1921 James Blundell, a gentleman owned a property on the south west corner of Church and Dendy Streets with a 406' frontage onto church Street. In 1922 Blundell subdivided the land selling the corner block to Alfred Matthews, an engineer. In the same year a six roomed brick house was built there. Matthews was owner/occupant. (1922, 1923, RB).

**Level of Importance:** B. 206 Church Street is important in its expression of the Californian Bungalow and earlier American shingle styles.

**Recommendations:** Recommendation for inclusion on Historic Building Register and for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** March, 1989

Building: Middle Brighton Railway Station

Location: Church Street



Allotment Reference: Henry Dendy's Special Survey

Historic Buildings Council Register: Recommended

National Estate Register: Recommended

National Trust Register: -

Location within Precinct: Railway Linear Precinct

Photograph Date: September, 1988

Grantee: Henry Dendy

Original Building Owner: Victorian Railways

Present Building Owner: STA (Metrail)

Original Use: Railway Station

Present Use: Railway Station

**Construction Date:** 1882 (upside), 1887 (downside)

**Architect:** Victorian Railways

**Builder:** R. & J. Shimmin (upside)  
A. Ringholm (downside)

**Description:** A complex of bi-chromatic brick classical style railway buildings with bluestone platform walls and copings to upside only. The main (upside) buildings have a slate hipped roof with original cast iron gutters, later additions at south end and a concave verandah supported on standard "Light Lines era" (1870's) fluted cast iron columns. A long platform wall supports the verandah at the north end. The downside building has a similar wall/verandah configuration with later timber office attached.

**Condition:** Good

**Integrity:** Good. Includes early seating and barrier gates and palisade iron railings and bollards to subway.

**History:** -

**Significance:** A. Middle Brighton Station is a unique station building design using standard details characteristic of the era of the Light Lines. It recalls the reconstruction of this railway following acquisition by the Government from the Melbourne and Hobson Bay United Railway Co. in 1878. It is an important building in the railway linear precinct.

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

**References:** Contract Books

**Issue No. 1:** October, 1988

Building: "Otley"  
Location: 1 Clive Street



Allotment Reference: Henry Dendy's Special Survey  
Historic Buildings Council Register: -  
National Estate Register: Recommended  
National Trust Register: -  
Location within Precinct: -  
Photograph Date: August, 1986  
Grantee: Henry Dendy  
Original Building Owner: Elizabeth Brownscombe  
Present Building Owner: Mr & Mrs. A. Storer  
1 Clive Street  
Original Use: Residence  
Present Use: Residence

Construction Date: 1887

Alterations: -

Architect: -

Builder: -

Description: A substantial single storeyed stuccoed Italianate villa with three storeyed tower and cast iron convex roofed verandah to south and west elevations running around a projecting bayed wing. The eaves are bracketted and the hipped roof is slated. The tower is subdivided into three sections by plain string courses with dentillated cornice and urns on top.

Condition: Good

Integrity: Good

History: In 1886 Mill Street between Union and Point Nepean Roads was mostly vacant land. In 1887 a six roomed brick house with stables and tower was built on 2.2.0 acres (land lots 11-17), owned by Elizabeth Brownscombe and occupied by John Bowden, (1886, 1887 RB). In 1890 the property was owned by Sarah Thorn and David Thorn, a wine and spirit merchant, lived there. By 1896 the National Mutual Life Association of Victoria had purchased the property and continued ownership in 1905 when it was known as "Otley", (1890, 1896, 1906 RB).

Significance: "A" "X" "Otley" is of regional importance as a large towered Italianate villa with a restrained level of ornamentation.

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

References: Rate Books

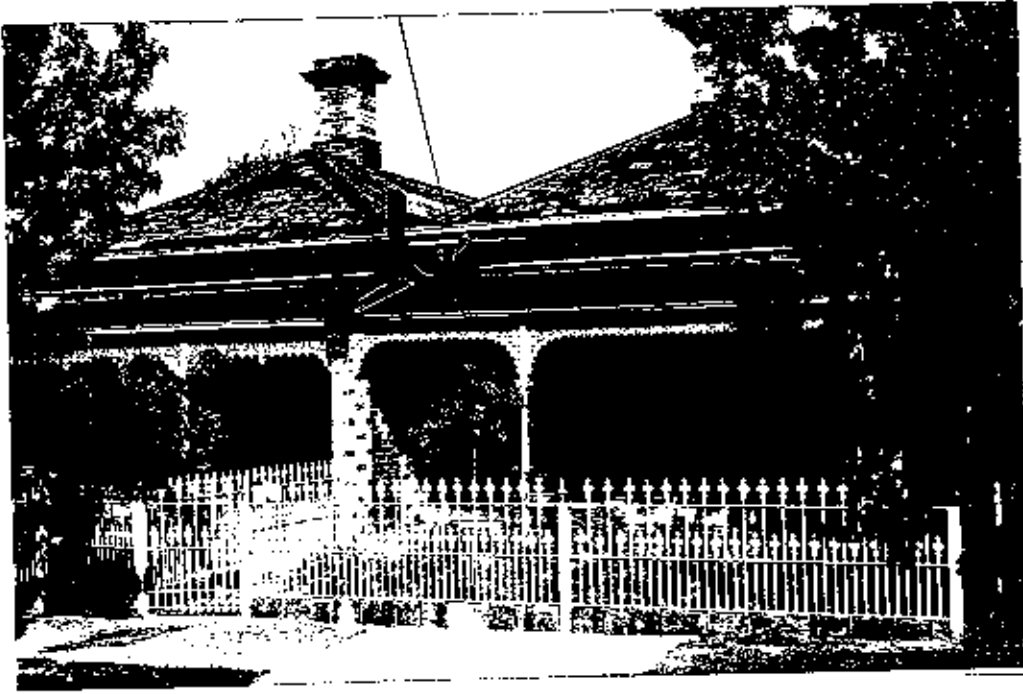
Issue No. 1: October, 1988

Building:

"Surbiton" and "Lilydale"

Address:

25-27 Cochrane Street



Allotment Reference:

Section 11, Lot 14

National Trust Register:

National Estate Register:

Historic Buildings Register:

Location Within Precinct

Photograph Dates:

November, 1984

**Grantee:** Henry Dendy

**Original Building Owner:** George Higgins

**Present Building Owner:** Ms. B. Margetts, 25 Cochrane Street  
Mr. A. Steele, 27 Cochrane Street

**Original Use:** Residences

**Present Use:** Residences

**Construction Date:** 1892

**Architect:**

**Builder**

**Description:** An identical late Victorian pair of single fronted cottages with hipped slate roofs, polychrome brickwork, iron concave verandahs and extended party walls in the terrace form.

**Condition:** Good

**Integrity:** Good, fences sympathetic

**History:**

25 Cochrane Street  
In 1892 George Higgins built a four roomed brick dwelling on land 24' x 150' and rented it to Bridge McLaughlin, a spinster (1892 RB). By 1905, "Surbiton" was owned by George Borrow, a stoker and was leased by James Miller, a civil servant. (1906 RB)

27 Cochrane Street  
In 1892 George Higgins, a carter, built two four roomed brick dwellings, each on land 24' x 150'. No. 27 he rented to John McEachern a cabinet maker. (1892 RB). By 1905 "Lilydale" was owned by George Borrows, a stoker, and was rented to John Burrows, a produce merchant. (1906 RB).

**Lot 1:** "Surbiton" and "Lilydale" are unusual at the local level, terraced development of this type generally being attracted to the inner suburbs of the metropolis during the late Victorian period.



Recommendations:

125  
125  
Recommended for planning scheme  
protection.

References:

Rate Books

Issue No. 1:

February, 1988.

Bulding: Former "Cora Linn" (Brighton Technical School - Building No 4)

Address: 45 Cochrane Street



Allotment Reference: H Dendy's Special Survey, Block 11, part lot 14

National Trust Register: -

National Estate Register: -

Historic Buildings Register: -

Location within Precinct: Cowper Street residential precinct

Photograph Date: November, 1984

Grantee: Henry Dendy

Original Building Owner: John McGee

Present Building Owner: Education Department

Original Use: Residence

Present Use: Technical School

Construction Dates: 1879

Alterations Date:

Remodelling (1923)

Architect:

Builder:

Description:

A stuccoed single storeyed symmetrical villa with pedimented portico over main entrance. The eaves are bracketted, and the roof slated, although the rear valley section has been roofed over.

The verandah has been rebuilt, but retains its tiled floor. It returns around the side elevations and is terminated, on the north side at a doorway with a balustraded parapet over in the guise of a tower.

Condition:

Good

Integrity:

Fair. Although the circular driveway remains in situ, the surrounding environment is unsympathetic. The rebuilt verandah detracts from the residence's former character. Additions at the rear further compromise this building.

Historical Development:

In 1878, John McGee, Merchant, owned land in Cochrane Street, building "Cora Linn" there in the following year. At this time it had fourteen rooms and adjoined a lot of about five acres in area. He remained until c. 1905. By 1907 it had been sold to the Edols family, Riverina pastoralists. It then passed to the Jeffrey family, owners of "Dimmies", in Swan Street, Richmond, and then to the Education Department in 1921. In 1924, following remodelling, it was opened as the Brighton Girls Technical School, retaining the name "Cora Linn", with Miss Aubrey in charge.

Level of Importance:

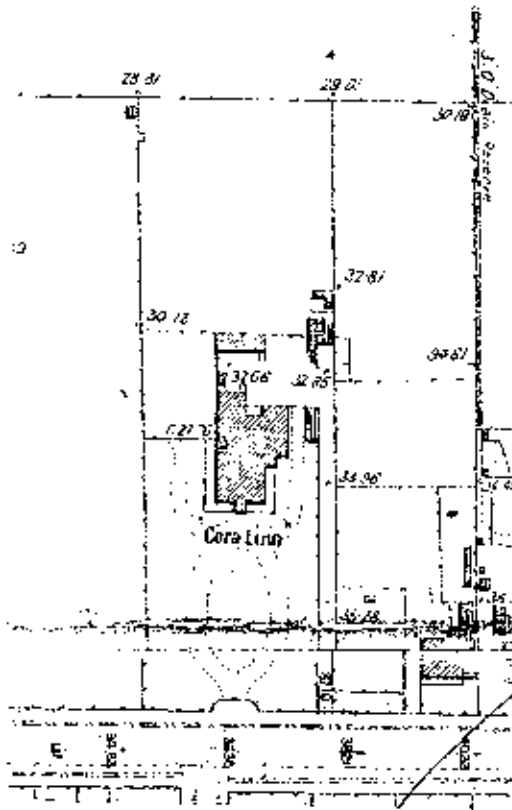
C. This building is of local importance principally as an example of a former substantial Victorian villa residence. It also closes the vista from the Cowper Street residential precinct, along Cowper Street and is important in this respect.

Recommendations:

Recommended for planning scheme protection, with a view to encouraging sympathetic management and maintenance of the vistas from Cowper Street.

References:

- Brighton Historical Society Newsletter, No 30.
- Sands and McDougall Directory
- Brighton Technical School
- Rate Books



Building: Former "Cora Lynn" (former Brighton Girls Technical School, later Brighton Technical School, Building No. 4, now Brighton Bay Campus, Elwood Secondary College)

Address: 45 Cochrane Street

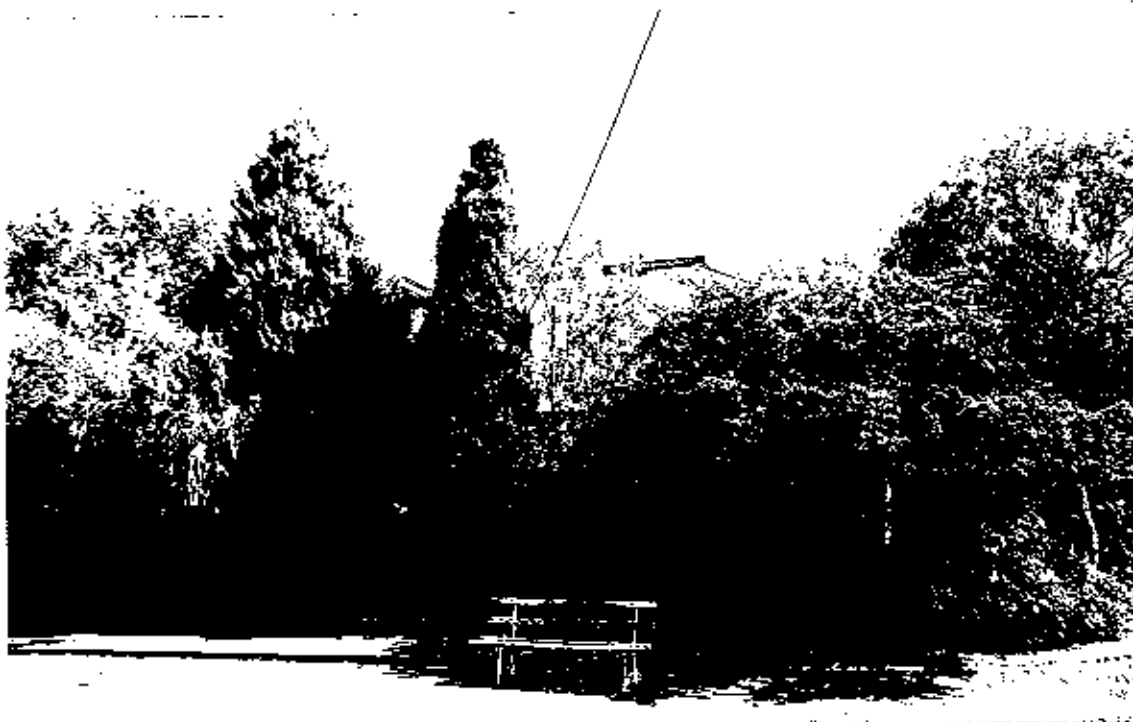


Photo: March, 1984

Allotment Reference: H. Dendy's Special Survey, Block 11, part lot 14

National Trust Register: -

National Estate Register: -

Historic Buildings Register: -

Location within Precinct: Cowper Street residential precinct ("North Road, Cochrane/Asling Streets and environs")

Grantee: Henry Dendy

Original Building Owner: John McGee

Present Building Owner: Minister of Education

Original Use: Residence

Present Use: Technical School

Construction Date: 1879

Alterations Date:

Remodelling and additions to accommodate technical school (1923)

Architect:

Builder:

Description:

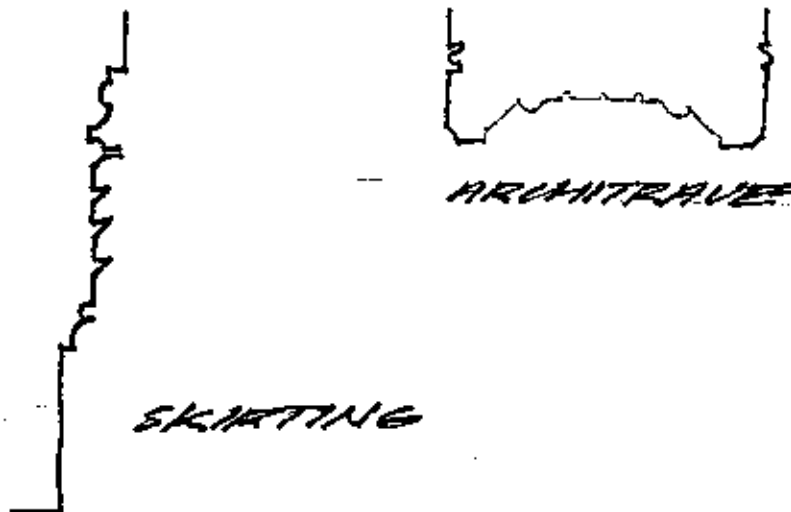
A stuccoed Italianate single storeyed symmetrical villa with pedimented portico over main entrance and side entry with surmounting balustraded parapet. The eaves are bracketted, and the roof slated, although the rear valley section has been roofed over. The north entry has an encaustic tile floor with flashed and acid etched windows. The side corridor is distinguished from the principle corridor by its arches with foliated volutes.

The facade has a central porch with arched openings and pedimented aspect to Cochrane Street. The entrance doorway is distinguished by its Tuscan columnar treatment whilst the flanking elevations are quoined with windows extending to skirting level.

The verandah retains its tiled floor and bellcast roof and extends either side of the front section of the house. The posts and verandah beams have been unsympathetically reconstructed.

Inside, the front four rooms have been opened up to form two rooms, either side of a central hallway. Elaborate cornices survive in the hall and south-east room, with centre flowers, (see photo). The vestibule arch has Tuscan pilasters, repeating this motif from the porch and the doors have elaborate dentillated entablatures.

The rear room has a lofty roof lantern supported by hammer beam arches with intricately fretted spandrels, distinctive architraves and skirtings of the Queen Anne period and dado using similar details.



A large arched opening incorporates double doors to the rear yard. In the adjoining double classroom the original division effected by an arched opening and four leafed panelled doors is intact. The east room black marble (?) fireplace is distinguished by its curved and panelled corners. The west room fireplace is of similar material and of more common appearance.

The south rear wing has been extended to form classrooms and there is a complementary north wing also accommodating classrooms.

**Condition:** Good

**Integrity:** Good. Internal changes appear to have retained the most important features of the building. Although the circular driveway remains in situ, the surrounding environment is unsympathetic. The rebuilt verandah detracts from the residence's former character. Additions at the rear have minimal impact.

**Historical Development:** In 1878, John McGee, a merchant, owned land in Cochrane Street, building "Cora Lynn" there in the following year. At this time it had fourteen rooms and adjoined a lot of about five acres in area. He remained until c. 1905. By 1907 it had been sold to the Edols family, Riverina pastoralists. It then passed to the Jeffrey family, owners of "Dimmies", in Swan Street, Richmond, and then to the Education Department in 1921. In 1924, following remodelling, it was opened as the Brighton Girls Technical School, retaining the name "Cora Lynn", with Miss Aubrey in charge. Education was in the field of the domestic arts. The additions at the rear included a science laboratory and more classrooms.

**Level of Importance:** C. This building is of local importance principally as an example of a former substantial Victorian villa residence. It is distinguished by its facade treatment, north entrance, rear room with lantern in the Queen Anne mode, fire surrounds and elaborate plaster ornamentation. "Cora Lynn" closes the vista from the Cowper Street Residential precinct along Cowper Street and is also important in this respect.

**Recommendations:** Recommended for planning scheme protection, with a view to preserving its heritage values as noted.

**References:**

Brighton Historical Society Newsletter, No. 30.

Sands and McDougall Directories

Brighton Technical School

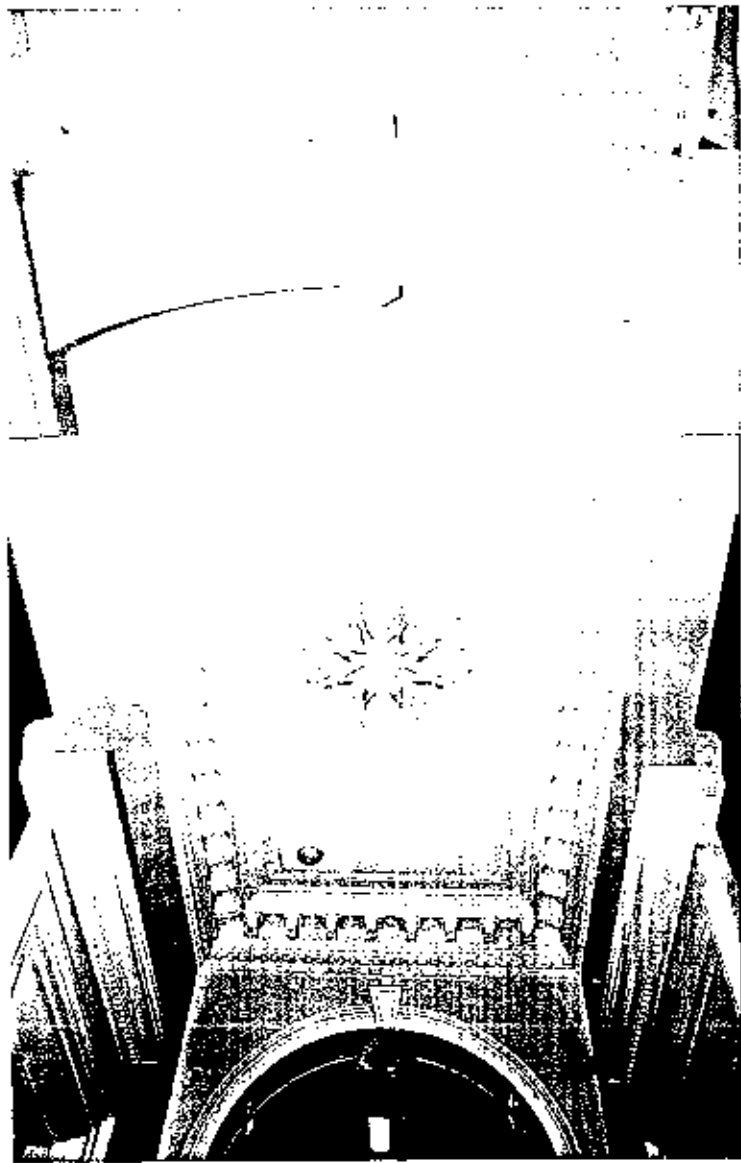
Rate Books

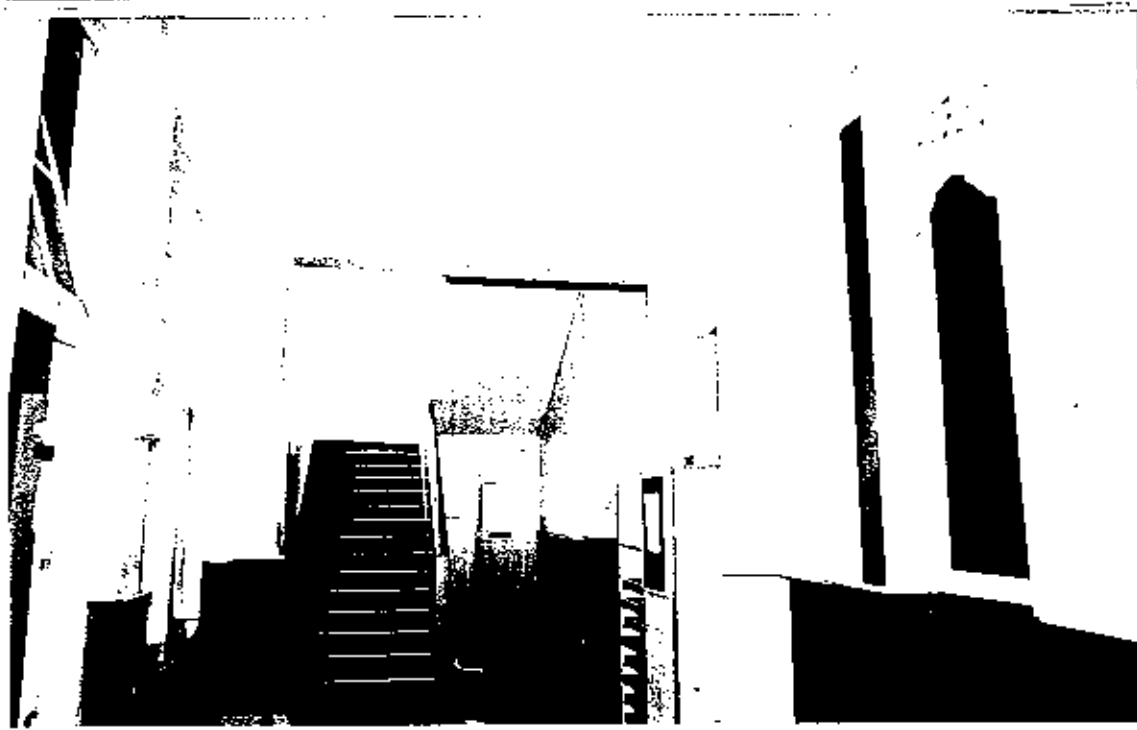
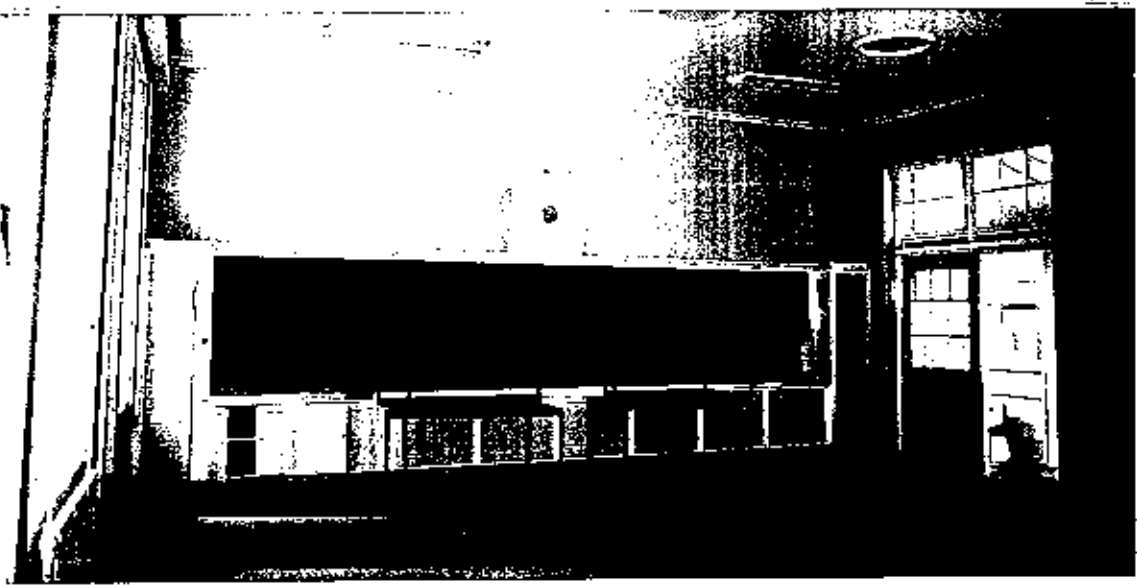
Education Department of Victoria: Vision and Realisation, (3 Vols.), 1973, Gov't Printer













**Building:** "Engadine"  
**Address:** 48 Cochrane Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 11, pt lot 6

**National Estate Register:** -

**Historic Building Register:** -

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** January, 1989

**Grantee:** Henry Dendy

**Original Building Owner:** J. Wearne (?)

**Present Building Owner:** Mr & Mrs R. Sanderson, 48 Cochrane Street.

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** pre 1900

**Alterations:**

**Architect:**

**Builder:**

**Description:** Single storeyed assymetrical Italianate villa with polychrome tuckpointed brickwork, bull nosed cast iron verandah, and patterned slate roof.

**Condition:** Good

**Integrity:** Good, additions at rear.

**History:** In 1900, the property on the north-east corner of Cochrane Street and Oak Grove had a frontage of 110'. There was an eight roomed brick and wood dwelling (No. 48) occupied by Joseph Wearne, a carrier. The owner was not listed as was often the case when a property was changing hands. In 1901 William Jarman, a contractor, owned and occupied a seven roomed brick dwelling on the site. An earlier house on this site predated 1861 (R.B.). Jarman's house was late Victorian and was situated on the corner. In 1902 the land was subdivided into two 85' blocks and another seven roomed brick dwelling was in progress, owned and occupied by Jarman. No. 50 was completed in 1902. In that year, Arthur Woodfall, a manager was occupant of No. 48. (1900, 1901, 1902, 1903, 1861 - 1900 R.B.).

**Level of Importance:** C. "Engadine" is an intact example of a richly decorated Italianate villa of standard design and compares with adjoining No. 50 (q.v.).

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** January, 1989

**Building:** "Bulow"  
**Address:** 50 Cochrane Street



**Allotment Reference:** Henry Dendy's Special Survey, Section 11, pt lot 6

**National Estate Register:** -

**Historic Building Register:** -

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** November 1984

**Grantee:** Henry Dendy

**Original Building Owner:** W. Jarman

**Present Building Owner:** Mr & Mrs G. Fenton, 50 Cochrane Street

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1902

**Alterations:**

**Architect:**

**Bulder:**

**Description:** A single storeyed assymmetrical Italianate villa with polychrome tuckpointed brickwork, bullnosed verandah and hipped and patterned slate roof.

**Condition:** Good

**Integrity:**

**History:** Refer No. 48 Cochrane Street

**Level of Importance:** C. "Bulow" is an intact example of a richly decorated Italianate villa of standard design and compares with adjoining No. 48. (q.v.).

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1.** January 1989



Building: "Melwyn", "Ashleigh Lodge" (1984)  
Address: 58 Cochrane Street



Allotment Reference: Section 11, Lot 6  
National Trust Register:  
National Estate Register:  
Historic Buildings Register: Recommended  
Location within Precinct:  
Photograph Date: November, 1984

**Grantee:** Henry Dendy

**Original Building Owner:** David Prath

**Present Building Owner:** Nolan Towns Pty Ltd, Suite 2,  
32 Camberwell Road, Hawthorn

**Original Use:** Residence

**Present Use:**

**Construction Date:** 1879

**Architect:**

**Builder:**

**Description:** A substantial stuccoed two storeyed Victorian villa residence with iron verandah to two elevations, bracketted eaves and quoins.

**Condition:** Good

**Integrity:** Good, roof tiles recent

**History:** David Prath built an eight roomed brick dwelling here in 1879, occupying it with Robert Bear, a gentleman, who purchased the property in 1880 (1880 RB). The house had several tenants before being bought by John Purse, a gentleman in 1889. Purse used the house as his residence. By 1894, Purse was deceased and ownership had passed to his widow Alison who continued to reside there. By 1906, Isabella Watson was owner/occupant of "Melwyn", the house being noted by that date as having twelve rooms (1906 RB).

**Level of Importance:** B. "Melwyn" is important at the State level as a large and substantially intact villa residence built during the years leading up to the Boom period of the 1880's and displaying a level of conservatism in its design which contrasts with many later comparable residences.

**Building:** "Melwyn", "Ashleigh Lodge" (1984)  
**Address:** 58 Cochrane Street



**Allotment Reference:** Section 11, Lot 6  
**National Trust Register:** -  
**National Estate Register:** -  
**Historic Buildings Register:** Recommended  
**Location within Precinct:**  
**Photograph Date:** November, 1984  
**Grantee:** Henry Dendy  
**Original Building Owner:** James Cochrane  
**Present Building Owner:** Nolan Towns Pty Ltd, Suite 2, 32  
Camberwell Road, Hawthorn  
**Original Use:** Residence  
**Present Use:**  
**Construction Date:** pre 1865  
**Architect:**  
**Builder:**

- Description:** A substantial stuccoed two storeyed Victorian villa residence with iron verandah to two elevations, bracketted eaves and quoins.
- Condition:** Good
- Integrity:** Good, roof tiles recent
- History:** The rate book entries for No. 58 Cochrane are unclear prior to 1865. In 1865 James Cochrane owned a dwelling on the east side of Cochrane Street leased to James Larnack, a teacher. Cochrane a successful Melbourne blacksmith, bought the property with 107 acres, where he established a large orchard and market garden. He continued to own the seven roomed brick dwelling, leasing it to several tenants. (1861-1875 RB)
- In 1876 the property was purchased by David Prath and leased to Eliza Glascott, a teacher. In 1880, Robert Bear, a gentleman, became owner, and again there was a series of occupants. (1876-1886 RB). By 1889 John Purse became the first owner to live at No. 58 for any length of time. By 1896 Alison Purse, a widow was owner/occupant and continued as such in 1905 when the property was known as "Melwyn" (1889, 1896, 1906 RB)
- Level of Importance:** B. "Melwyn is important at the State level as a large and substantially intact early villa residence. Its links with James Cochrane who arrived in the Colony in 1841 are of note.
- Recommendations:** Recommended for inclusion on the Historic Buildings Register and for planning scheme protection. Depainting of the stuccoed facade using approved techniques recommended.
- References:** Sutherland, D.: Victoria and its Metropolis: Past and Present, 1888, Vol. 2, pp 722-3.
- Issue No. 2:** April, 1989

Recommendations:

Recommended for inclusion on the Historic Buildings Register and for planning scheme protection. Depainting of the stuccoed facade using approved techniques recommended.

References:

Rate Books

Issue No. 1:

February, 1988

Building: Hunt Memorial Uniting Church  
Address: 103 Cochrane Street



Allotment Reference: Elsternwick, Section 7  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Photo Date:  
Location within Precinct: -  
Grantee:  
Original Building Owner:  
Present Owner: Hunt Memorial Pre-School Inc.  
Original Use: Church  
Present Use: Kindergarten and Hall  
Construction Date: 1925-26

Architect:

Builder:

Description:

A red brick church in the Gothic Style with projecting entrance porch flanked by gabled pavilions. The interior is substantially intact with diagonally braced timber trusses and a diagonal timber panelled ceiling.

Condition:

Good

Integrity:

Fair

History:

Level of Importance:

D.

Recommendations:

Nil

References:

Issue No. 1

January, 1990

**Building:** "Hartley"  
**Address:** 115 Cochrane Street



**Allotment Reference:** Elsternwick, Section 7  
**National Estate Register:** -  
**Historic Buildings Register:** -  
**National Trust Register:** -  
**Location within Precinct:** -  
**Photo Date:** January, 1990  
**Grantee:**  
**Original Owner:** Thomas White  
**Present Owner:** A. & S. Park  
**Original Use:** Residence  
**Present Use:** Residence  
**Construction Date:** 1914  
**Architect:**  
**Builder:**



**Description:** A substantial single storey timber Edwardian villa with projecting wings to the Cochrane Street and Cole Street frontages and linking gablet on the diagonal axis. Hipped roof to Cole Street wing and gable end to Cochrane Street wing is rough cast. The verandah has a ladder framed frieze and slate roof and terra cotta ridge cresting are intact.

**Condition:** Good

**Integrity:** Good

**History:** In 1914, Andrew Cochrane, a dairyman owned land 132' x 198' on the south-west corner of Cochrane and Cole Streets, facing Cole Street.

By November, 1914, the land had been subdivided into four blocks, each facing Cochrane Street and all built on. The five roomed wood house on the south-west corner of Cochrane and Cole Streets was owned and occupied by Thomas White, an accountant, and was known as "Hartley" (1914, 1915 RB).

**Level of Importance:** C. "Hartley" is locally significant as a substantially intact Edwardian villa having characteristics typical of the period.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** February, 1990

Building: "Umfra"  
Address: 144 Cochrane Street



Allotment Reference: Lot 23  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photograph Date: November 1984  
Grantee: John Dane  
Original Building Owner: E. Thacker (?)  
Present Building Owner: Hay Songs Pty Ltd, 466 Malvern Road, Prahran  
Original Use: Residence  
Present Use: Residence  
Construction Date: pre 1906

Alterations Date:

Architect:

Builder:

Description:

A single storeyed with attic brick Edwardian residence with return verandah terminated at front and side (north) with projecting gable ended wings. Dominant features include the conical roof, corbelled chimneys, dormer window, terra cotta ridge cresting and finials and decorative half timbering against rough cast infills in the canted gable ends. The verandah roof, which forms part of the terra cotta tiled main roof, is carried on turned timber posts and is decorated with fretwork common to this style.

Condition:

Good

Integrity:

Addition at rear.

Historical Development:

"Umfra" was owned and occupied by Emma Thacker, spinster, in 1906, who also owned an adjoining house and vacant lot. In 1910, it was tenanted by Richard Langslow, and, by 1917, Thacker had sold out to the dairyman, Andrew Cochrane. In 1924, "Umfra" was owned and occupied by Andrew Wishart, a retired farmer.

Level of Importance:

C. A noteworthy example of an Edwardian villa within the municipality, the conical roof being of note.

Recommendations:

Recommended for planning scheme protection.

References:

- Rate Books

Building: Residence  
Address: 85 Cole Street



Allotment Reference:

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct:

Photo Date: November, 1984

Grantee:

Original Building Owner: John Mitchell

Present Building Owner: Mr & Mrs R. Casey, 85 Cole Street

Original Use: Residence

Present Use: Residence

Construction Date: 1914

Alterations:

**Architect:**

**Builder:**

**Description:**

A single storeyed red brick Edwardian house with gable ended wing facing Cole Street and corner verandah with entry on the diagonal axis. Rough cast gable ends, slate roof and terra cotta ridge cresting are all intact.

**Condition:**

Good

**Integrity:**

Good. Unsympathetic rear extension.

**History:**

In 1914, Sylvester O'Kane, a tobacco worker owned land 40' x 132' on the north-east corner of Cole and Murphy Streets, facing Cole Street. By November 1914 a five roomed brick dwelling had been built there owned and occupied by John Mitchell, a grocer. (1914, 1915) R.B.)

**Level of Importance:**

C. No. 85 Cole Street is a large and substantially intact Edwardian villa and is a key element in the Cole Street precinct.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

January, 1989

Building:

Address:

1 Cowper Street



Allotment Reference:

Henry Dendy's Special Survey, Block 11, Lot 13.

National Trust Register:

National Estate Register:

Historic Buildings Register:

Location within Precinct:

Cowper Street Residential Precinct.

Photograph Date:

November, 1984

Grantee: Henry Dendy

Original Building Owner: W. Nuttall

Present Building Owner: Mr. A. & Miss. F. Gash,  
1 Cowper Street

Original Use: Residential

Present Use: Residential

Construction Date: 1888

Architect:

Builder:

Description: A small detached timber cottage with hipped corrugated iron roof, bracketted eaves and ashlar boarding and timber posted verandah.

Condition: Good

Integrity: Good

History: In 1887, W. Nuttall owned land lot 33 on which Nos. 1 and 3 Rooding Street were built in 1888. (1887, 1888 RB). No. 1, a three roomed weatherboard dwelling, was owned and occupied by Peter Penny, a plasterer, until 1891 when Mary Davey purchased it as her residence. By 1905, the property was owned and occupied by Annie Penny a spinster. (1906 RB). This section of Rooding Street became Cowper Street about 1927 (Sands & McDougall).

Level of Importance: C. No. 1 Cowper Street is of interest as a typical late Victorian cottage. Forms a visual unit with No. 3.

Recommendations: Recommended for Planning Scheme Protection.

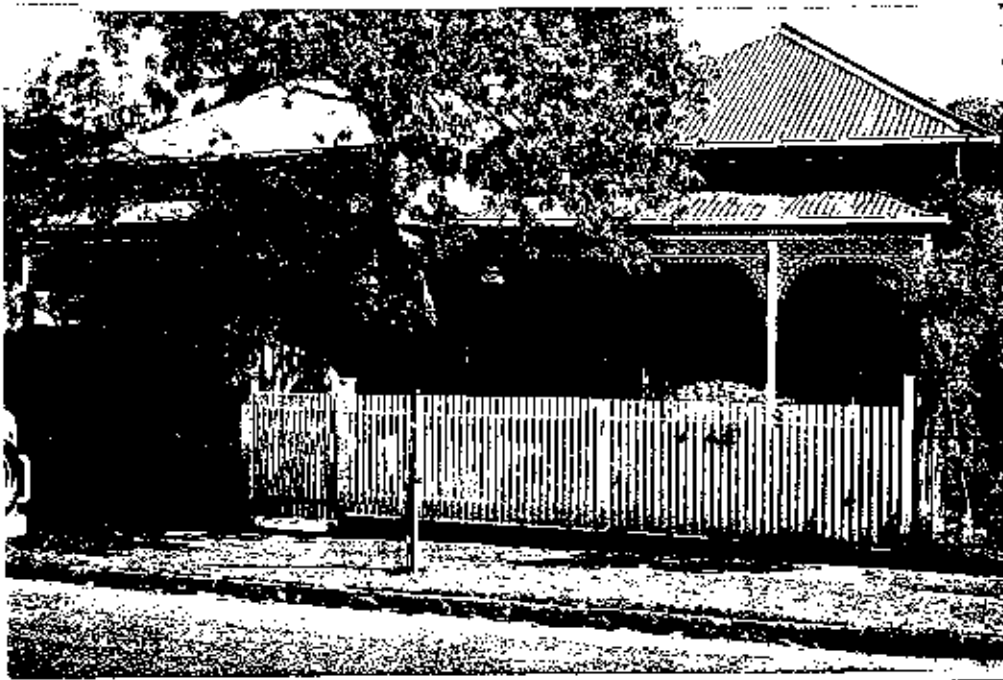
References: Rate Books

Issue No. 1 March, 1988

Building:

Address:

3 Cowper Street



Allotment Reference:

Henry Dendy's Special Survey, Block 11, Lot 13.

National Trust Register:

National Estate Register:

Historic Buildings Register:

Location within Precinct:

Cowper Street Residential Precinct.

Photograph Date:

November, 1984



Grantee: Henry Dendy

Original Building Owner: W. Nuttall

Present Building Owner: Ms. P. Wisdom, 3 Cowper Street

Original Use: Residential

Present Use: Residential

Construction Date: 1888

Architect:

Builder:

Description: A small detached timber cottage with hipped corrugated iron roof, bracketted eaves and ashlar boarding and timber posted verandah.

Condition: Good

Integrity: Good

History: Land lot 33 was owned by W. Nuttall in 1887. In 1888 it was divided into two housing blocks, 20' x 99' and No. 3 a four roomed weatherboard dwelling was built. Thomas O'Neill, a bootmaker, was owner/occupant. (1887, 1888 RB). In 1891, C. Levy purchased the property, renting it to Mrs. Booker. By 1905, the ownership had passed to Elizabeth Levy, a married woman, and the property was leased to Arthur Rowland, a painter. (1906 RB).

Level of Importance: C. No. 3 Cowper Street is of interest as a substantially intact Victorian cottage. Forms a visual unit with No. 1.

Recommendations: Recommended for Planning Scheme Protection.

References: Rate Books

Issue No. 1 March, 1988

Building:

"Quambi"

Address:

19 Cowper Street



Allotment Reference:

Section 11, Lot 11

National Trust Register:

National Estate Register:

Historic Buildings Register:

Location within Precinct:

Cowper Street Residential Precinct

Photograph Date:

November 1984

**Grantee:** Henry Dendy

**Original Building Owner:** William Jarman

**Present Building Owner:** Mr & Mrs J Orbach  
21 Cowper Street, Brighton

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1891

**Architect:**

**Builder:**

**Description:** A polychromatic brick late Victorian Italianate assymmetrical villa with bull nosed verandah, hipped slate roof and paired round arched windows to the projecting wing with a distinctive use of bricks and unpainted cast cement components.

**Condition:** Good

**Integrity:** Good

**History:** "Ivanhoe" was built following auction of the "Hobartville Estate" in 1888. In 1890 William Jarman, a painter, owned land with an 80' frontage. This was made into two 40' blocks in 1891 and a six roomed brick and weatherboard dwelling was built on the western site. The dwelling was let to Thomas Main, a boilermaker (1890-1891 RB). Jarman continued to own "Ivanhoe" in 1905, renting it to Alfred Bentley, a tailor, (1906 RB)

**Level of Importance:** "Ivanhoe" is noteworthy at the local level for its distinctive use of polychromatic brickwork, forming a key element in the Cowper Street precinct.

**Recommendations:** Recommended for planning scheme protection

**References:** Rate Books

**Issue No. 1:** February 1988

Building:

Address:

27 Cowper Street



Allotment Reference:

Henry Dendy's Special Survey, Block 11, Lot 10.

National Trust Register:

National Estate Register:

Historic Buildings Register:

Recommended

Location within Precinct:

Cowper Street Residential Precinct

Photograph Date:

January, 1988

Grantee: Henry Dendy

Original Building Owner: C. Cowper

Present Building Owner: Mesdames M. & A. Mulcahy, 3 Seacombe Grove, Brighton

Original Use: Residential

Present Use: Residential

Construction Date: 1890

Architect:

Builder: Charles & Christopher Cowper

Description: A substantially intact late Victorian assymmetrical villa in restrained polychrome brickwork, hipped slate roof, and with chimney stacks and verandahs having elements of the Queen Anne style.

Condition: Good

Integrity: Good

History: In 1889, Charles and Christopher Cowper, builders, owned land with 360' frontage on the north side of Cowper Street. (1889 RB). The following year, the land was subdivided and Cowper built a seven roomed brick dwelling as his residence on the easternmost lot. By 1891 Charlotte Cowper was the owner however Charles Cowper continued as resident, the situation remaining the same in 1900. By 1905, Charles Cowper was owner, renting the property to Daniel McKenzie, a clergyman. (1906 RB).

Level of Importance: B. No. 27 Cowper Street is important at the State level as a Victorian villa, somewhat timidly embracing elements of the Queen Anne style and in this respect being expressive of the gradual transition in domestic architectural style from Victorian to Edwardian. Its association with the investor/builders, Charles and Christopher Cowper is of local importance.

Recommendations: Recommended for inclusion on the Historic Buildings Council Register and for Planning Scheme Protection.

References: Rate Books

Issue No. 1 March, 1988



**Grantee:** Henry Dendy

**Original Building Owner:** Charles Cowper

**Present Building Owner:** Mr K.R. Brooks & Mrs D. Hewitt  
19 Cowper Street, Brighton

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1891

**Architect:**

**Builder:** Charles Cowper

**Description:** A late Victorian Queen Anne residence with hipped slated roof and gable to front room, the body bricks being reds, relieved with creams and the timber posted porch being decorated with iron lacework.

**Condition:** Good

**Integrity:** Good

**History:** By 1890, Charles Cowper, a builder, had constructed several dwellings on land he owned in Cowper Street, however, No. 19 was still vacant land (1890 RB). In 1891, Cowper built a seven roomed brick dwelling, and let it to architect, Alexander Rankin. John Preacher, a gentleman, owned and occupied the property in 1892. By 1905, "Quambi" was owned by James Cochrane, a jeweller, who resided there. (1906 RB).

**Level of Importance:** C. "Quambi" is unusual at the local level as an early Queen Anne villa and forms a key building in the Cowper Street Precinct. Its links with Charles Cowper and the street name need to be substantiated.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** February, 1988

Building: "Ivanhoe"  
Address: 21 Cowper Street



Allotment Reference: Section 11, Lot 11  
National Trust Register  
National Estate Register  
Historic Building Register  
Location within Precinct: Cowper Street Residential Precinct  
Photograph Date: November 1984