



Heritage Review 'Greenfield' ('Tullavin'), 453 New Street, Brighton

Prepared for City of Bayside

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Final – 15 April 2014

Cover image: Stables, c.1970s, from National Trust File.

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Executive summary

Purpose

This report has been prepared for the City of Bayside and provides a review of the heritage significance of the former stables and coach house at the rear of 453 New Street, Brighton (the subject site).

At present, the heritage overlay (HO282) applies only to the former house (originally known as *Greenfield*, later *Tullavin*) on the subject site and the purpose of the review is to determine whether the former stables and coach house should also be covered by the heritage overlay.

Approach and methodology

This review has been conducted in accordance with the Australia ICOMOS Burra Charter, 2013 and its guidelines using the Hercon criteria. See section 1.2 for further details.

Findings

The former stables/coach house at the subject site is significant both individually and as part of the *Greenfield* (later *Tullavin*) complex. It is one of the earliest and the most intact of the small number of surviving stables/coach houses in Bayside. The continuing association with the original house, which is still contained on the same property, enhances its significance.

Apart from the new opening on the east side and alterations to some of the windows and doors, the building retains a high degree of intactness and integrity, when compared to other examples in Bayside. Further alterations and accretions (such as the air conditioning units on the north side) should be avoided where possible.

A new, combined heritage citation has been prepared for the subject site for both the mansion and the stables/coach house. As shown in Appendix B, this incorporates the information contained in the existing citations from previous heritage studies with changes, as required, to the History, Description, Comparative analysis and Statement of Significance.

Recommendations

HO282, which currently applies only to the former mansion house and a small amount of adjoining land, should be extended to include all of the land included within Crown Allotments 7 & 8, Section 10 at Elsterwick, Parish of Prahran.

The proposed new HO extent would include that part of 453 New Street containing the house and former stables/coach house and adjoining land extending from New to Foote Street, but would exclude the other part of 453 Street, being CA9, which contains modern buildings of no significance.

As for the existing HO282, no specific controls (e.g. external paint, internal) are required. As the former stables/coach house is a brick building, a permit is required under the general provisions of the heritage overlay to paint a 'previously unpainted surface'. The entry for HO282 in the HO schedule should be renamed as '453 New Street, Brighton – 'Greenfields', 'Tullavin'. The heritage place includes the house and stables.'

Please refer to section 3.2, which provides a rationale for the recommended extension of HO282.

1 Introduction

1.1 Purpose

This report has been prepared for the City of Bayside and provides a review of the heritage significance of the former stables and coach house at the rear of 453 New Street, Brighton (the subject site).

At present, only the former house on the subject site is included within HO282 (see Figure 1) and the purpose of the review is to determine whether the stables should also be covered by the heritage overlay.

This report sets out the methodology, findings and recommendations of the review.



Figure 1 – Existing extent of HO282 [Source: Bayside Council]

1.2 Approach and methodology

This review has been conducted in accordance with the Australia ICOMOS Charter for Place of Cultural Significance, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2012) (hereafter referred to as the 'VPP Practice Note').
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007 (refer to Appendix D).

- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see Section 4 References).

Specifically, the review has included:

- ▶ A review of the information contained in previous heritage assessments prepared for the subject site including the individual citation for the subject site in the *City of Bayside Heritage Review 1999* (the 1999 study), and the individual citation for the stables in the *City of Bayside Interwar and Postwar Heritage Study 2010* (the 2010 study) (refer Appendix E).
- ▶ A review of the *City of Bayside Heritage Review Volume 1: Thematic History 1999* (the Bayside Thematic History) to assist with comparative analysis.
- ▶ An exterior inspection on 3 April 2014 (accompanied by Greg Garrett, Senior Strategic Planner) of the house and stables/coach house on the subject site and comparative examples of stables cited in the 2010 study citation.
- ▶ A review of undated (but what appear to be c.1970s/80s) images of the house and stables/coach house from the National Trust of Australia (Victoria) file for the subject site (copies provided by Bayside Council).

In terms of deciding whether a place achieves a threshold of local significance Appendix D provides a discussion of this issue having regard to recent Panel and Advisory Committee reports. In summary, places of potential local significance will fulfil one or more of the following criteria:

- ▶ The place is associated with a theme identified in the Thematic History for the municipality. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- ▶ The place may be rare within the municipality or to a township or locality. It may be a very early place, or a type that is under-represented within the City of Bayside (Criterion B).
- ▶ If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. a high proportion of the places will be considered to be contributory) (Criterion D).
- ▶ The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement, or has outstanding aesthetic qualities when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criteria E or F).
- ▶ The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation);
 - The association has resulted in a deeper attachment that goes beyond utility value;
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories, etc.

For the purposes of comparative assessment the existing HO places within the City of Bayside are considered to establish a 'benchmark' – that is, places of potential significance would need to have similar integrity, demonstrated historic associations or architectural or aesthetic qualities etc., as an existing HO place of the same type. If there are no comparative examples in the HO, then identified and/or assessed comparative examples will be considered.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low integrity;
- ▶ The place is common within the municipality or already represented in the Heritage Overlay;
- ▶ It has low integrity when compared to other places already included in the HO;
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality;
- ▶ The social or historical associations are not well established or demonstrated.

2 Review of significance

The VPP Practice Note directs that places to be included in the HO include (amongst other things) 'Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay'. It goes on to explain:

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

2.1 Review of histories

The history of the subject site in citation from the 1999 study is very brief and does not mention the stables. The history in the 2010 study, however, is much more comprehensive and provides a sound basis to assess significance.

As shown in Appendix B, the information from both citations has been used to prepare a new history with minor additions including the relevant themes and edited extracts from the Bayside Thematic History. Reference is also made to the MMBW Detail Plan No.1803 (see Figure 2), which shows the house and stables/coach house, and original carriage drive in about 1906.

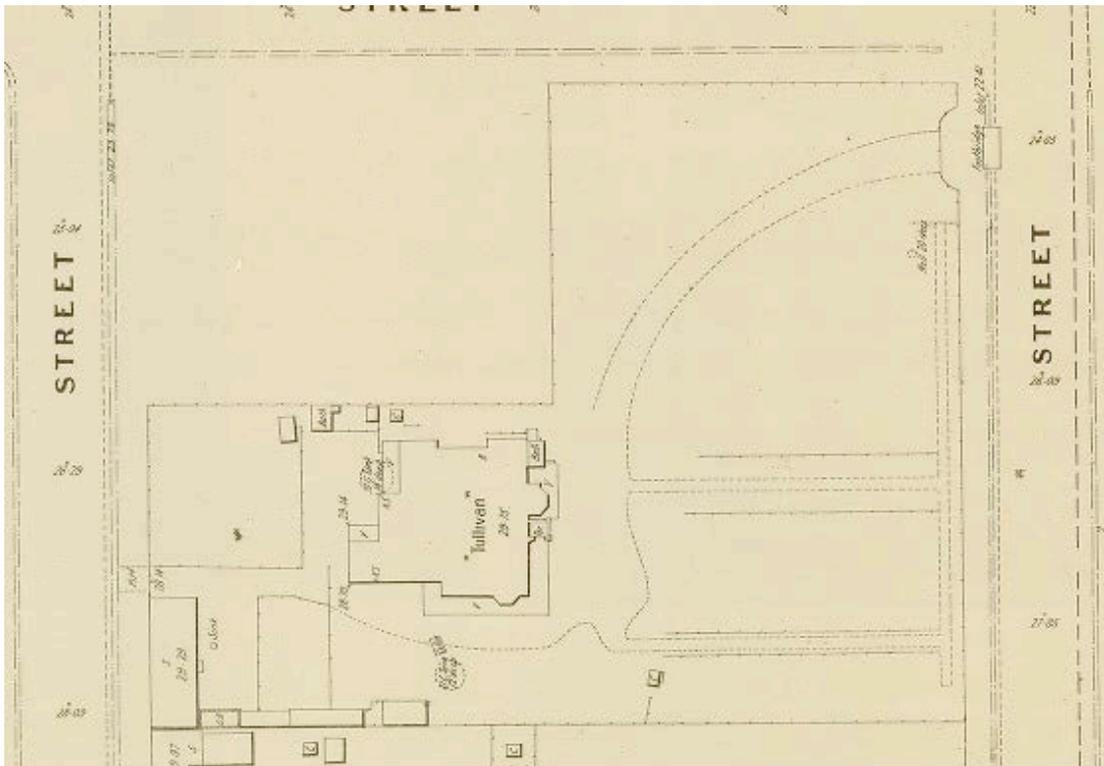


Figure 2: MMBW Detail Plan No.1803 (detail) showing 'Tullivan' in about 1906. Foote Street is at the left, Cole Street is at top and New Street is at right.

2.2 Review of descriptions

The description of the subject site in the citation from the 1999 study focuses upon the house and only briefly mentions the stables. The description of the stables/coach house

from the 2010 study is generally accurate and no visible changes have been made (see images in Appendix C). However, it is apparent that the description of the stables/coach house from the 2010 study is based on an external inspection from Foote Street only, as the main (east) elevation, which is only visible from inside the property, is not described. Comparison with the National Trust photos (which appear to date from the time that the subject site was still used as a private residence, possibly c.1970s) also shows that there have been few external changes since then.

As shown in Appendix B, information from both citations has been used to prepare a new combined description for the property (the description of the house has not been changed as this was outside the scope of this study). The description of the stables has been amended to include description of the main east elevation.

2.3 Review of comparative analysis

The comparative analysis for the subject site in the citation from the 1999 study consists of a list of properties, without any further explanation of how they compare to the subject site. A preliminary review revealed that most of these houses date from the land boom period (i.e. c.1885-1895) and therefore are not directly comparable to the subject site, which is one of the few pre-1870 houses in Bayside.

The comparative analysis in the 2010 study citation, on the other hand, is more comprehensive and includes an overview of stables in Bayside, noting that very few survive. Four comparative stables in Bayside are cited, of which those at *Kamesburgh* are considered to be most similar. The *Kamesburgh* stables are described as being smaller: further research has found that this is because the southern section was demolished c.1927 when the estate was subdivided and Downes Avenue was created.

Of the other three examples, a site inspection has confirmed that the stables at *Omeath Villa*, 664 Hawthorn Road, Brighton East (not included in the HO) have since been demolished. Of the remaining two examples:

- ▶ The stables at *Billilla* (HO188) is a small, gabled building and appears to be only part of a once much larger complex that can be seen in c.1900s Melbourne & Metropolitan Board of Works Plans. It is not directly comparable to the stables/coach house on the subject site.
- ▶ The form and integrity of the stables at *Nithsdale* (HO356) is not known as they are situated at the rear of the property and are not visible from the street.

The Hermes database was reviewed to determine whether there are any other stables/coach houses in Bayside and, although the citations for several properties include historical references to stables, no other examples were found.

As shown in Appendix B, minor changes have been made to the 2010 comparative analysis to note the demolition of the stables at *Omeath Villa* and explain the reason for the reduced size of the stables at *Kamesburgh*. An abridged list of comparative mid-Victorian houses (dating from prior to 1870) from the 1999 study is also included.

2.4 Review of statements of significance

The statement of significance for the subject site in the 1999 study comprises a single paragraph and does not comply with the format recommended by the VPP Practice Note.

The format of the statement of significance from the 2010 citation generally complies with the format recommended by the VPP Practice Note and has been used for the preparation of a new combined statement of significance as shown in Appendix B.

Table 2.1 provides an analysis of the significance of the subject site having regard to the relevant Hercon criteria (which are listed in Appendix A). The former AHC criteria, used by the 1999 and 2010 studies, are shown in brackets.

Table 2.1 – Review of significance

Criterion	2010 SoS	Comments
Hercon A (AHC A.4)	Historically, the stables are significant as part of <i>Greenfield</i> (later <i>Tullavin</i>), one of the earliest mansion properties in this part of Brighton.	Agree that it satisfies Criterion A. Amended and incorporated into combined SoS.
Hercon B (AHC B.1)	The stables, possibly dating from the 1860s, provide evidence the broader extent of this substantial property that, although partly subdivided along its Cole Street frontage, remains as one of the largest and most intact nineteenth century mansion estates in this northern fringe of the municipality. As an example of their type, the stables themselves demonstrate a once-ubiquitous but now entirely superseded aspect of nineteenth century domestic life.	Agree that it satisfies Criterion B. Amended and incorporated into combined SoS. The statement also suggests that Criterion D is relevant, although it is not cited (see below)
Hercon D	Not cited.	The stables also satisfy Criterion D. The subject site is a rare example of a residential estate that retains the original house and stables. The stables are of particular significance as a rare example that demonstrate the form and scale of substantial buildings required to accommodate horses essential for transport in the nineteenth century.
Hercon E (AHC E.1)	Aesthetically, this prominent red brick building is significant as a distinctive element in a streetscape otherwise largely dominated by detached dwellings of the Edwardian and inter-war period.	Agree that it satisfies Criterion E. The form and siting of the building sets it apart within the area and is evocative of a past era.
Criterion H (AHC H.1)	Not cited.	The stables/coach house and house also satisfy Criterion H for their associations with William Kerr Thomson, a prominent local businessman, who would go on to build <i>Kamesburgh</i> , which was one of the grandest nineteenth century estates in Brighton.

3 Findings and recommendations

3.1 Findings

The former stables/coach house at the subject site is significant both individually and as part of the 'Greenfield' complex. It is one of the earliest and the most intact of the small number of surviving stables/coach houses in Bayside. The continuing association with the original house, which is still contained on the same property, enhances its significance.

Apart from the new opening on the east side and alterations to some of the windows and doors the stables/coach house retains a high degree of intactness and integrity, when compared to other examples in Bayside. Further alterations and accretions (such as the air conditioning units on the north side) should be avoided where possible.

A new, combined heritage citation has been prepared for the subject site for both the house and the stables/coach. As shown in Appendix B, this incorporates the information contained in the existing citations from previous heritage studies with changes, as required, to the History, Description, Comparative analysis and Statement of Significance.

3.2 Recommendations

HO282, which currently applies only to the former house and a small amount of adjoining land should be extended to include the whole of the land included within Crown Allotments 7 & 8, Section 10 at Elsternwick, Parish of Prahran.

As shown on Figure 3, the proposed new HO extent would include that part of 453 New Street containing the house and former stables/coach house and adjoining land extending from New to Foote Street, but would exclude the other part of 453 Street, being CA9 (the land at the corner of Cole Street), which contains modern buildings of no significance.

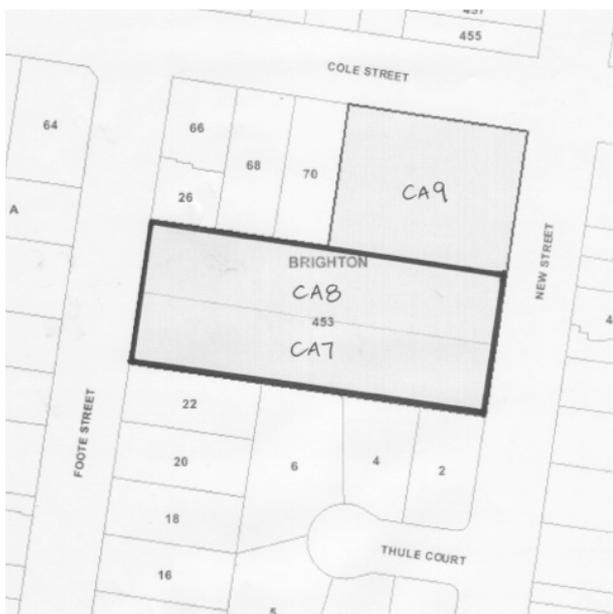


Figure 3: Recommended HO282 extent to include all of CA7 and CA8

As for the existing HO282 no specific controls (e.g. external paint, internal) are required. As the stables/coach house is a brick building a permit is required under the general provisions of the heritage overlay to paint a 'previously unpainted surface'.

The entry for HO282 in the HO schedule should be renamed as '453 New Street, Brighton – 'Greenfields', 'Tullavin'. The heritage place includes the house and stables.'

Rationale for the proposed new HO extent

The Heritage Victoria Standard Heritage Study Brief cites the New South Wales Heritage Office publication *Heritage Curtilages* (1996), which defines a 'curtilage' as:

... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance ...

It goes on to note that the *Burra Charter*, doesn't use the term 'curtilage' but refers to the term 'setting'. Article 1.2 of the *Burra Charter* states in part:

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Article 1.12 of the *Burra Charter* states in part:

Setting means the area around a place, which may include the visual catchment.

Article 8 ("Setting") of the *Burra Charter* states:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Therefore, in answer to the question 'Why is a curtilage critical?' the HV brief provides the following reasons:

- ▶ To retain the setting or context of a significant building, element or place.
- ▶ To regulate demolition of significant elements associated with the heritage place (e.g. a homestead and its outbuildings, structures, trees and private cemetery etc)
- ▶ To regulate subdivision of a significant building or place.
- ▶ To regulate new buildings and works in close proximity to the significant building or element.

The VPP Practice Note also provides guidance for the application of the HO overlay, as follows:

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the provision will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the area to which the provision applies should be reduced so that it does not apply to the whole of the property. Examples might include:

- *a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property*
- *a significant specimen tree on an otherwise unimportant property*
- *a horse-trough, fountain or monument in a road reservation*

- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to accurately show the area to which the provision applies. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay.

The HV standard brief similarly notes that ‘where possible’ the whole of the property or existing surveyed lines such as lot boundaries should be used.

In this case, the existing HO282 is tightly drawn around only the house and does not include any of the surrounding land that forms part of 453 New Street. In my opinion, this does not provide a sufficient ‘curtilage’ to retain the setting of the house and would not provide an opportunity to regulate development in close proximity to the house. This could have an adverse impact upon the significance of the house.

The stables are situated on the same property and have a historic relationship with the house. As such, it is logical that they should share the same HO number. In my opinion, HO282 should be extended to include both the house and the stables and also include all the land contained with CAs 7 and 8, as noted above.

4 References

Allom Lovell & Associates, 1999, *City of Bayside Heritage Review Volume 1: Thematic History*, unpublished report prepared for City of Bayside

Allom Lovell & Associates, 1999, *City of Bayside Heritage Review Volume 2: Building citations*, unpublished report prepared for City of Bayside

Heritage Alliance, 2010, *City of Bayside interwar and postwar heritage study*, unpublished report prepared for City of Bayside

Heritage Council, *Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines*, 6 December 2012 <http://www.dpcd.vic.gov.au/heritage/Forms-and-Guidelines/registration-forms-and-guidelines> (accessed 17 September 2013)

Heritage Council, *Heritage Impact Statements – Guidelines*, Queensland Heritage Council, *Using the criteria: a methodology*, Queensland Heritage Council, 2006

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007 (viewed online on 4 April 2014 at <http://www.dpcd.vic.gov.au/planning/panelsandcommittees/reports/advisory-committee-reports#heritage>)

APPENDIX A – Criteria for the Assessment of Cultural Heritage Significance (HERCON)

In reviewing the heritage significance of these places, the common criteria which were adopted at the 1998 Conference on Heritage (HERCON) and which are based on the longstanding, and much used, Australian Heritage Commission criteria for the Register of the National Estate have been used.

Criterion A:

Importance to the course, or pattern, of our cultural or natural history.

Criterion B:

Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion C:

Potential to yield information that will contribute to an understanding of our cultural or natural history.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history.

APPENDIX B – New combined citation

This shows the proposed new combined citation for the subject site using existing text from the 1999 and 2010 studies. Changes are shown as follows:

- ▶ New or amended text is shown in *italics*.
- ▶ Deleted text is shown in ~~strike through~~.

History

Thematic context

This place is associated with the following themes within the City of Bayside Thematic History:

2.0 Survey and settlement: 2.3 The Government land sales and subdivision in the 1850s

3.0 Housing: 3.2 The establishment comes to the sea: Housing from 1850-1890

Place history

One of the oldest mansion properties in this part of Brighton was developed from around 1858 on a large block bounded by New, Foote and Cole streets. Originally known as *Greenfield*, the property was owned by William Kerr Thompson, an ironmonger and partner with the well-known firm of James McEwen & Company. Thomson remained living there until 1874, when he moved to a new and even grander house, *Kamesburgh*, on North Road.

Greenfield was thence occupied by John Kiddie, JP (of Klingender, Charsley & Dickson) during the 1870s and 80s and then by deputy postmaster James Smibert from 1894 until 1916. By that time, the property had become known as *Tullavin*.

The stables at the rear, fronting Foote Street, were clearly erected during Thompson's period of ownership, as they were mentioned in the notice of auction published in the *Argus* on 17 January 1874. In describing the grounds of this 'elegant villa residence', the notice referred to a double coach house, loose box and two-stalled stable, man's room harness room and hayloft'. The stables may well be contemporaneous with the main house, dating from c.1858, or may have been built a few years later. They had certainly been built by July 1871, when Thomson's property (formerly located within the boundaries of Elwood) is first recorded in the City of Brighton rate books, described as 'brick house, eight room, and stables' with a Net Annual Value of £170.

The stables and mansion are shown on the 1906 MMBW plan, when the property (identified as 'Tullavin') appeared to occupy Crown Allotments 7, 8 & 9 (the present extent of 453 New Street). The entrance to the carriage drive was within CA9 close to Cole Street and then curved to the south ending in a large graveled area at the front of the mansion.

The owner from 1916 was George Pennell, a manufacturer of 'hides, skin, tallow and fertilizer. It was later bequeathed to the Brighton Uniting Church, which opened the Pennell Day Care Centre in November 1980. It is now used as a school.

References

Allom Lovell & Associates, 1999, *City of Bayside Heritage Review Volume 2: Building citations*, unpublished report prepared for City of Bayside

'Elegant villa residence', *Argus*, 17 January 1874, p.2
City of Brighton Rate Books, 1871 onwards. VPRS 573, Public Record Office of Victoria
Heritage Alliance, 2010, *City of Bayside interwar and postwar heritage study*,
unpublished report prepared for City of Bayside
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 1803, dated 1906
Miles Lewis (ed) *Melbourne Mansions Database*. Online resource

Description

The former Greenfield, later Tullavin, contains the c.1860 mansion house facing New Street, with brick stables and coach house at the rear adjacent to Foote Street.

The house is a single-storey symmetrical Victorian villa central arched portico and pediment above and flanking cast iron verandahs *with ornate brackets and frieze* returning along the south elevation. A low-pitched hipped slate roof with projecting hipped wing alongside *the* portico, chimney stacks and bayed window are also important elements. The detailing is simple although the verandah floor is decorated with tessellated tiles. *The house has a deep setback to New Street, which now contains an entrance driveway and car parking.*

The former stable and coach house at the rear of the property is a double-storey red brick building on a rectangular plan with a steep slate-clad gabled roof. Built right to the Foote Street boundary, the building has a narrow plinth with evidence of a slate damp-proof course. The roof has very narrow eaves to all sides, with plain timber bargeboards. The ridge is penetrated by a red brick chimney and, at the centre, a vented belvedere with a hipped roof *surmounted by a weathervane showing the four cardinal points*. On the north wall, there is a round-arched window at the upper level, with a bluestone sill, and an off-centre segmental-arched window at ground level, now containing glass louvers *and what appears to be an early metal ventilation pipestack*. The street frontage is windowless. *The main east elevation has a central gable with decorative barge board with circular lobes and an ornate finial. Beneath the gable is a timber loft door and projecting loft beam, features typical of stables where fodder was stored above ground level. Other original features include the segmental-arched highlight window with original timber slats above the (now altered) entrance door, two segmental-arched windows with two over two pane timber frame sashes (the one to the left with narrow timber slats in front of the lower pane and bluestone sills. There is also a metal ring attached to small rectangular metal plate to the right of the entrance door.*

Alterations to the stables include the large rectangular opening with a concrete lintel in the east elevation (it is not clear whether this replaced an original opening), the narrowing of the entrance doorway below the slatted highlight window and the replacement of the ground floor window in the north elevation with glass louvers. A clothesline and three air conditioning units have been fixed to the lower part of the north side wall and a portable building has been positioned very close to the northeast corner of the building. The ground floor interior of the stables has been significantly altered to create classroom spaces and it appears that little of the original layout survives, although some wall/ceiling fabric may survive behind the modern cladding. The upstairs interior was not inspected.

Comparative analysis

Greenfield (later Tullivan) is notable as one of the earliest surviving mansion estates in Bayside and for its associations with William Kerr Thomson, a prominent local businessman, who would go on to build Kamesburgh, which was one of the grandest nineteenth century estates in Brighton. Most of the surviving houses in this part of Brighton date from after 1870 and the former Greenfield provides rare evidence of an

early phase of residential development, immediately after the first land sales during the 1850s. Comparative examples of other mid-Victorian (i.e., pre-1870) houses in Bayside are rare. Some examples in Brighton include: *Benarty*, 40 Bay Street (HO32); *Eloc*, 52 Bay Street (HO36); *Kantara*, 54 Bay Street (HO37); and *Nithsdale*, 316 St Kilda Street (HO356).

It is especially notable for the retention of the early brick outbuilding at the rear. Stable blocks and coach houses, often quite large in scale, were a ubiquitous feature of Melbourne's nineteenth century mansion properties, and those in Brighton were no exception. However, with the subdivision and redevelopment of many of these properties during the twentieth century, the stables and other outbuildings (and, in many cases, the mansions themselves) have disappeared. This is ably illustrated in this northern part of Brighton, where several mansion properties, such as *Home Lea* and *Walmer Cottage* on opposite corners of Drake and Martin streets, have entirely disappeared, stables and all. A survivor of sorts is *Thule*, located to the immediate south of *Greenfield*. This New Street property also comprised a large house with detached stables along the Foote Street frontage. However, the stables were razed when the property was subdivided in 1932, and the house itself retained on a much smaller allotment within newly-formed Thule Court.

Today, few nineteenth century mansion properties in Brighton remain in an entirely unsubdivided state, and, consequently, few are known to retain contemporaneous stable blocks. One notable example stands at the rear of William Kerr Thomson's later residence, *Kamesburgh* (now the Anzac Hostel) in North Road, Brighton (HO307). As noted in the History, the *Kamesburgh* stables were built later than those at 453 New Street. This stable, adjacent to Downes Avenue, is similar in form to that associated with *Greenfield* on Foote Street; a rectilinear double height building of brick construction with a gabled slate roof and a gabled loft door. However, the *Kamesburgh* stables are somewhat smaller in size, as the southern part of the building was demolished c.1927 when Downes Avenue was created, and has been further altered by the overpainting of its original brickwork.

Elsewhere, only two nineteenth century stables are known to survive in Bayside: as part of the mansion estates of *Billilla*, 26 Halifax Street, Brighton (1878) (HO188), at ~~*Omeath Villa*, 664 Hawthorn Road,~~ and at *Nithsdale*, 316 St Kilda Street, Brighton (HO356). The *Billilla* stables is a small, gabled building and appears to be only part of a once much larger complex that can be seen in c.1900s Melbourne & Metropolitan Board of Works Plans. It is not directly comparable. The form and integrity of the stables at *Nithsdale* is not known as they are situated at the rear of the property and are not visible from the street.

The stables at 453 New Street are therefore significant as one of the earliest and the most intact of the small number of surviving stables/coach houses in Bayside. The continuing association with the original mansion, which is still contained on the same property, enhances its significance.

Statement of significance

What is significant?

Greenfield (later *Tullivan*), comprising the house and coach house and stables erected c.1860 for William Kerr Thomson at 453 New Street, Brighton, is significant. ~~The former stables at the rear of 453 New Street, comprise part of a mansion estate that was developed from c.1858 by prominent Melbourne businessman William Kerr Thomson.~~

~~The stable building, erected right to the Foote Street frontage, is a substantial red brick structure with a slate-clad gabled roof.~~

The house, facing New Street, is a single-storey symmetrical Victorian villa central arched portico and pediment above and flanking cast iron verandahs with ornate brackets and frieze returning along the south elevation. A low pitched hipped slate roof with projecting hipped wing alongside portico, chimney stacks and bayed window are also important elements. The detailing is simple although the verandah floor is decorated with tessellated tiles.

The former stable and coach house at the rear of the property adjoining Foote Street is a double-storey red brick building on a rectangular plan with a steep slate-clad gabled roof with very narrow eaves to all sides, with plain timber bargeboards. The ridge is penetrated by a red brick chimney and, at the centre, a vented belvedere with a hipped roof surmounted by a weathervane showing the four cardinal points. On the north wall, there is a round-arched window at the upper level, with a bluestone sill, and an off-centre segmental-arched window at ground level, now containing glass louvres and what appears to be an early metal ventilation pipestack. The main east elevation has a central gable with decorative barge board with circular lobes and an ornate finial. Beneath the gable is a timber loft door and projecting loft beam, features typical of stables where fodder was stored above ground level. Other original features include the segmental-arched highlight window with original timber slats above the (now altered) entrance door, two segmental-arched windows with two over two pane timber frame sashes (the one to the left with narrow timber slats in front of the lower pane) and bluestone sills. There is also a metal ring attached to small rectangular metal plate to the right of the entrance door.

Non-original alterations and additions to the house and stables and other buildings on the site are not significant.

How is it significant?

Greenfield (later Tullavin) at 453 New Street, Brighton is of local historic, architectural and aesthetic significance to the City of Bayside.

Why is it significant?

It is historically significant as one of the oldest surviving residential estates in Bayside. Most of the surviving nineteenth-century houses in this part of Brighton date from after 1870 and the former Greenfield provides rare evidence of an early phase of residential development, immediately after the first land sales during the 1850s. It is also significant for its associations with William Kerr Thomson, a prominent local businessman, who would go on to build Kamesburgh, which was one of the grandest nineteenth century estates in Brighton. (Criteria A, B & H)

It is architecturally significant as a rare example of a residential estate that retains the original house and stables. The coach house and stables are of particular significance as a rare example that demonstrate the form and scale of substantial buildings required to accommodate horses essential for transport in the nineteenth century. As an example of their type, the stables themselves demonstrate a once-ubiquitous but now entirely superseded aspect of nineteenth century domestic life. (Criteria B & D)

Aesthetically, the house is significant as a fine and well-detailed example of a large mid-Victorian villa, which retains part of its original setting including the deep garden setback. The coach house and stables also have aesthetic significance as a distinctive element in a streetscape otherwise largely dominated by detached dwellings of the Edwardian and inter-war period. (Criterion E)

APPENDIX C – IMAGES

	<p>View of east elevation</p>
	<p>Far left: View of original window showing slatted wooden screen Left: Slatted highlight window over (now altered) entrance door</p>
	<p>View of non-original opening in east elevation</p>
	<p>View of north end wall showing air conditioning units, and close up showing one unit and duct.</p>

APPENDIX D Assessment methodology

C.1 Introduction

This section provides a context for the review of significance, which draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*ⁱ (The Advisory Committee Report), which was completed in August 2007.

C.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria (which were used in the *City of Bayside interwar and postwar heritage study*) may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.ⁱⁱ

How is a threshold defined?

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgements.ⁱⁱⁱ

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria,

which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’.

On this basis, the Panel made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.^{iv}

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’.^v

Conclusion

In accordance with the Advisory Committee comments a series of local ‘tests’ have developed to determine whether a precinct or place meets the threshold of local significance to the City of Bayside using the Hercon criteria. It is noted that a place need only meet one ‘test’ or criteria in order to meet the threshold of local significance. Meeting more than one ‘test’ does not make the place more significant – it simply means that the place is significant for a variety of reasons. The tests are:

- ▶ The place is associated with a theme identified in the thematic history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).

- ▶ The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within the City of Bayside (Criterion B).
- ▶ If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. a high proportion of the places will be considered to be contributory) (Criterion D).
- ▶ The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement, or has outstanding aesthetic qualities when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criteria E or F).
- ▶ The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low integrity;
- ▶ The place is common within the municipality or already well-represented in the Heritage Overlay;
- ▶ If a precinct, it has a high proportion of non-contributory buildings;
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality;
- ▶ The social or historical associations are not well established or demonstrated.

APPENDIX E – Previous heritage citations

City of Bayside Heritage Review Volume 2: Building citations (1999)

City of Bayside Interwar and postwar heritage study (2010)

Building: Greenfields, later Tullavin

Significance: B

Address: 453 New Street, Brighton

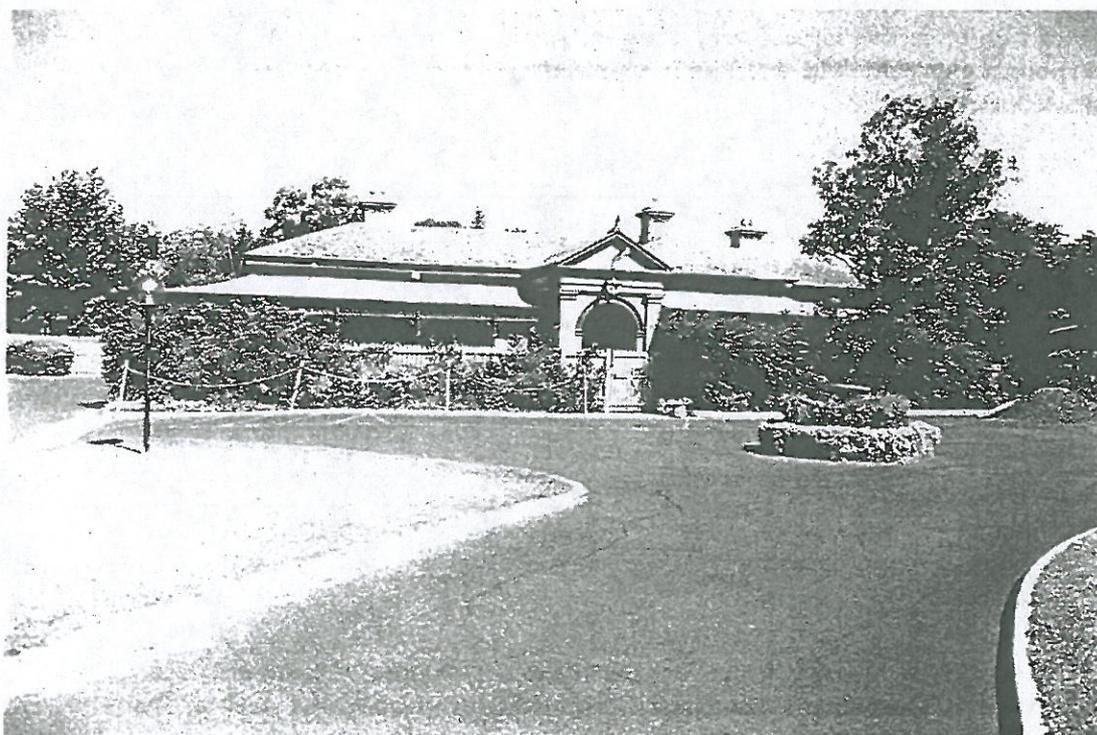
Melway Map Ref: 67 D7

Building Type: Residence

Construction Date: c.1859

Architect: Unknown

Builder: Unknown



Intactness:

G F P

Condition:

G F P

Existing Heritage Listings:

Victorian Heritage Register
 Register of the National Estate
 National Trust

Recommended Heritage Listings:

Victorian Heritage Register
 Register of the National Estate
 Heritage Overlay Controls

History

Built about 1858 by William Kerr Thomson, owner of Kamesburgh and partner in James McEwan & Co., it was first called Greenfield. By 1886, following Thomson's removal to Kamesburgh, it was owned by the executors of the late John Kiddle and occupied by William Kiddle, gentleman. By 1890, it had passed to W R Moore, mining inspector, who lived there. By 1894 it was owned and occupied by James Smibert, deputy post master general, who remained at Tullavin, until 1916 when George Pennell, manufacturer of hides skins, tallow and fertiliser, took possession. The house and property was subsequently bequeathed to the Brighton Uniting Church and was officially opened as the Pennell Day Care Centre in November, 1980.

Description

Tullavin is a single-storey symmetrical Victorian villa with central arched portico and pediment above and flanking cast iron verandahs returning along the south elevation. A low pitched hipped slate roof with projecting hipped wing alongside portico, chimney stacks and bayed window are also important elements. The detailing is simple although the verandah floor is decorated with tessellated tiles.

There are early brick stables at the rear of the main building.

Comparative Examples

Kantara, 54 Bay Street, Brighton	Wotonga, 67 St Andrews Street, Brighton
Charlton, 34 Drake Street, Brighton	98 St Andrews Street, Brighton
193 Church Street, Brighton	Merrow, 316 St Kilda Street, Brighton
14 Lynch Street, Brighton	22 Seymour Grove, Brighton
Melville, 32 Middle Crescent, Brighton	Osiris, 28 Seymour Grove, Brighton
Cathkin, 43 Middle Crescent, Brighton	Doon, 8 Stanley Street, Brighton
Milverton, 82 New Street, Brighton	Chilton, 1 Wellington Street, Brighton
285 New Street, Brighton	Cathcart, 19 Wellington Street, Brighton
Finchal, 299-305 New Street, Brighton	Oyanna, 22 Wellington Street, Brighton
Corowa, 389 New Street, Brighton	

Significance

Tullavin, at 453 New Street, Brighton, is of aesthetic and historical significance. It is a substantially intact, large mid-Victorian villa which retains its traditional landscaped setting. The historical significance of the property derives from its association with William Thomson, prominent Brighton landowner and businessman.

Source

Andrew C Ward & Associates

City of Bayside Inter-War and Post-War Heritage Study

Identifier	Child care centre	[7.40]
Formerly	Stables (<i>Tullivan</i>)	



Address	453 New Street (rear) BRIGHTON	Designer	-
Built	c.1860s?	Builder	-
Condition	Excellent	Intactness	Excellent

Statement of Significance

What is Significant?

The former stables at the rear of 453 New Street, comprise part of a mansion estate that was developed from c.1858 by prominent Melbourne businessman William Kerr Thomson. The stable building, erected right to the Foote Street frontage, is a substantial red brick structure with a slate-clad gabled roof.

How is it Significant?

The building is of historical and aesthetic significance to the City of Bayside.

Why is it Significant?

Historically, the stables are significant as part of *Greenfield* (later *Tullarin*), one of the earliest mansion properties in this part of Brighton (*Criterion A.4*). The stables, possibly dating from the 1860s, provide evidence the broader extent of this substantial property that, although partly subdivided along its Cole Street frontage, remains as a one of the largest and most intact nineteenth century mansion estates in this northern fringe of the municipality. As an example of their type, the stables themselves demonstrate a once-ubiquitous but now entirely superseded aspect of nineteenth century domestic life (*Criterion B.2*).

Aesthetically, this prominent red brick building is significant as a distinctive element in a streetscape otherwise largely dominated by detached dwellings of the Edwardian and inter-war period .

History

One of the oldest mansion properties in this part of Brighton was developed from around 1858 on a large block bounded by New, Foote and Cole streets. Originally known as *Greenfield*, the property was owned by William Kerr Thomson, an ironmonger and partner with the well-known firm of James McEwen & Company. Thomson remained living there until 1874, when he moved to a new and even grander house, *Kamesburgh*, on North Road. His former residence in New Street was thence occupied by John Kiddle, JP (of Klingender, Charsley & Dickson) during the 1870s and 80s and then by deputy postmaster James Smibert from 1894 until 1916. By that time, the property had become known as *Tullavin*.

The stables at the rear, fronting Foote Street, were clearly erected during Thomson's period of ownership, as they were mentioned in the notice of auction published in the *Argus* on 17 January 1874. In describing the grounds of this 'elegant villa residence', the advert referred to a 'double coach house, loose box and two-stalled stable, man's room harness room and hayloft'. The stables may well be contemporaneous with the main house, dating from c.1858, or may have been built a few years later. They had certainly been built by July 1871, when Thomson's property (formerly located within the boundaries of Elwood) is first recorded in the City of Brighton rate books, described as 'brick house, eight room, and stables' with a Net Annual Value of £170.

Description

The former stable at the rear of 453 New Street is a double-storey red brick building on a rectangular plan with a steep slate-clad gabled roof. Built right to the street boundary, the building has a narrow plinth with evidence of a slate damp-proof course. The roof has very narrow eaves to all sides, with plain timber bargeboards. The ridge is penetrated by a red brick chimney and, at the centre, a vented belvedere with a hipped rooflet. On the north wall, there is a round-arched window at the upper level, with a bluestone sill, and an off-centre segmental-arched window at ground level, now containing glass louvres. The street frontage is windowless.

Comparative Analysis

Stable blocks, often quite large in scale, were a ubiquitous feature of Melbourne's nineteenth century mansion properties, and those in Brighton were no exception. However, with the subdivision and redevelopment of many of these properties during the twentieth century, the stables and others outbuildings (and, in many cases, the mansions themselves) have disappeared. This is ably illustrated in this northern part of Brighton, where several mansion properties, such as *Home Lea* and *Walmer Cottage* on opposite corners of Drake and Martin streets, have entirely disappeared, stables and all. A survivor of sorts is *Thule*, located to the immediate south of *Greenfield*. This New Street property also comprised a large house with detached stables along the Foote Street frontage. However, the stables were razed when the property was subdivided in 1932, and the house itself retained on a much smaller allotment within newly-formed Thule Court.

Today, few nineteenth century mansion properties in Brighton remain in an entirely unsubdivided state, and, consequently, few are known to retain contemporaneous stable blocks. One notable example stands at the rear of William Kerr Thomson's later residence, *Kamesburgh* in North Road (now the Anzac Hostel). This stable, fronting Downes Avenue, is similar in form to that associated with *Greenfield* on Foote Street: a rectilinear double-height building of brick construction with a gabled slate roof. However, the *Kamesburgh* stable it is somewhat smaller in size and has been altered by the overpainting of its original brickwork. Elsewhere, nineteenth century stables are known to survive as part of the mansion estates of *Billilla*, 26 Halifax Street (1878), at *Omeath Villa*, 664 Hawthorn Road, Brighton East (1884) and at *Nithsdale*, 316 St Kilda Street.

References

'Elegant villa residence', *Argus*, 17 January 1874, p 2.

City of Brighton Rate Books, 1871 onwards. VPRS 573, Public Record Office.

Miles Lewis (ed) *Melbourne Mansions Database*. On-line resource.

Endnotes

ⁱ *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage* (The Advisory Committee Report), August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

ⁱⁱ Advisory Committee Report, p.2-41

ⁱⁱⁱ Advisory Committee Report, p.2-32

^{iv} Advisory Committee Report, p.2-45

^v *Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair