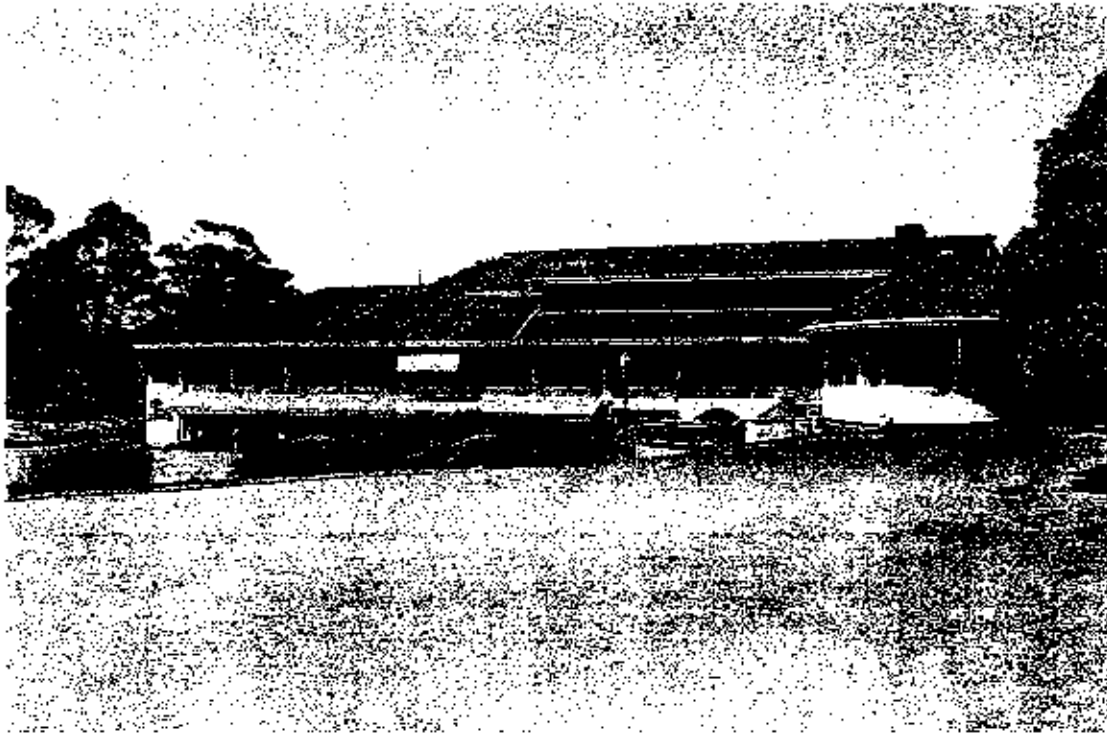


CITY OF BAYSIDE HERITAGE REVIEW

BUILDING CITATIONS



VOLUME 2

PART III

URB
994.
51
CIT

BAYSIDE LIBRARY SERVICE



R 3191 00605508 5

**CITY OF BAYSIDE
HERITAGE REVIEW**

BUILDING CITATIONS

VOLUME 2

PART III

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

March 1999

This report is Part III of Volume 2 of a set, comprising:

Volume 1	Thematic History
Volume 2 Part I	Building Citations: Datasheets A-F
Volume 2 Part II	Building Citations: Datasheets G-N
Volume 2 Part III	Building Citations: Datasheets O-Z
Volume 3	Heritage Overlay Precincts
Volume 4	Landscape Citations
Volume 5	Heritage Overlay Schedule

Building:	Meanyet	Significance:	B
Address:	27 Outer Crescent, Brighton	Melway Map Ref:	67 E9
Building Type:	College	Construction Date:	1885, alterations c.1900
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Prior to 1871, the rate book entries for 27 Outer Crescent are unclear. In 1871, William Durrant owned No. 27 on the south side of Outer Crescent. It was described as 'Pisa' with eight rooms and kitchen and three smaller rooms, leased to John Steavonson (also Stevenson 1873, and Stephenson, 1874), assistant commissioner to roads and bridges and late secretary governor of the Railway. Durrant continued to own the property in 1881, leasing it to Alfred Bliss, an auctioneer. By 1885, Marion Bliss was owner/occupant of the property then described as brick with ten rooms on two and a half acres. By 1888 Abraham Haliabourgh, a gentleman, was owner/occupant. By 1900 Ernest Taylor had purchased the property, leasing it to Robert Gibson, an iron founder. Ownership had again changed by 1906 when Albert Tyson, a gentleman, was owner/occupant of the property known at that time as Meanyet.¹

Description

Meanyet is a substantial tuck-pointed red brick Edwardian villa, incorporating elements of the earlier (probably 1885) residence. The roof is hipped and gabled with small and large half-timbered and bracketed gables projecting over bay windows on the facade. The gables flank a verandah supported by turned timber posts. Large half-timbered attic dormers have hipped roofs, and the tall rendered chimney stack has a corbelled red brick capping. A small timber porch exists to the west, with turned timber posts, a timber fretted frieze and balustrading and tessellated floor tiles. Rendered walls and quoining are remnants of the earlier residence.

Alterations include the replacement of the original roofing with glazed terracotta tiles, the infilling of the verandah and alterations to the dormer windows.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
Adlez, 40 Cole Street, Brighton	Milloo, 4 South Road, Brighton
85 Cole Street, Brighton	42 Sussex Street, Brighton
12 & 14 Dawson Avenue, Brighton	54 Sussex Street, Brighton
14 Gordon Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
332 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
Omah, 896 Hampton Street, Hampton	2 Webb Street, Brighton
7 Inner Crescent, Brighton	7 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton
22 Martin Street, Brighton	

Significance

Meanyet, at 27 Outer Crescent, Brighton, is of aesthetic significance. It is a good example of the picturesque Queen Anne style, displaying typical features of the style including a complex roof plan, roughcast and half-timbered gable ends and timber fretwork to the verandah.

Source

Andrew C Ward & Associates

¹ Rate Books 1869, 1871-74, 1881, 1885, 1888, 1900, 1906.

Building:	Firbank Anglican College	Significance:	B
Address:	51 Outer Crescent, Brighton	Melway Map Ref:	67 E10
Building Type:	School	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The Firbank school was founded by the first Archbishop of Melbourne, Henry Lowther Clarke, in 1909 with the original school building, known as the Assembly Building, constructed in the same year. In 1918, additional classrooms were added to the original building and two years later the building was extended to provide a boarder's dining room and two music rooms. In 1923, further extensions to the original building provided an assembly hall. Although the architect of the original building is not known, the new assembly hall was constructed under the supervision of architect Louis Williams, who was also the architect for St Andrew's Church.¹

Many additional new buildings have since been constructed and extended throughout the school grounds. The major buildings include a new junior school, also designed by Louis Williams, built in 1930, the Cameron Wing completed in 1954, the Dorothy Whitehead Library constructed in the 1960s and a new boarding house named Tovell House, completed in 1966. In 1986, a new sports and activities centre, designed by architects Bates Smart McCutcheon, was opened on the site.²

Description

The original building at Firbank is a large, asymmetrically planned, double-storey building constructed of red brick with gambrel roofs. The building has a distinct institutional character, emphasised by the large banks of windows. The windows are double-hung sashes arranged in groups; those on the ground floor have rendered lintels, while first floor windows have steeply sloping brick sills and flat arched terracotta block voussoirs. A timber-posted verandah encircles the building, which appears to be a later addition. The eaves of the truncated gable end is supported on timber brackets, beneath which is the crest of the school.

Significance

Firbank Anglican College, at 51 Outer Crescent Brighton, is of historical and aesthetic significance. The school has historical associations with the first Archbishop of Melbourne, Henry Lowther Clarke, who founded the school in 1909. The original school building, constructed in the same year, is a distinctive red brick building with a gambrel roof. The building was extended in 1918, 1920 and 1923 to provide additional facilities including an assembly hall. The interior of the original building has been altered.

Identified By

Allom Lovell & Associates

1 *Firbank 75th Anniversary Sketch Book*, Firbank Anglican School, 1984.

2 *Age*, 26 March 1986.

Building:	Residence	Significance:	B
Address:	72 Outer Crescent, Brighton	Melway Map Ref:	67 E8
Building Type:	Residence	Construction Date:	1883
Architect:	Unknown	Builder:	Unknown



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

History

In 1882 Charles Urben owned land in Outer Crescent on which he built two three-room weatherboard dwellings.¹ In 1884, No. 72 was let to Peter Manguer, a gardener. By 1891, the property had passed to Frances Urben and was leased to William Sims, a butcher. In 1895, Frances Urben was still the owner of No. 72, and was residing there.²

Description

The house at 72 Outer Crescent is a small single-fronted symmetrical weatherboard Victorian cottage with a hipped corrugated galvanised steel roof. The house is similar in form and detail to the adjacent No. 74. Double-hung sash windows flank the central entrance; all openings have moulded timber architraves. A verandah extends across the facade, supported on simple timber posts with cast iron lacework brackets.

The timber picket front fence is recent.

Comparative Examples

Leoua, 6 Emily Street, Brighton
Arcadia, 10 Emily Street, Brighton
22 Tweed Street, Highett

74 Outer Crescent, Brighton
14 Warriston Street, Brighton
Dersley, 42 William Street, Brighton

Significance

The house at 72 Outer Crescent, Brighton is of local importance as a substantially intact small 19th century villa. The simple lines of the hipped roof and verandah are typical of the Victorian period, and the house forms a visual unit with the adjacent cottage at 74 Outer Crescent.

Source

Andrew C Ward & Associates

1 Rate Book 1883.

2 Rate Book 1895.

Building:	Residence	Significance:	B
Address:	74 Outer Crescent, Brighton	Melway Map Ref:	67 E8
Building Type:	Residence	Construction Date:	1883
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

In 1882 Charles Urben owned land in Outer Crescent on which he built two three-room weatherboard dwellings.¹ No. 74 was leased to Patrick Murray, a labourer. By 1891, the property had passed to Frances Urben and was leased to George Crowther, founder and headmaster of Brighton Grammar School, who was still in residence in 1895. In 1895, Frances Urben continued as owner.²

Description

The house at 74 Outer Crescent is a small single-fronted symmetrical weatherboard Victorian cottage with a hipped corrugated galvanised steel roof. The house is similar in form and detail to the adjacent No. 72. Double-hung sash windows flank the central entrance; all openings have moulded timber architraves. A verandah extends across the facade, supported on simple timber posts with cast iron lacework brackets.

The timber and woven wire front fence appears to be recent.

Comparative Examples

Leoua, 6 Emily Street, Brighton
Arcadia, 10 Emily Street, Brighton
22 Tweed Street, Highbett

72 Outer Crescent, Brighton
14 Warriston Street, Brighton
Dersley, 42 William Street, Brighton

Significance

The house at 74 Outer Crescent, Brighton, is of local importance as a substantially intact small Victorian villa. The simple lines of the hipped roof and verandah are typical of the Victorian period, and the house forms a visual unit with the adjacent cottage at 72 Outer Crescent. Of historical interest is the association of house with Dr G Crowther, headmaster and founder of Brighton Grammar School.

Source

Andrew C Ward & Associates

1 Rate Book 1883.

2 Rate Book 1895.

Building:	Concord	Significance:	B
Address:	79 Outer Crescent, Brighton	Melway Map Ref:	67 F9
Building Type:	Residence	Construction Date:	1892
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

William Clark, contractor, owned this and the adjoining lot of land in 1890.¹ In 1891, he built No. 81 and in 1892, No. 79, a seven room brick dwelling erected and let to an artist, Howard Vernon. By 1895, the dwelling had been sold to Hayball and Long, timber merchants and contractors, who continued to lease it to Vernon. Hayball and Long still owned Concord in 1906,² at which time John Corby, an engineer, was in residence there.

Description

Concord is a large, single-storey, late nineteenth century Italianate villa with a hipped slate roof. Asymmetrically planned, the house is constructed of red brick with horizontal bands of brown brickwork and a cast iron verandah which extends around a projecting canted bay. The verandah has an ogee-profiled roof and is embellished with particularly ornate cast iron lacework. The hipped roof features a band of decorative slates and has timber bracketed eaves. The tall red brick chimneys have brown brick banding and are surmounted by moulded and rendered caps. Windows are double hung sashes, and the panelled entrance door has narrow sidelights and a highlight.

Comparative Examples

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

Significance

Concord, at 79 Outer Crescent, Brighton, is of aesthetic significance. The house is a good and substantially intact example of a Boom period Italianate villa, distinguished by its ornate cast iron lacework, bichromatic brickwork and decorative slate roof.

Source

Andrew C Ward & Associates

1 Rate Book 1890.

2 Rate Book 1906.

Building:	Linton	Significance:	B
Address:	81 Outer Crescent, Brighton	Melway Map Ref:	67 F9
Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	Unknown



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

History

William Clark, a contractor, owned this lot in 1890, building a seven-room brick dwelling there in 1891.¹ The house was let to Sam Corrie, a clergyman, in the same year, but Clark was in residence by 1892. Together with the house at 79 Outer Crescent, this property was owned by Hayball and Long by 1895. It was leased to an importer, Arthur Stone. Hayball and Long continued ownership of Linton in 1906,² leasing it to William Smith.

Description

Linton is a substantial single-fronted symmetrical Italianate villa with a rendered facade and ornamentation. The roof is hipped with decorative slates and the verandah has a cast iron lacework frieze and a central pediment over the entrance. Chimneys are rendered, with moulded caps and pairs of tall chimney pots.

Comparative Examples

Danubia, 172 Church Street, Brighton
Guernsey House, 11 Guernsey Avenue, Moorabbin
Kalimna, 14 William Street, Brighton

Significance

Linton, at 81 Outer Crescent, Brighton, is of aesthetic significance. The house is a substantially intact example of an ornate Boom period Italianate villa. Architectural elements of note are the pedimented verandah and prominent chimneys with paired chimney pots.

Source

Andrew C Ward & Associates

1 Rate Book 1891.

2 Rate Book 1906.

Building:	Delville	Significance:	B
Address:	83 Outer Crescent, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	1892
Architect:	Unknown	Builder:	William Ellis



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

History

In 1892, a seven-room brick dwelling was built on land owned by William Ellis, builder.¹ By 1892, Ellis had died and the property was in the hands of executors. His widow, Rebecca Ellis occupied the house. By 1895, the property was owned by John McBean and by 1906, Delville was owned by John Davy.²

Description

Delville is a single-storey, double-fronted Italianate villa, asymmetrically planned with a hipped slate roof. The house is constructed of brick, probably originally bichromatic but now painted. The cast iron verandah is supported on cast iron columns and is terminated by a projecting rectangular bay. The roof features a band of decorative slates, and has bracketed eaves. The brick chimneys have rendered and moulded caps. Windows are double hung sashes.

A carport has been constructed to one side and the timber picket front fence is not original.

Comparative Examples

2 Allee Street, Brighton

Kainga, 4 Allee Street, Brighton

Ronbaix, 55 Black Street, Brighton

Dunottar, 31-33 Bridge Street, Hampton

Toxteth, 66 Champion Street, Brighton

Engadine, 48 Cochrane Street, Brighton

Bulow, 50 Cochrane Street, Brighton

26 Gordon Street, Beaumaris

Arbuthnot, 41 Middle Crescent, Brighton

Esperance, 11 Warriston Street, Brighton

75 Well Street, Brighton

Significance

Delville, at 83 Outer Crescent, Brighton, is of aesthetic significance. The house is a typically detailed and relatively intact asymmetrical Italianate villa which makes an important contribution to the Outer Crescent streetscape.

Source

Andrew C Ward & Associates

1 Rate Book 1891-1892.

2 Rate Book 1906.

Building:	Ballarat, later Lumeah	Significance:	B
Address:	85 Outer Crescent, Brighton	Melway Map Ref:	67 E8
Building Type:	Residence	Construction Date:	c.1880s
Architect:	Unknown	Builder:	Unknown



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

History

Outer Crescent is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's special survey. Ballarat was constructed on the east side of Outer Crescent at the intersection of Allee Street. By 1890 there were five houses constructed in the Crescent between Barkly and Allee Streets and it is likely that Ballarat was one of these houses. At the end of the 1890s, the house was occupied by Mrs M McGee and by 1905, it was occupied by Robert Jeffrey. In 1910, the house was known as Ballarat and was occupied by J C Wright, who was remained at the property through the 1920s.

Description

Lumeah is a bichromatic brick Victorian villa featuring a double-storey parapeted tower with orb finials. The hipped roof of the house is slated and the eaves are bracketed. A concave-roofed verandah extends around two facades of the house, supported on simple timber posts. Windows are double-hung sashes. Chimneys, window and door openings have cream brick quoining, contrasting with the brown body bricks.

Recent additions exist to the rear and the timber picket front fence is not original.

Comparative Examples

Beltana, 6 Allee Street, Brighton

Hazelwood, 15-19 Barnett Street, Brighton

400 Bay Street, Brighton

Coggeshall, 92 Beach Road, Hampton

9 Black Street, Brighton

Grutle, 57 Halifax Street, Brighton

Hazelhurst, 59 Halifax Street, Brighton

Colombo, 417 New Street, Brighton

Thanet Cottage, 2 Southey Street, Brighton

Toiyabe, 42 Were Street, Brighton

Significance

Lumeah, at 85 Outer Crescent, Brighton, is of aesthetic significance. The house is a largely intact late nineteenth century Victorian Italianate villa, distinguished by its tower and decorative bichromatic brickwork. The recent additions are of no heritage significance.

Source

Andrew C Ward & Associates

Building:	Brighton Grammar School	Significance:	B
Address:	90 Outer Crescent, Brighton	Melway Map Ref:	67 D10
Building Type:	School	Construction Date:	1926 onwards
Architect:	Hudson & Wardrop	Builder:	Unknown



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

History

The present campus of Brighton Grammar School was established by the Crowther family to replace their school at Pendennis, 284 New Street. The site was acquired by the Brighton Grammar Association in 1924 and in 1945, two new classrooms were opened in tower wing forming the next stage in the realisation of the headmaster's vision for the school.

The main two-storey school building, surrounding a quadrangle, was built in 1926 to a design by Hudson & Wardrop. The original complex includes classrooms, headmaster's residence and the boarding school. The boarding school was discontinued in the early 1950s and converted to classrooms, whilst the headmaster's residence was converted to offices in the late 1950s.

Other buildings which contribute to the significance of the site include the sports pavilion to the north of the main oval and the Memorial Hall, built on the south-west side of the quadrangle in 1953 (later altered). Rosstrevor, on the New street frontage, was built as the junior school, and is now the middle school. The building was named after the house which was demolished to make way for it. The remaining original buildings include the central block (c.1927) and the small pavilion near the New Street entrance. The 1920s building underwent substantial alterations and extensions in the 1970s and '80s. Also of interest is the HMAS Make-Believe, a memorial to John Davis, who died aged nine years. The memorial incorporates the steering wheel and part of the flying bridge of the pilot vessel *Akuna*, originally the private yacht of Kaiser Wilhelm II, which was captured by the Royal Australian Navy in Rabaul in 1915.

Buildings of little significance include the present headmaster's residence, the music wing (1980s) and the science block (1960s).

Significant buildings now demolished include the 1920s gymnasium and the old Carpenter Gothic style timber classrooms on the Outer Crescent side of the site. These classrooms were the original offices of the Brighton Gas Company and acquired by the school when new offices (now Borwick House, 263-275 New Street; see separate data sheet) were built in the 1920s.

Description

The main building of Brighton Grammar School is a double-storey building in the Collegiate Gothic style. Walls are of roughcast render with smooth rendered quoins whilst the three-storey castellated tower is of clinker brick with red brick quoining. The hipped roof is clad in terracotta tiles. Windows are timber-framed with double-hung and hopper sashes.

Comparative Examples

Geelong Grammar School, Biddlecombe Avenue, Corio
Melbourne High School, Forest Hill, South Yarra

Significance

The Brighton Grammar School main building, at 90 Outer Crescent, Brighton, is of aesthetic and historic significance. The building is a distinctive example of a large institutional building in the Collegiate Gothic style, incorporating a characteristic castellated tower which is a minor landmark in the area. Historically, the building is associated with the acquisition of Brighton Grammar School by the Crowther family in the 1920s.

Structures on the campus of aesthetic and historical interest include the Memorial Hall, Rosstrevor, the sports pavilion and the HMAS Make-Believe.

Source

Andrew C Ward & Associates

Building:	Elizabeth Bleazby Baby Health Centre	Significance:	B
Address:	Hurlingham Park, Palmer Avenue, East Brighton	Melway Map Ref:	67 J11
Building Type:	Health Centre	Construction Date:	1939
Architect:	Cedric Tuxen?	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

Construction of the Elizabeth Bleazby Baby Health Centre in East Brighton commenced in 1938 and was opened in April of the following year, at a cost of approximately £1700. The centre was established following complaints by resident mothers of the inaccessibility and high cost of the Parliament Street centre. The centre was probably designed by the Brighton City Engineer, Cedric E Tuxen, MIE.¹

Description

The Elizabeth Bleazby Baby Health Centre is designed in an unusual late Moderne style. Constructed of stretcher bond cream brickwork, the building is symmetrically planned with a shallow-pitched gabled terracotta tiled roof flanked by lower sections with flat roofs concealed behind brick parapets. The gable end bears the name of the centre in steel lettering, below which is a slightly projecting steel-framed window. The horizontality of the side elevations, which are punctuated by a series of double-hung sash windows beneath a continuous hood, are more characteristic of the Moderne style.

Comparative Examples

Black Rock Baby Health Care Centre, 51 Bluff Road, Black Rock
Brighton Maternal & Child Health Centre, Parliament Street, Brighton
Hampton Baby Health Centre, 483 Hampton Street, Hampton

Significance

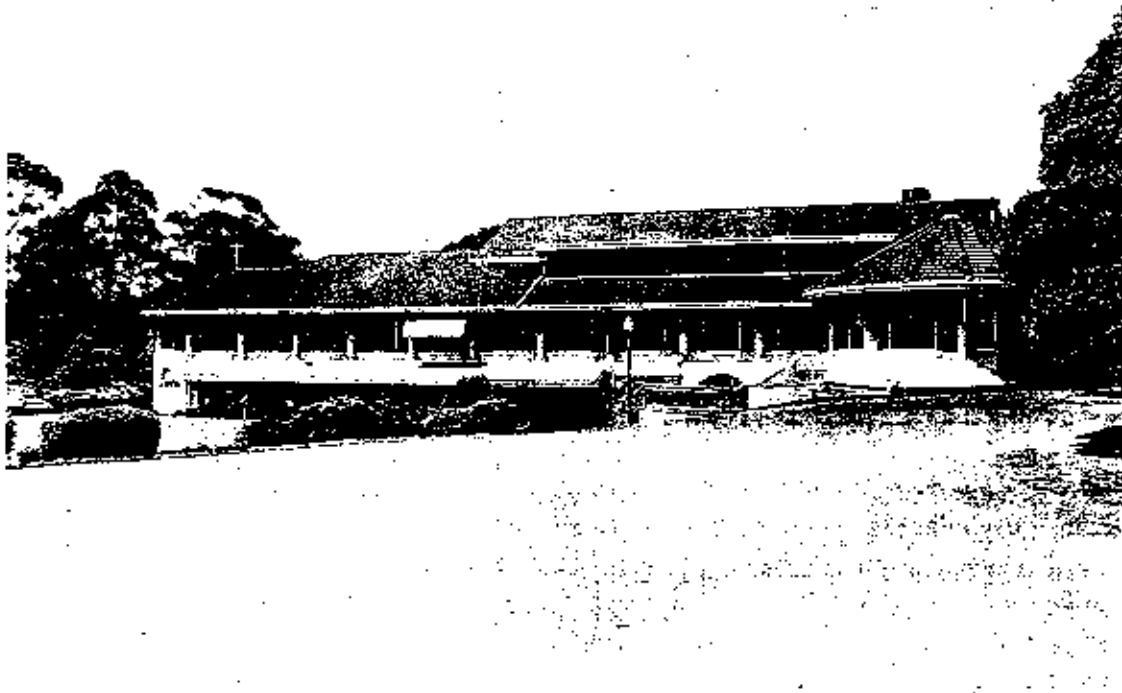
The Elizabeth Bleazby Baby Health Centre at Hurlingham Park, Palmer Avenue, East Brighton, is of aesthetic and historical significance. The Centre displays features common with many other health centres constructed during the inter-War period such as cream brickwork and steel-framed windows, but is distinguished by its symmetrical composition which imparts a civic character to the building.

Source

National Trust of Australia (Victoria)

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

Building:	Victoria Golf Clubhouse	Significance:	B
Address:	Park Road, Cheltenham	Melway Map Ref:	86 G1
Building Type:	Clubhouse	Construction Date:	1927
Architect:	Cedric Ballantyne	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

The Victoria Golf Club was established by William (Billy) Meader who, in 1903, lodged an advertisement inviting anybody interested in the establishment of a golf club to attend a meeting at Scots Hall in Collins Street. After an initial poor response, Meader persisted and, after a third meeting which attracted 20 people, he succeeded in forming a golf club on the site of Fishermen's Bend and became its first Secretary. Land was leased from the Government at a rate of £25 per annum and a clubhouse erected at a cost of £327 to the design of Mr Campbell, an architect and member of the original committee. The first tournament was held April 25, 1904. City members subscribed to the club for two guineas, with no entrance fee for the first year, whilst country members subscribed with an annual fee of one guinea.¹

The club remained at its Fishermen's Bend site for almost twenty years, its convenient location a key attraction to its members. Spurred by rental increases by the Lands Department and a desire to obtain a more permanent site, the club succeeded in raising the necessary finance to purchase 128 acres of land at Cheltenham in 1923, adjacent to the existing Royal Melbourne Golf Club. The land required encompassed 10 separate titles and cost £26,705. A course layout was proposed and in progress by 1924.²

The club engaged the services of prolific architect and club member Cedric Ballantyne to design the clubhouse, which was completed in 1927 at a cost of almost £25,000.³ Ballantyne was also the architect of the Kooyong Tennis clubhouse and the Royal South Yarra tennis clubhouse, both constructed in 1923, and is best known for his design for the Regent Theatre in Collins Street, completed in 1929.

Description

The Victoria Park Golf Clubhouse is a long, double-storey painted brick building with a spreading hipped roof clad in concrete tiles. The ground floor elevation comprises a banks of multi-paned double-hung sash windows, while the first floor comprises a continuous strip of multi-paned windows and a long gabled roof. There are two main entrances, each marked by porches with hipped roofs supported on columns. At the rear of the building, the land slopes away, and there is a half-basement level with a series of semi-circular arched windows. Above these, a series of semi-octagonal bay windows are divided by columns, and a semi-circular bay projects at one end.

The layout of the course is attributed to Messrs Meader and Damman, and was overseen by the curator Frank Lennox. By 1922 work had begun fencing and clearing the site. At this time it was described as treeless, with the exception of "ti-tree and the occasional eucalypt". The site was predominantly covered by scrub. Although the works were substantially completed by 1926, the final layout was not finished until the famous golf course designer Dr Alister Mackenzie made an inspection and offered recommendations. Mackenzie was actually brought in by the neighbouring Royal Melbourne Club. As noted in the club history, the layout was altered over the ensuing years until today's course was finally settled on.⁴

Much of the mature vegetation on the site appears to have been planted in the 1920's as part of the original layout for the course. Of particular note are the mature Monterey Cypress (*Cupressus macrocarpa*) boundary plantings, which form imposing windbreaks, as well as a striking landscape feature throughout the surrounding neighbourhood.

Significance

The Victoria Park Golf Clubhouse at Park Road, Cheltenham is of aesthetic significance. Designed by notable architect, Cedric Ballantyne, it is an interesting example of the inter-War stripped Classical Revival style. Of note is its low, spreading form.

The mature plantings at Victoria Golf Club assist in illustrating the early layout of the course. The Monterey Cypress boundary plantings in particular form a dramatic and notable landscape feature, contributing strongly to the heritage character and amenity of the neighbourhood.

Identified By

Bayside City Council

-
- 1 Don Lawrence, *Victoria Golf Club 1903-1988*, pp .15 –18.
 - 2 Don Lawrence, *Victoria Golf Club 1903-1988*, pp. 51-56, p. 74.
 - 3 Don Lawrence, *Victoria Golf Club 1903-1988*, p. 74.
 - 4 Don Lawrence, *Victoria Golf Club 1903-1988*, p. 57.

City of Bayside Heritage Review: Building Citations



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



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

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

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

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

Description

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

Comparative Examples

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

Significance

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

Identified By

Bayside City Council

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

Building:	Residence	Significance:	B
Address:	99 Park Road, Cheltenham	Melway Map Ref:	86 G1
Building Type:	Residence	Construction Date:	c.1920
Architect:	Unknown	Builder:	Unknown



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

History

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

99 Park Road was built c.1920; it is on the north side of Park Road between Tulip Grove and the railway line.

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

Description

The house at 99 Park Road is a single-storey inter-War bungalow constructed of red brick with steeply pitched, gabled, terracotta tiled roof. The house is set back on its wide corner block; a flight of brick stairs in the front garden leads to the gabled entrance porch which is marked by a half-timbered gable supported on corbelled brickwork. The entrance door is panelled and has leadlight highlights. To the west of the porch are three double-hung sash windows grouped together, with a timber sill supported on corbelled brick brackets. A skillion-roofed bay has been added to the west, facing Tulip Grove. The chimney is of red brick, with terracotta chimney pots.

Comparative Examples

5 Menzies Avenue, Brighton
7 Menzies Avenue, Brighton
72 The Esplanade, Brighton
Belbert, 2 Were Street, Brighton

Significance

The house at 99 Park Road, Cheltenham, is of aesthetic significance. The house is a good example of an inter-War bungalow, displaying typical features of the style including red face brickwork, gabled terracotta tiled roofs and half-timbering.

Identified By

Bayside City Council

Building:	Residence	Significance:	B
Address:	103 Park Road, Cheltenham	Melway Map Ref:	86 G1
Building Type:	Residence	Construction Date:	c.1935
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Park Road, opposite Cheltenham Park, was originally known as Tulip Road. In 1900, there were only three houses on the north side of the street, between Reserve Road and the railway line. Subsequent residential development was slow, but began to proceed more from the 1920s. At that time, there were four houses between Tulip Grove and the railway line. This had increased to seven by 1930, to nine by 1940, and to twelve by 1950.¹ The house at 103 Park Road was probably one of the two houses erected between 1930 and 1940. The style of the house supports this contention.

Description

The house at 103 Park Road is a double-storey asymmetrical clinker brick residence with a hipped terracotta tile roof. The street front has a single-storey projecting curved bay, with a parapet that forms a balustrade to a terrace at the upper level. The curved bay, with its continuous band of casement sash windows, shows the influence of the modern Functionalist style. This influence, however, is tempered with picturesque qualities of the English Domestic Revival style, notably in the house of clinker brickwork, picturesque roofline and narrow windows.

Comparative Examples

Dorney House, 9 Le Fevre Avenue, Sandringham

Significance

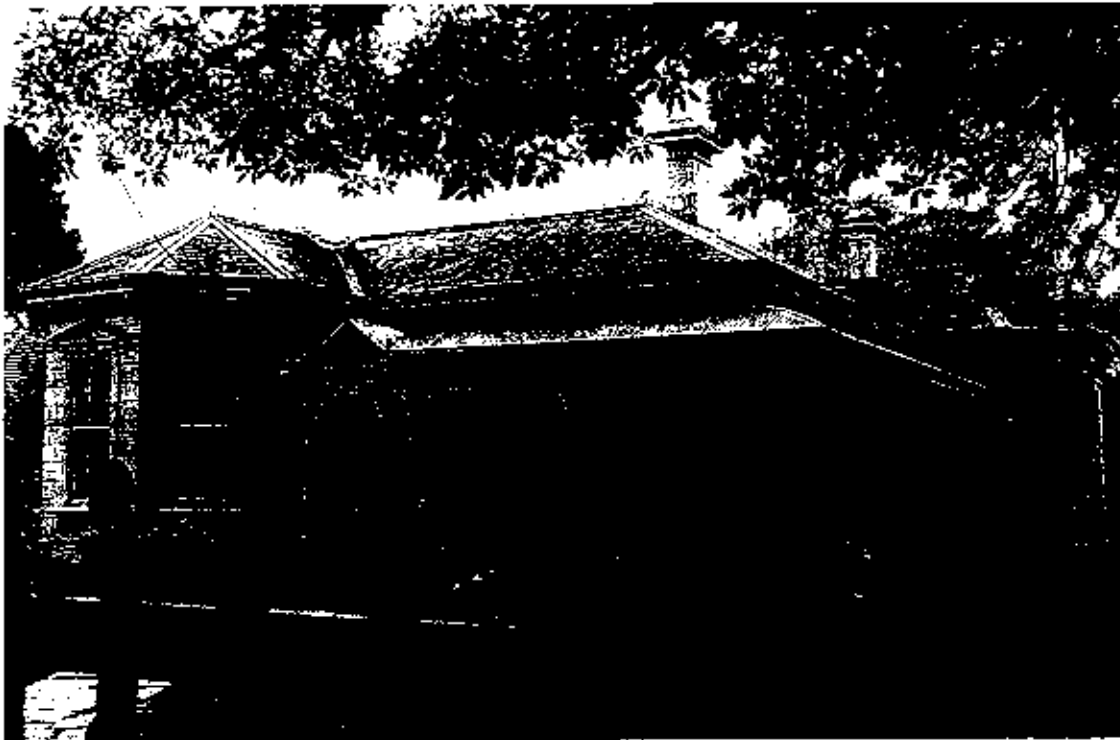
The house at 103 Park Road, Cheltenham, is of aesthetic significance. It represents an unusual combination of the traditional Tudor Revival and the progressive Functionalist style. The two most prevalent domestic styles of the 1930s are thus neatly encapsulated in a single building.

Identified By

Bayside City Council

¹ *Sands and McDougall Victorian Directory*, various.

Building:	Stokeavilly	Significance:	B
Address:	109-111 Park Road, Cheltenham	Melway Map Ref:	86 G1
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

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

The house at 109-111 Park Road was built for Henry Comport in 1889. Comport was a successful Cheltenham market gardener in the 1860s and '70s, later (1886) owning a tomato sauce factory on 20 acres (8 hectares) of land in Bernard Road, Cheltenham. At the time Comport purchased 3.5 acres (1.5 hectares) of land in Park Road; it was part of Portion 45, Tulip Road.

Comport first appears in the Moorabbin Road District Road Board Rate Book in 1864 as the owner of land in Bernard Road and a cottage and land in Charman Road. The following year he had built a house in Bernard Road, which he extended between that date and 1888. In 1889 he built an eight-room weatherboard house in Park Road (then Tulip Road). By this time his occupation was no longer given as market gardener, but gentleman. By the time of Comport's death in 1912 the house, still its original size, was on only 1.5 acres (0.5 hectares) of land. The property passed to Archibald Jackson (manager) who named the house Stokeavilly. In 1916 Tulip Road was renamed Park Road.

The property was owned by John D Harmsworth for one year in 1919, then the Murray family from 1920. The Murray family has carried out numerous alterations on the house, including its division into two flats. The house is now again a single residence.¹

Description

Stokeavilly, at 109-111 Park Road Cheltenham, is a single-storey, timber block-fronted residence, asymmetrically planned with an ornate cast iron verandah. The hipped roof is clad in slate and has timber bracketed eaves and cast iron ridge cresting. A semi-octagonal bay window faces Park Road, and has double-hung sash windows with moulded architraves. A similar bay is located on the east elevation, terminating the verandah. The six-panelled entrance door has glazed sidelights and highlights. Windows are embellished with non-original moulded timber pediments.

The front garden contains a number of mature Moreton Bay fig trees. The timber picket front fence is recent.

Comparative Examples

Summerhill, 270-272 Bluff Road, Sandringham
14 Coape Street, Cheltenham
Coronet Hill, 10 Coronet Grove, Beaumaris
Thule, 25 Tennyson Street, Brighton
Claramae, 141 Weatherall Road, Cheltenham

Significance

Stokeavilly, at 109-111 Park Road, Cheltenham, is of historical and aesthetic significance. The house was one of a few nineteenth century residences constructed in Cheltenham prior to suburban development, when the area was characterised by large estates of market gardens. The large block on which the house is situated reflects its early rural origins. Aesthetically, the house is a typical and largely intact example of the late nineteenth century boom style, featuring bay windows, slate roof and an ornate cast iron verandah.

Source

National Trust of Australia (Victoria), File No. 3665

¹ National Trust of Australia (Victoria), File No. 3665.

Building:	Jacaranda	Significance:	B
Address:	115 Park Road, Cheltenham	Melway Map Ref:	86 H1

Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



Intactness:
G[] F[] P[]

Condition:
G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

Jacaranda, 115 Park Road was built c.1910; it is on the north side of Park Road between Tulip Grove and the railway line.

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

Description

Jacaranda, at 115 Park Road, Cheltenham, is a single-storey, red brick inter-War bungalow, asymmetrically planned with gabled, terracotta tiled roofs. The rafter ends are exposed and the brick chimneys have terracotta caps. A broad gable faces the street, with a shingled gable end containing a louvered vent. Windows are double-hung sashes, grouped in threes and with projecting sills and hoods, supported on corbelled brackets. The entrance porch is located on the east elevation, and is supported on squat tapered piers resting on brick plinths.

A double garage has been added to the east, and a high timber paling fence conceals the front garden. Units have been constructed at the rear c.1980s, accessed by a driveway to the west.

Significance

Jacaranda, at 115 Park Road, Cheltenham, is of aesthetic significance. Aesthetically, the house is a good and substantially intact example of the inter-War bungalow style, featuring broad terracotta-tiled gabled roofs, red face brickwork, shingling and squat verandah piers.

Identified By

Bayside City Council

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

Building:	Residence	Significance:	B
Address:	135 Park Road, Cheltenham	Melway Map Ref:	86 H1
Building Type:	Residence	Construction Date:	c.1930
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	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

135 Park Road was built c.1930; it is on the north side of Park Road between Tulip Grove and the railway line.

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

Description

The house at 135 Park Road is a large double-storey residence designed in the Spanish Mission style popular in the Inter-War period. Characteristic of the style, the walls are finished in a textured render, and the hipped roof is clad in Cordoba-profiled terracotta tiles. The entrance porch is particularly decorative, featuring Solomonic Corinthian columns, rustication, cement rendered cartouches and a decorative grille. Windows are timber-framed casements, some with moulded sills. A number of windows are embellished with smooth rendered curved architraves.

The house has a deep front garden with an original garage situated to the west, which has a scrolled parapet and terracotta tiled trim. Rendered walls divide the garden into a series of courtyards. The low timber paling fence and gates may be original.

Comparative Examples

1 Bay Street, Brighton
5 Birdwood Avenue, Brighton
17 North Road, Brighton
Okataina Flats, 33 Chelsea Street, Brighton

Significance

The house at 135 Park Road, Cheltenham is of aesthetic significance. The house is a distinctive example of the Spanish Mission style displaying a range of decorative elements including the particularly distinctive entrance porch and intact matching garage.

Identified By

Bayside City Council

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

Building:	West Brighton Clubhouse and pavilion	Significance:	B
Address:	22 Park Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Clubhouse, pavilion	Construction Date:	1881, 1886, 1928
Architect:	Charles Webb (1881, 1886) Leith & Bartlett (1952, 1964)	Builder:	Unknown



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

History

In 1881, the West Brighton Club acquired two adjacent allotments of land in Park Street from Hugh Copeland and Thomas Crisp. A lawn bowling green and two tennis courts were laid out, and a small clubroom was erected between them. Designed by local architect Charles Webb, the timber building contained a locker room, skittles alley and social area. In 1886, Thomas Crisp donated an adjacent allotment of land with a frontage to Sussex Street. That same year, the clubroom was extended, again by Charles Webb, to include a billiard room and a card room.¹

In 1924, the former skittles alley was remodelled as a dining room, and a servery and detached kitchen were erected. In 1928, the clubhouse was further extended to the west by an unknown architect who designed a bridge room with a bay window. That same year, additional land was acquired by the club on the corner of Sussex and Park Streets; a portion of this land, however, was resold for residential development in 1936.²

In 1952, the two tennis courts at the rear of the clubhouse were removed, and the building itself was extensively remodelled. The work, which was undertaken by the firm of Leith & Bartlett, included extensions to the locker room, and a new secretarial wing. The verandah of the 1881 building was infilled, and a new preparation area was constructed which connected the detached kitchen with the main building. The same architects did further work in 1964, including the creation of a new lounge area along the south side of the clubhouse. New storage areas were added in 1977 and again in 1984 by architects Best Overend & Partners.³

Description

The central portion, built in 1881, is in the form of an asymmetrical double-fronted weatherboard house with a gabled roof, clad in corrugated iron and penetrated by a rendered brick chimney. It has vents in the gable ends and narrow timber-framed double-hung sash windows to the street facade. This portion of the building is flanked by later weatherboard additions which have broad gabled roofs, also clad in corrugated iron, with distinctive red brick chimneys with corbelled caps.

The small pavilion is a distinctive timber-framed building with a hipped roof, since reclad in corrugated iron, and a turned timber finial. The pavilion has turned timber posts with curved brackets, lattice screens and timber lined walls. It encloses a timber bench.

Significance

The West Brighton Clubhouse at 22 Park Street, Brighton, is of aesthetic and historical significance. The complex has associations with the West Brighton Club, which has continuously occupied the site since 1881, and the distinctive small timber pavilion dates from this period. The present clubhouse, although altered, still retains remnants of the original 1881 building, designed by important local architect Charles Webb. The various additions made to the building are of interest in that they demonstrate how the requirements and function of the club has changed over a century.

Source

Andrew C Ward & Associates

1 Noel Nixon and Harold Bartlett, 'Chronological Development of West Brighton Club Facilities', undated typescript in Public Building File No. 20987, VPRS 7882/P1. Public Records Office, Laverton.

2 Ibid.

3 Ibid.

Building:	Esmerelda	Significance:	B
Address:	32 Park Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



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

History

Park Street is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's special survey. The house at 32 Park Street was constructed on vacant land in 1890 with Henry Krone being the occupant. In 1895 the occupant was Charles Waldorf while in 1900 the house was occupied by David Armstrong. In 1905, the house was known as Esmeralda and was occupied by B Horwitz.

Description

Esmeralda is an ornate, rendered Boom style single-storey Victorian villa. Asymmetrically planned, the house displays a variety of decorative rendered elements. External angles are quoined and a dentilated and modillioned cornice extending across the facade is surmounted by an elaborate balustraded parapet with swagged panels. A canted bay projects to the west of the front entrance and a small verandah terminates against a wing wall with a curved parapet. Windows are double-hung sashes.

The front fence is not original, and a carport with cast iron lace is recent.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	1 Seymour Grove, Brighton
Lauriston, 10 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Aldgour, 192 Church Street, Brighton	Winmarleigh, 20 Were Street, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	Euloura, 130 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangarara, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

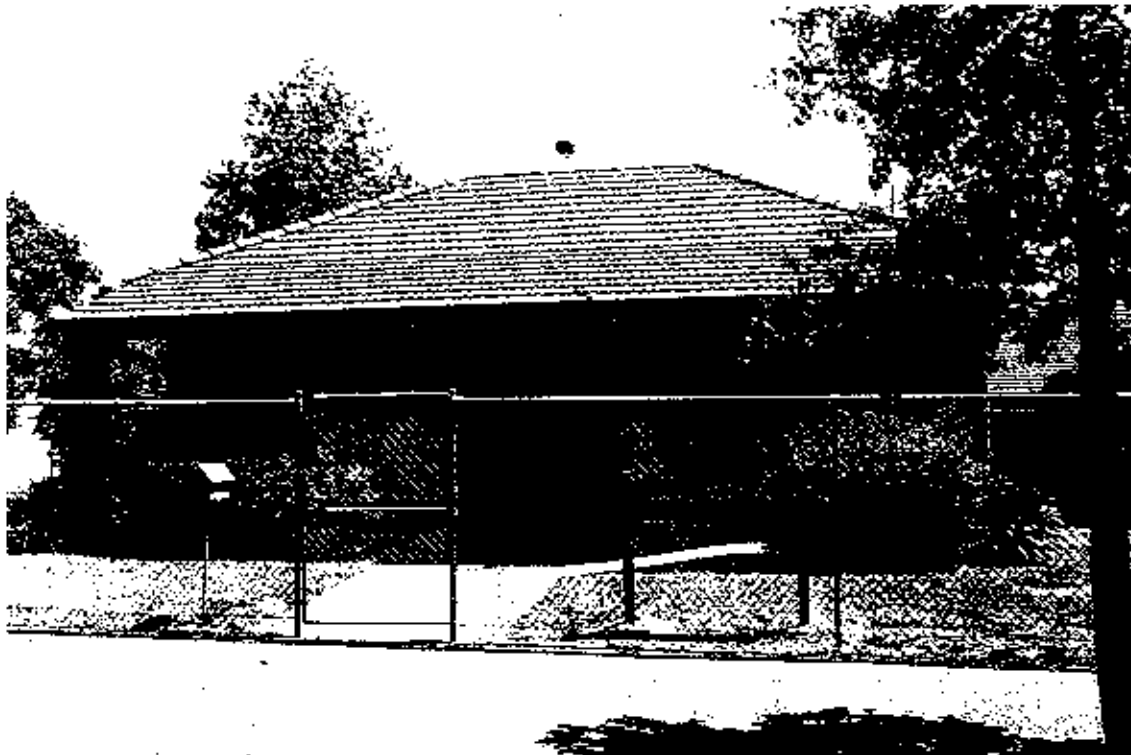
Significance

Esmeralda, at 32 Park Street, Brighton, is of aesthetic significance. The house is a distinctive and particularly ornate Boom period villa. Architectural elements of note include the dentilated and modillioned cornice and the balustraded and swagged parapet.

Source

Andrew C Ward & Associates

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



Intactness:
G[] F[] P[]

Condition:
G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

Description

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

Comparative Examples

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

Significance

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

Source

National Trust of Australia (Victoria)

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

Building:	Residence	Significance:	B
Address:	8 Parliament Street, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

James Wise, a labourer, built his home here in 1876 as a four-room timber cottage. He remained there in 1881, but by 1885 ownership of the cottage had passed to Richard Matthews, a miner. The house was occupied by Edward Hughes, baker for a time,¹ however, Matthews remained the occupant in 1891. In 1905, ownership of the residence passed from his widow, Elizabeth, to Mr Collings.

Description

The house at 8 Parliament Street is a symmetrical single-fronted cottage of timber construction with hipped slate (part only) roof and bellocast roofed verandah carried on timber posts with metal caps (some removed) and a timber deck. The main facade only is faced with ashlar boarding and the eaves are bracketed. The central, round arched porch is surmounted by a dentillated pediment with a potted plant motif in the tympanum.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
Toowong, 19 Stanley Street, Brighton

8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

The house at 8 Parliament Street, Brighton is an unusually pretentious design for a weatherboard cottage, taking on the presence of a more substantial villa, of which there are many in Brighton. The distinctive appearance of the cottage together with its overall integrity warrants recognition.

Source

Andrew C Ward & Associates

1 Rate Book 1887.

Building:	Residence	Significance:	B
Address:	9 Parliament Street, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input type="checkbox"/>] F[<input checked="" type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

Description

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

Comparative Examples

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

Significance

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

Identified by

Allom Lovell & Associates

1 Rate books, 1876, 1877.

2 Rate books, 1878, 1879, 1881.

3 Rate books, 1890, 1900, 1908.

Building:	Residence	Significance:	B
Address:	11 Peacock Street, Brighton	Melway Map Ref:	76 G1
Building Type:	Residence	Construction Date:	1920
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The small portion of land bordered by Roslyn, Dendy, Hampton and Peacock Street was subdivided in 1907 as a residential estate of 21 allotments.¹ The land on which No. 11 Peacock Street stands originally comprised Lots 11 and 12, on the north-east corner of Peacock and Champion Streets. This land was still undeveloped a decade later. The rate books for 1917 indicate that Lot 11 was owned by Emma Field, married woman, and Lot 12 by James Joseph Maskell, a plumber.² Both lots measured 66' by 180', and were valued at £5 each.

The rate book for 1920 reveal that both lots had been purchased by Ada Ida Mirams, married woman. It was noted that a nine-room brick house, valued at £60, was 'in progress'.³ In 1925, Mrs Mirams was renting the house to Murray McCracken, a grazier. At that time, the house was valued at £150 and was described as occupying Lots 11 and 12 with a combined size of 136' by 160'. Mrs Mirams still owned the house in 1930, with Lewis Lawson, accountant, as tenant.⁴

Description

The house at 11 Peacock Street is a substantial double-storey inter-War Bungalow. The house has a terracotta tiled gable roof with terracotta finials and timber eaves brackets. The main projecting gable has an enclosed and glazed room over the front porch with a shingled gable end and wide eaves. The rough-cast rendered facade features projecting bay windows with decorative glazing bars and supporting timber brackets. Other windows have concrete rendered window hoods. All windows are double-hung sashes.

Significance

The house at 11 Peacock Street, Brighton, is of aesthetic significance. The double-storey residence is a substantial and intact example of an inter-War Bungalow. The broad roof, prominent projecting gable and window detailing are all characteristic of the period.

Identified by

Allom Lovell & Associates

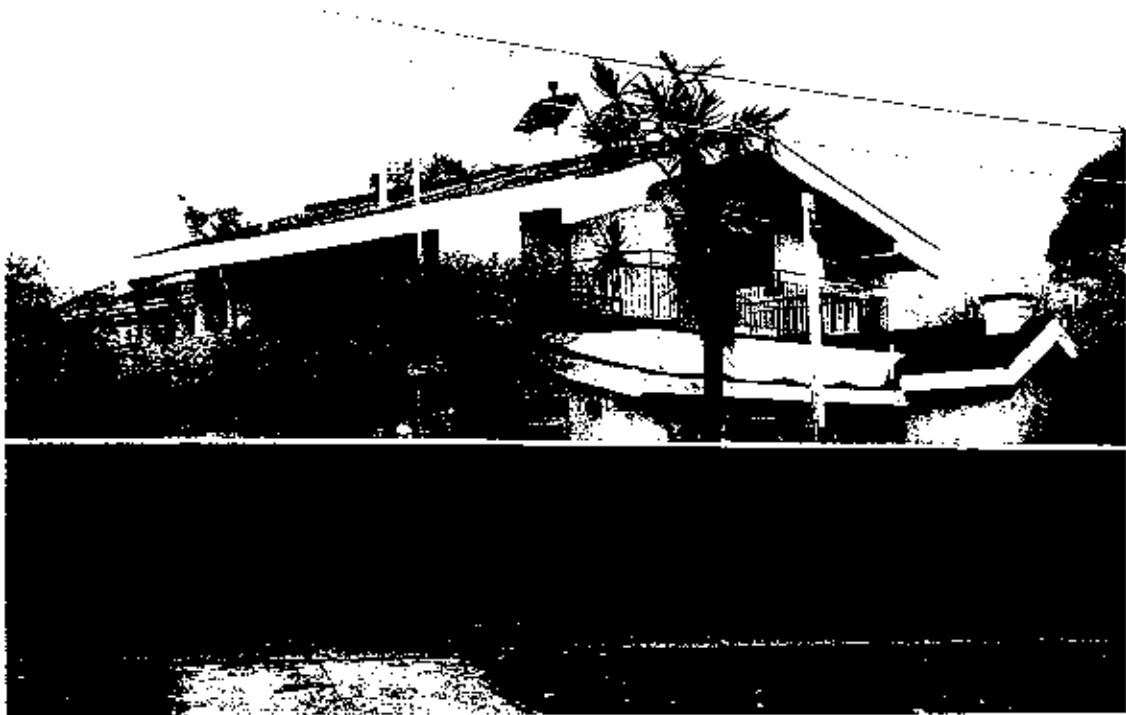
1 Lodged Plan No. 4893, declared 30 September 1907. Land Survey and Information Centre.

2 Rate Books 1917.

3 Rate Book 1920.

4 Rate Books 1925, 1930.

Building:	House	Significance:	B
Address:	4 Ray Street, Beaumaris	Melway Map Ref:	86 F8
Building Type:	Residence	Construction Date:	1912
Architect:	John Monash	Builder:	George Higgins



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

History

Geoffrey Serle reported that this concrete house in Ray Street was constructed by George Higgins with the assistance of John Monash in 1912 and suggests that it was probably 'the first in Victoria'.¹ This is repeated by Miles Lewis who adds that it was 'of a particularly modernistic appearance with flat roofs and thin, ribbed walls'.² A plaque on the building above the entrance provides further evidence of its origins.

The house was built at a time when various forms of concrete construction were being developed for the domestic market. In 1905, Monash had used concrete in 'a flat roof over the ballroom' at Raveloe in South Yarra, and a porch for Chastleton in Toorak.³ In the case of the porch, Lewis indicates that it was more remarkable for its 'elaborate classical design' by George de Lacy Evans than, by implication, its construction.⁴ Monash is also credited with erecting a building with a reinforced concrete frame in 1907, the first in Adelaide.⁵ Lewis reports a 'prefabricated concrete house' having been built in Glenhuntly prior to World War I and concrete block houses being built in Terang (1906), Flemington (1908) and Black Rock (1912).⁶ Other than for the above references the house does not appear to have received further architectural or engineering critiques either at the time of construction or since.

Description

The house at 4 Ray Street is a double-storey residence of reinforced concrete construction with a shallow gabled bituminous roof. The gable barges, fascias and chimney stacks are also of concrete construction. The balcony at first floor level has wrought iron railing, and windows are leadlighted. There is an outbuilding, similarly of concrete construction.

The buildings are in poor condition. While the engineering reports from J V Consulting Engineers and Trevor M Huggard differ in their assessment of the severity of the failure and the ability to undertake rectification, it is clear that failure due to the corrosion of the reinforcing materials is extensive and that elsewhere there is cracking, splitting and decay of the concrete itself, due in large part to the original mix and the subsequent effects of marine weathering. In the case of the outbuilding, opinion indicates that it is beyond redemption. In the case of the house, opinion suggests that if it is rectifiable, remedial work will be quite expensive, although no figures have been provided.

Significance

Within the context of concrete construction for residential purposes, the house at 4 Ray Street, Beaumaris, is rare and of significance because of its technology. It is believed to be the first reinforced concrete house built in Victoria, designed by notable engineer, Sir John Monash.

Based on the evidence provided, while the building derives some significance from its association with Monash, it is clear that the principal interest in the structure is in the history of its technology, rather than its history *per se* or aesthetic qualities. It is also apparent that the structure is probably near the end of its effective life, given its rather experimental origins. Consequently it is suggested that demolition be considered conditional on making the building(s) available to interested experts to investigate the structure through destructive intervention on the fabric. Further, before such destruction occurs, the building should be fully documented by way of drawings, archival photographs and scientific sampling of materials that might seem appropriate.

As such, the building is not recommended for Heritage listing or controls.

Source

Andrew C Ward & Associates

1 G Serle, *John Monash: a Biography*. p. 179.

- 2 M Lewis, *200 Years of Concrete in Australia* , p. 26.
- 3 M Lewis, *200 Years of Concrete in Australia* , p. 25.
- 4 M Lewis, *200 Years of Concrete in Australia* , pp. 25-26.
- 5 M Lewis, *200 Years of Concrete in Australia* , p. 25.
- 6 M Lewis, *200 Years of Concrete in Australia* , p. 26.

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



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

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

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

Description

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

The high brick front fence is not original.

Comparative Examples

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

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

Significance

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

Identified By

Allom Lovell & Associates

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

² Sands & McDougall, *Melbourne Directory*, various.

Building:	Rooding	Significance:	B
Address:	3 Rooding Street, Brighton	Melway Map Ref:	67 F8
Building Type:	Residence/School	Construction Date:	c.1850s
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The original single-storey Rooding, built for Richard Hale Budd c.1850s, is thought to comprise some of the current Rooding, a double-storey building constructed c.1880s. The house originally stood on 2.25 acres (1 hectare) of land and featured a long sweeping driveway onto Cochrane Street; stables adjoining Rooding Place; a fernery; and a pigsty.

Budd conducted the Rooding Educational Institute for Ladies from the property. The school was run in the manner of an English School for Boys, regarded at the time as unfeminine, and its graduates included Mrs T Wallace (BA Sydney University.); Alice Henry from Chicago, who would later play an important role in the American trade Union movement; and journalists Mrs A B Baverstock and Mrs Percy Hunter, both daughters of David Blair.¹

The Budd family retained the house until 1935 when it was sold to Alfred McNaughton for £1,350. McNaughton sold it to Charlotte Jane Ford in 1943 for £2,200 and Ford lived there with her daughters, subdividing some of the house into flats which were let out. The building was substantially altered from the 1960s. Ford sold off much of the property and built two three-room flats at the rear. The present owners have also carried out substantial alterations to the interior and exterior of the building.²

Description

Rooding is a rendered, asymmetrically planned single and double-storey 19th century residence with hipped roofs. The single storey section projects on the west side and has a semi-octagonal bay window. Adjacent to this is the entrance, located within a semi-elliptical archway. Windows are multi-paned, double-hung sashes with rendered sills.

The house has undergone extensive alterations. The roof has been reclad in concrete tiles, and ornamentation appears to have been removed from the facade. The front fence is not original.

Significance

Rooding, at 3 Rooding Street, Brighton, is of historical significance. The house, which may incorporate part of the original c.1850s building, demonstrates an early phase of settlement of Brighton, and was built for locally important Budd family who retained ownership of the property until 1935. The house also derives significance from its use as a school which, unusual for the 19th century, was dedicated to the education of women.

The appearance of the house has been marred by later alterations.

Source

National Trust of Australia (Victoria), File No. 3972

1 National Trust of Australia (Victoria), File No. 3972.

2 National Trust of Australia (Victoria), File No. 3972.

Building:	Coonara	Significance:	B
Address:	17 Roslyn Street, Brighton	Melway Map Ref:	67 G12
Building Type:	Residence	Construction Date:	1892
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1891 the north west corner of Roslyn and Yuille Streets was vacant land. In 1892 William Henry Saunders, an accountant, owned and occupied a six-room house which had been built there. Saunders continued as owner/occupant in 1905, at which time the property was known as Coonara.

Description

Coonara, 17 Roslyn Street, Brighton, is a large rendered asymmetrical Italianate villa with a hipped slate roof. A return verandah has a convex corrugated iron roof supported on a cast iron twisted columns with a cast iron frieze and tessellated tiled floor with a bluestone coping. There is an unusual separate entry porch with gable over. Narrow eaves are supported by closely spaced timber brackets. The front entry is reached from a short flight of bluestone steps and the door is flanked by stained glass sidelights. There are unsympathetic outbuildings at the rear.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmill, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Craig Hall, 2 South Road, Hampton
Farleigh, 6 Farleigh Grove, Brighton	Ebrington, 23 South Road, Brighton
Tanderagee, 70 Halifax Street, Brighton	Edgecome, 134 Were Street, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Coonara, at 17 Roslyn Street, Brighton, is of aesthetic significance. The double-storey residence is a substantially intact example of a Victorian Italianate villa. The slate roof, rendered facades, cast iron return verandah are all elements which are characteristic of the style.

Source

Andrew C Ward & Associates

Building:	Lozelle	Significance:	B
Address:	36 Roslyn Street, Brighton	Melway Map Ref:	67 G12
Building Type:	Residence	Construction Date:	c.1895
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Residential settlement in Roslyn Street was slow to develop, and even as late as 1885, the *Sands & McDougall Directory* listed only one house in the entire street. By 1891, Louis Cadby, a jeweller, was listed as the occupant of a five room timber house on the east side of Roslyn Street, between Were and Dendy Streets.¹ By 1897, Cadby's house was described in the rate books as an eight room brick house on a 66' by 150' allotment, indicating that he had substantially remodelled or even completely rebuilt his house.² Cadby was still living there in 1910, when the house was identified as Lozelle.³ By 1917, Cadby was renting the house to Alfred Rutter, a chemist. Rutter later purchased the house from Cadby, and he was still living there in 1930.⁴

Description

Lozelle is an elaborately detailed single-storey towered residence constructed in the Victorian Italianate style. The house has a hipped slate roof with two projecting and faceted bays flanking the centrally located entrance. The main roof is finished with iron ridge cresting and the entrance to the house is highlighted by a balustraded parapet with two rendered urns. The balustrading and urns are also incorporated into the design of the tower, located to the side of the house. A bell-cast verandah extends across the front facade and around the faceted bays. The verandah contains elaborately detailed iron lacework supported on cast iron columns. The rendered detailing to the facade of the house is also reflected in the tower and the chimneys.

The iron palisade front fence could date from the construction of the house and the front garden contains a mature palm tree.

Comparative Examples

St Ronan's, 41 Black Street, Brighton

Otley, 1 Clive Street, East Brighton

Totnes, 36 Middle Crescent, Brighton

Bronte, 2 Sussex Street, Brighton

Significance

Lozelle, at 36 Roslyn Street, Brighton is of aesthetic significance. The single-storey towered residence is an elaborately detailed and substantially intact example of the Victorian Italianate style. The rendered facades and tower, projecting bays and cast iron verandah are all typical of the style and add to the distinctive character of the residence.

Identified by

Allom Lovell & Associates

1 Rate Books 1891.

2 Rate Books 1897, 1898, 1899.

3 Rate Books 1905, 1910.

4 Rate Books 1917, 1930.

Building:	Residence	Significance:	B
Address:	50 Roslyn Street, Brighton	Melway Map Ref:	76 G1
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



Intactness:
G **F** **P**

Condition:
G **F** **P**

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

In 1900, vacant land on the east side of Roslyn Street, between Were and Dendy Streets, was owned by the First Sunny South Starr Boukett Building Society. This land measured 219' by 149' and comprised Lots 73, 74 and 75. The land was still undeveloped and owned by that company in 1910. By 1917, a six room brick house had been erected on Lots 74 and 75, which together measured 132' by 149'. The house was owned by John Roberts, a farmer, and occupied by John Roberston, an asset manager, and its address was No. 121 Roslyn Street. By 1930, the house had been renumbered as No. 50 Roslyn Street, and it was then owned and occupied by Margaret Hargrave, a widow.

Description

The house at 50 Roslyn Street is a single-storey early 20th century residence displaying the character of a nineteenth century villa. The house has a hipped slate roof with projecting bay to the front facade containing a faceted bay window. The red face brick walls are tuck-pointed and have contrasting coloured bricks as quoins and a rendered band under the eaves and at window head height. The windows are double-hung sashes with segmented arched heads. A cast iron verandah terminates at the projecting bay.

Comparative Examples

Inverness, 8 Allee Street, Brighton
Haverstock, 12 Agnew Street, East Brighton
Nyora, 49 Bay Street, Brighton
Irwell, 451 Bay Street, Brighton
Ightham, 21 Black Street, Brighton
Shalimar, 213 Charman Road, Cheltenham
203 Church Street, Brighton

Neangar, 30 Elwood Street, Brighton
27 Halifax Street, Brighton
29 Halifax Street, Brighton
767 Nepean Highway, East Brighton
Concord, 79 Outer Crescent, Brighton
Methven, 8 South Road, Brighton

Significance

The house at 50 Roslyn Street, Brighton is of aesthetic significance. The single-storey house is largely intact and exhibits stylistic influences from the nineteenth century with a hipped slate roof, tuck-pointed brickwork and a cast iron verandah.

Identified by

Allom Lovell & Associates

Structure:	The Swimmer	Significance:	B
Address:	Corner Royal Avenue and Bluff Road, Sandringham	Melway Map Ref:	76 F7
Building Type:	Statue	Construction Date:	1988
Artist:	Guy Boyd (base by Lenore Boyd)		



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

As a child, Guy Boyd visited his grandparents who lived in Edward Street, Sandringham, and returned to the suburb to live with his family in the 1980s. He was commissioned to create a statue for the area as a Bicentennial project in 1988, which he completed shortly before his death in April of the same year.

Boyd started his working life at the Martin Boyd Pottery, before establishing his own—the Guy Boyd Pottery—with his wife. He was very active in the local community, in the Brighton Foreshore Protection Society; a foundation member of the similar committee in Black Rock, and prominent in the Port Phillip Conservation Council.¹

Description

The Swimmer is a life-size bronze sculpture of a female, cast in bronze. The figure has her arms crossed, and is wearing bathers and a swimming cap. The polished granite pedestal on which the sculpture stands was designed by Lenore Boyd, Guy Boyd's daughter. Affixed to the pedestal is a low relief bronze sculptural panel.

The Swimmer is located within an Aboriginal Resource Garden which comprises a small reserve of indigenous plantings.

Significance

The Swimmer, at the corner of Royal Avenue and Bluff Road, Sandringham, is of individual aesthetic significance. The Swimmer is one of the last sculptures completed by Guy Boyd, successful Australian sculptor and resident of Sandringham. The sculpture is typical of Boyd's work "done in a competent, pragmatic and conventional manner".²

Identified By

Bayside City Council

1 G Disney & V Tarrant, *Bayside Reflections: History and Heritage of Sandringham, Hampton, Black Rock & Beaumaris*, Sandringham 1988, p. 220.

2 A & S Mc Culloch, *The Encyclopaedia of Australian Art*, 1994, p. 105.

Building:	Sandringham House (Wool Wool)	Significance:	B
Address:	45 Royal Avenue, Sandringham	Melway Map Ref:	76 J11
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Royal Avenue is located within Crown Portion 25, purchased by Josiah Morris Holloway in the Parish of Moorabbin Land Sales on 28 January 1852. The land on which Sandringham House was constructed, on the north side of Royal Avenue, was adjacent to the 1888 'Osborne Park' subdivision.

In c.1900 there was no Royal Avenue listed in the Sands & McDougall directory. By c.1910 there was one house, occupied by Carl Krecklow, on the north side of Royal Avenue between Beach Road and Bluff Road; there were no buildings on the south side. Krecklow's house was probably Sandringham House, then known as Wool Wool.

By c.1920 there were six houses on the north side of Royal Avenue between Beach Road and Bluff Road; there was one house and a photographer on the south side.

Wool Wool was purchased by Firbank in the early 1950s and now serves as Sandringham House, the Junior School.¹

Description

Sandringham House is a large single-storey Edwardian bungalow, constructed of red brick with hipped and gabled slate roofs with terracotta ridge cresting and finials. The gable ends are half timbered and the rafter ends are exposed. Windows are double-hung with multi-paned upper sashes, bluestone sills and red brick voussoirs. Chimneys are red brick with moulded brick cappings and terracotta chimney pots.

The building is set back from the street, diagonally oriented on its large block.

Significance

Sandringham House, at 45 Royal Avenue Sandringham, is of historical interest and aesthetic significance. Construction of the house is associated with the early development of the suburb when Sandringham was regarded as a beachside resort, predating suburban subdivision. The house is notable for its large scale, and is enhanced by its siting on a large block.

Identified By

Allom Lovell & Associates

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

Building:	St Andrew's Parish Hall	Significance:	B
Address:	St Andrews Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Sunday School Hall	Construction Date:	c.1924
Architect:	Louis R Williams	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Anglican services were initially conducted in Brighton from 1842, in the home of Dr Wilmot, the Melbourne coroner. The present church reserve, bordered by Church, New and St Andrews Streets, was conveyed to the Bishop of Australia on 24 October, 1843 by Henry Dendy, Robert Deane, Jonathan B Were, George Were, and Robert S Dunsford. The site was initially used as a cemetery, and an ironstone church was erected there in 1855. A new church was built in 1862, to the design of local architect Charles Webb, and the old ironstone building became the parish school.¹

In the 1920s, a new parish hall was erected on the church reserve, fronting St Andrews Street. It was designed by Louis R Williams, who became one of the most prolific ecclesiastical architects in Melbourne in the twentieth century. His earliest work, in the 1920s and 1930s, is characterised by a distinctive Arts & Craft style. After World War Two, Williams rejected this aesthetic in favour of a more progressive style, characterised typically by the use of cream brickwork and the stylised adaptation of traditional compositions and detailing. An example of this later style can be seen in his 1961 addition to St Andrew's Church.

Description

The St Andrew's Parish Hall is a single-storey symmetrical clinker brick building with a cement tile roof. The roof form is, comprising a central broad gable with a jerkinhead bellcote, with separate hipped roofs over the flanking pavilions. The street front has a central bay with a stepped parapet, and three windows flanked by enclosed entrance porches with rendered heads. The hip-roofed wings each have five narrow window openings; all have low splayed sills, and contain timber-framed casement sashes. The windows in the gable end have pointed arched heads.

Comparative Examples

St George's Anglican Church, 55 Lucknow Street, Flemington (Louis Williams, 1925)
All Saint's Anglican Church, Emu (Louis Williams, 1934)

Significance

The Sunday School Hall at St Andrews Street, Brighton is of aesthetic and historical significance. an unusual application of the Bungalow Style to a church hall. It is important as an early example of the work of important ecclesiastical architect Louis Williams, and it contrasts markedly with Williams' later work on the new St Andrew's Church of 1961. The building is an interesting composition of distinctive Arts & Crafts elements including the jerkinhead roof, splayed windows and clinker brickwork.

Source

Andrew C Ward & Associates

¹ Lewis, Miles. *Victorian Churches*. National Trust of Australia, Melbourne, 1991.

Building:	Ellesmere	Significance:	B
Address:	44 St Andrews Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown



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

History

The house at 44 St Andrews Street was built in 1887.

Until the 1910s, the house was listed in the rate books and directories under Boxshall Street.¹ The rate books for 1886 show William Wilson as the owner and occupier of one acre of fenced land in Boxshall Street, valued at £30.² The following year, Thomas Wilson is indicated as the owner and John Haines the occupant of an eight room brick house and land, valued at £85.³

An amendment to the rate book of 1888 shows the property to have acquired by Charles J Tovell, a medical practitioner. Tovell appears to have resided in the house intermittently (1889, 1894, 1896-97), with other occupants including Sarah Bryant (1890-1893) and William Cramer (1895), an auctioneer.⁴ The rate books suggest that Tovell died c.1897; in 1898, the house was occupied by Mary Tovell, a widow, and occupied by Mary and Eliza Tovell.⁵ Mary Tovell continued to occupy the house until at least 1900, when it was listed as a seven room brick house and land measuring 123' by 165', valued at £40.⁶

Thomas Wilson, was a local councillor in Brighton (in its three phases as Borough, Town and City) for 57 years in 1866-79 and 1894-1923, and mayor in 1869, 1895-96, 1905, 1912-13 and 1919. He was also a land speculator and both Wilson and his father William Wilson owned considerable land in the area. William Wilson sold land on the corner of Wilson and Carpenter Streets to the Council for its Town Hall.

According to the Brighton Historical Society, in 1859 William Wilson was the occupant of a farm known as Ellesmere, and the present house was built on the site in 1862-63.⁷ The rate books do not suggest that the house built in 1887 incorporates any or all of any previous building owned by William Wilson in St Andrews or Boxshall Streets.⁸

Description

Ellesmere is a large single-storey late Victorian Italianate villa which originally had an aspect to both St Andrews and Boxshall Streets, the latter now being built out. The villa features a convex roofed verandah with cast iron brackets and frieze and a hipped slate roof with decorative render work and terracotta chimney pots. The rendered brick walls of the villa feature quoining and the front doorway is accentuated by a round arched portico and parapet. A projecting bay extends from the portico and forms an important element within the former Boxshall Street elevation.

Significance

Ellesmere, at 44 St Andrews Street, Brighton, is historically and aesthetically significant as a large and intact nineteenth century villa. The building is particularly expressive of the late Victorian period with richly decorated chimney stacks and verandah ironwork. The house also has a close association with the prominent Wilson family, and particularly with Thomas Wilson, a long-serving councillor and sometime mayor of Brighton.

Source

Andrew C Ward & Associates

-
- 1 Sands & McDougall directory 1920 lists George Kirkham as the occupant of 44 St Andrews Street; the 1910 edition lists him as the occupant of Ellesmere, Boxshall Street.
 - 2 Rate Books 1886.
 - 3 Rate Books 1887.
 - 4 Rate Books 1888-1897.
 - 5 Rate Books 1898-1900.
 - 6 Rate Books 1898, 1900. Sands & McDougall directory 1900.
 - 7 Rate Books 1859, cited in David Bick and Rosalind Landells. 'Ellesmere (now) 44 St Andrew's [sic] Street, Brighton, 3186'. p 1.
 - 8 Rate Books 1886-1900.
-

Building:	Residence	Significance:	B
Address:	61 St Andrews Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	pre 1861
Architect:	Unknown	Builder:	Unknown



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

History

In 1861 Robert Gall was owner/occupant of a stone house with land in St Andrews Street on the south-west corner with Middle Crescent. From 1871 Gall, a contractor, leased the property, described at that time as bluestone, two rooms, wood, to a series of tenants. By 1900 the property was in the hands of the executors of the late Robert Gall and remained so in 1905. In 1905 Mary Smith, a spinster, lived there.¹

Description

The house at 61 St Andrews Street is a single-storey, single-fronted cottage of irregularly coursed bluestone. The main gabled and hipped roof has been re-roofed in Marseilles pattern tiles which are intrusive. The main roof extends over a verandah along the front elevation which has Edwardian style turned timber posts and a concrete ground surface. All windows appear to be later. There is a large early timber addition at the rear. The picket fence is not original.

Comparative Examples

Tourdale, 455 Bay Street, Brighton

Significance

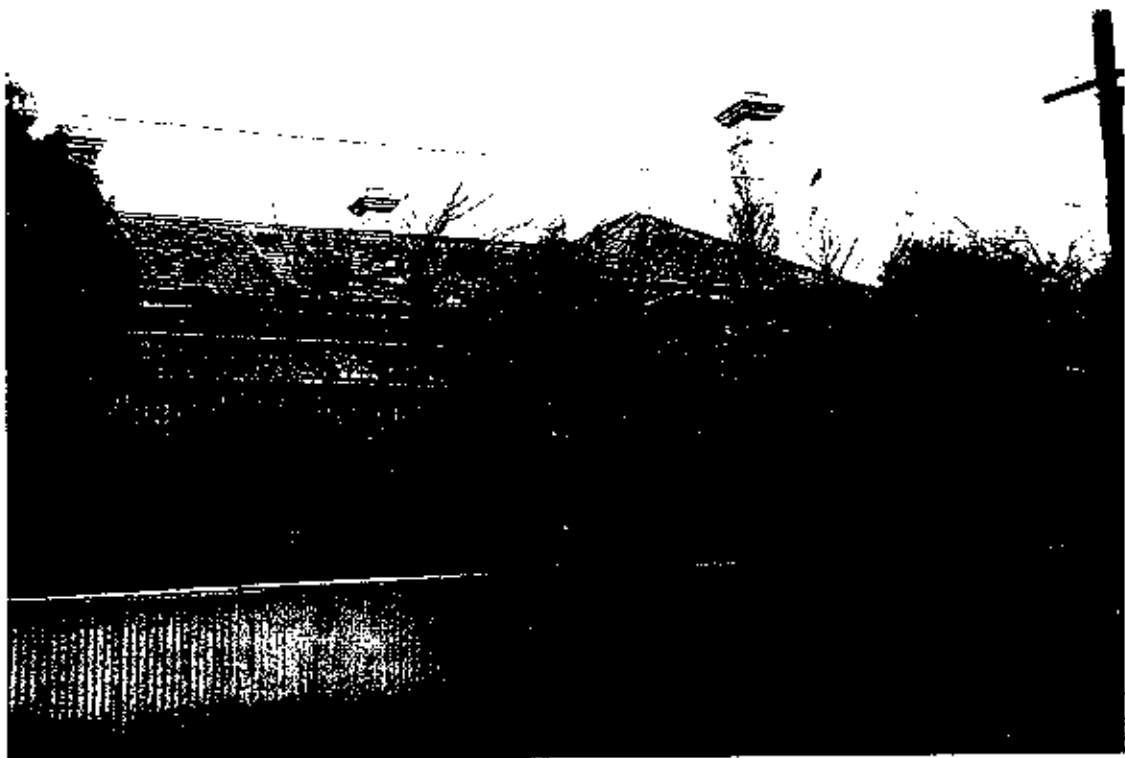
The house at 61 St Andrews Street, Brighton is historically significant as a rare early bluestone cottage in municipality. While aesthetically marred by unsympathetic alterations, which are reversible, the bluestone cottage and early timber additions are significant in that they demonstrate the style and use of vernacular building materials in the area.

Source

Andrew C Ward & Associates

¹ Rate Books 1861-1896, 1900, 1906.

Building:	Wotonga	Significance:	B
Address:	67 St Andrews Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



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

History

In 1889 James Jamison, a gentleman, built an eight-room brick dwelling on land 133 x 332 feet facing Middle Crescent.¹ Jamison resided there, however by 1905, Wotonga was owned by a clergyman, Mr Balfour, and was leased to a Mr Wood.²

Description

Wotonga is a substantial rendered brick Victorian Italianate villa. The residence is constructed on bluestone base walls with projecting wings and a hipped slate roof with bracketed eaves. The verandah and leadlight work are later additions.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
98 St Andrews Street, Brighton
Morrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Osiris, 28 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Wotonga, at 67 St Andrews Street, Brighton, is significant as a substantial nineteenth century building. The integrity of the building has been compromised however the character of the house is typical of the late Victorian period.

Source

Andrew C Ward & Associates

1 Rate Book 1889.

2 Rate Book 1906.

Building:	Residence	Significance:	B
Address:	98 St Andrews Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown



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

History

In 1878 The Australian Widows Society owned an allotment of land on the east side of St Andrews Street between Bay and Durrant Streets. The rate books suggest that it was some of this land that William Mattinson purchased and built a six-room house on in 1879. Mattinson, a driver, leased the property to Stephen Thomas, a gentleman. By 1885 Mattinson resided there and the house was described as brick and wood with six rooms. In 1900 owner/occupancy remained the same, however, by 1906, the property had passed to Agness Mattinson, a widow. Mrs Mattinson resided there.¹

Description

The house at 98 St Andrews Street is an imposing single storey asymmetrical Italianate villa with a hipped and gabled slate roof with bracketed eaves. The double-fronted facade is rendered with round arched tripartite windows to the projecting bay. The chimneys are rendered and moulded. The verandah, terminating at the projecting bay, contains a cast iron frieze and brackets. The rear gable has been re-roofed with corrugated iron and a brick carport has been constructed to one side.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
Merrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Osiris, 28 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

The house at 98 St Andrews Street, Brighton is significant as a substantially intact nineteenth century villa. The stylistic qualities and imposing character of the building reflect the influences of the Victorian Italianate period.

Source

Andrew C Ward & Associates

¹ Rate Books 1878, 1879, 1885, 1900, 1906.

Building:	Orinico	Significance:	B
Address:	115 St Andrews Street, Brighton	Melway Map Ref:	67 F9
Building Type:	Residence	Construction Date:	1878
Architect:	Unknown	Builder:	Unknown



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

History

In 1878, John Liddiard, a butcher, built a five-room brick dwelling on the corner of St Andrews Street and Outer Crescent, as his residence.¹ By 1880, Thomas Meran, a butcher, had purchased the property and lived there. In 1886, Thomas Bent was the owner of the property and the dwelling was listed as a shop, with Joseph Albury, a grocer, in residence.² By 1891, Joseph Albury was owner/occupant and continued to be in 1905.³

Description

Orinico is a single-fronted Colonial vernacular house with corner splay. The rendered walls are built to the street alignment on both the main elevations with the main entrance to St Andrews Street. The house has a slate roof and rendered and moulded chimneys and is symmetrically arranged with double-hung sash windows.

Significance

Orinico, at 115 St Andrews Street, Brighton is significant as a substantially intact nineteenth century house. The simple vernacular form of the principal facades is reminiscent of the Colonial period and the construction of the building to the street alignment is unusual within the municipality. The house has historical significance through its passing connection with Thomas Bent.

Source

Andrew C Ward & Associates

1 Rate Book 1878.

2 Rate Books 1880, 1886.

3 Rate Book 1906.

Building:	Nithsdale, later Merrow	Significance:	B
Address:	316 St Kilda Street, Brighton	Melway Map Ref:	67 C9
Building Type:	Residence	Construction Date:	pre 1855 and later
Architect:	Charles Laing	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

From the 1850s, the so-called 'three houses in a line' were a prominent landmark in Brighton. These three mansions, which occupied huge and adjacent blocks on the west side of St Kilda Street, were all reputedly designed by noted colonial architect (and local resident) Charles Laing.¹ The houses became known as Blairgowrie (306 St Kilda Street), Valentine Bungalow (310 St Kilda Street) and Nithsdale (316 St Kilda Street).²

The northernmost house, Nithsdale, was built in c.1855, with the wings being added about twenty years later. In the first Brighton rate book of 1861, the owner of the property was identified as Thomas Clarke. The house was apparently unoccupied in 1862 and 1863, with a John Dodgshon, a merchant, listed as tenant in 1864.³ The following year, the house was purchased by a Mr Jackson, with Dodgshon staying on as tenant until 1876.⁴ It was around this time that the wings were added to the building. By 1879, James Conquest had purchased the property for his own residence, remaining there until the early 1880s.⁵ By 1886, William Turner, a banker, was living there, and remained until 1896, by which time the property had been acquired (or more likely repossessed) by the Perpetual Trustees and Executors.⁶

In 1900, Mrs A S Lyell owned the property and Hugh Glass, a gentleman, businessman and corrupt land speculator associated with Victoria's early Land Acts, was the tenant. In 1905, Mrs Lyell, a widow, was owner/occupant of the property, then known as Nithsdale.⁷ The house was later renamed Merrow. In the 1920s, it was occupied by Norman Bell, and in the 1930s by Cecil Tucker. During the Second World War, it was operated as a boarding house. In 1974, the owner of the house reverted to its original name, Nithsdale.⁸

Nithsdale is the only one of the 'three houses in a line' to survive intact. Blairgowrie, at 306 St Kilda Street was demolished in 1965, and the land subdivided to form Blairgowrie Court. The other house, Valentine Bungalow, was extensively remodelled by architect J H Esmond Dorney in the late 1930s, and is no longer recognisable as an 1850s house.

Description

Merrow is a substantial Victorian villa with rendered facades, moulded string courses and a hipped slate roof. The original section is now protected by a later verandah and flanking pavilions. The side entrance has an ornamented pediment over. At the rear of the property a brick building originally utilised as the stables has a high pitched roof and decorated barges. This building is now in use as a separate flat.

Comparative Examples

Kantara, 54 Bay Street, Brighton

Charlton, 34 Drake Street, Brighton

193 Church Street, Brighton

14 Lynch Street, Brighton

Melville, 32 Middle Crescent, Brighton

Cathkin, 43 Middle Crescent, Brighton

Milverton, 82 New Street, Brighton

285 New Street, Brighton

Finchal, 299-305 New Street, Brighton

Corowa, 389 New Street, Brighton

Tullavin, 453 New Street, Brighton

Wotonga, 67 St Andrews Street, Brighton

98 St Andrews Street, Brighton

22 Seymour Grove, Brighton

Osiris, 28 Seymour Grove, Brighton

Doon, 8 Stanley Street, Brighton

Chilton, 1 Wellington Street, Brighton

Cathcart, 19 Wellington Street, Brighton

Oyanna, 22 Wellington Street, Brighton

Significance

Merrow, at 316 St Kilda Street, Brighton, is historically and aesthetically significant. The building is one of the earliest remaining houses built on the Special survey, relating to the earliest developmental phase of the suburb. The villa has close links with Hugh Glass and is a rare surviving work of the prominent local architect, Charles Laing. It is also important as the only surviving one of the so-called 'three houses in a line' which were a landmark in Brighton for over a century.

Source

Andrew C Ward & Associates

-
- 1 'Plenty of History and Good Position'. *Age*. 25 February 1981. p 37.
 - 2 Brighton Historical Society.
 - 3 Rate Books 1861-1864.
 - 4 Rate Book 1865-1877.
 - 5 Rate Book 1879, 1882.
 - 6 Rate Books 1886, 1896.
 - 7 Rate Book 1906.
 - 8 'Plenty of History and Good Position'. *Age*. 25 February 1981. p 37.
-

City of Bayside Heritage Review: Building Citations

Building:	Carinya	Significance:	B
Address:	387 St Kilda Street, Brighton	Melway Map Ref:	67 D7
Building Type:	Residence	Construction Date:	1908
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1907 John Watt, an estate agent owned Lot 4 (69.5 x 150 feet) on the south west corner of St Kilda and Martin Streets. Watt sold 60 feet of the land in the same year. In 1908 Nicol Hart, a warehouseman, owned the land and commenced building a seven-room brick house for his residence. The house was completed by the next rating in February, 1909. In 1914 Hart continued as owner/occupant and the property was known as Carinya.¹

Description

Carinya is a single-storey tuck-pointed red brick Edwardian villa with rough cast gabled bay windows to the St Kilda Street and Martin Street frontages, as well as to the diagonal axis. The house also features a Californian bungalow style verandah to the front elevation, which has been recently glazed. There is also a recent glazed porch to the side entry. Marseilles pattern tiled roof and terracotta ridge cresting are intact, and the windows feature stained glass highlights, with intact diamond pattern tracery to the diagonal bay only. The brickwork features a rendered sill line and a vermiculated render course at window head height. Extensions to the rear of the house are sympathetic to the original character of the building.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	22 Martin Street, Brighton
Ballara, 47 Bay Street, Brighton	17 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Keyham, 60 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Huia, 358 New Street, Brighton
Prendagga, 21 Cole Street, Brighton	Windarra, 54 North Road, Brighton
Adlez, 40 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
85 Cole Street, Brighton	Milloo, 4 South Road, Brighton
12 & 14 Dawson Avenue, Brighton	42 Sussex Street, Brighton
14 Gordon Street, Hampton	54 Sussex Street, Brighton
332 Hampton Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
Omah, 896 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
7 Inner Crescent, Brighton	2 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton

Significance

Carinya, at 387 St Kilda Street, Brighton, is aesthetically significant as a substantially intact early twentieth century dwelling. The sophisticated Edwardian villa has stylistic influences from the Queen Anne period.

Source

Andrew C Ward & Associates

¹ Rate Books 1907, 1908, 1909, 1915.

Building:	Drom Tara	Significance:	B
Address:	424 St Kilda Street, Brighton	Melway Map Ref:	67 D6

Building Type:	Residence	Construction Date:	1907
Architect:	Unknown	Builder:	R Brown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

In 1907 Edward Davis, an accountant, owned one and half acres of land in St Kilda Street on the south-east corner of Cole Street. By January 1908 Richard Brown, a builder, had purchased and subdivided the land, with the corner block measuring 66 x 140 feet and containing an eleven-room brick house. By 1910 Gerald Weigall, a physician, owned and occupied the property, which was then known as Drom Tara.¹

Description

Drom Tara is a substantial residence combining the stylistic elements of the Edwardian style with the emerging Bungalow style. The attic style house features a broad steeply pitched roof of terracotta tiles with wide timber lined eaves and timber eaves brackets. The lower sections of the facades are constructed in brickwork with roughcast render to the first floor and half-timbered and shingled panels to the gables. The windows are double-hung sashes with a multi-pane top sash. The chimneys are simple rendered stacks.

Significance

Drom Tara, at 424 St Kilda Street, Brighton, is of aesthetic significance. The house is an early example of a Bungalow with broad sweeping roofs and a rough cast rendered finish. The transitional elements of the Edwardian style are evident in the construction of the verandah and the use of brickwork. The residence is substantially intact.

Source

Andrew C Ward & Associates

¹ Rate Book 1907, 1908, 1910.

Building:	Shandford	Significance:	B
Address:	17 St Ninians Road, Brighton	Melway Map Ref:	67 C8
Building Type:	Residence	Construction Date:	c.1913
Architect:	Klingender & Alsop	Builder:	Unknown



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

History

The house at 17 St Ninians Road Brighton was designed by Klingender & Alsop in c.1913. The house was described by architectural historian Jon Clare as being a 'mix of American and British elements [which was] characteristic of this firm in the 1910s.'¹

Description

Shandford is a double-storey, Edwardian bungalow occupying a large corner block. The house has roughcast rendered walls and gabled terracotta tiled roofs with exposed rafter ends. A verandah with a terracotta tiled roof runs across the east elevation, projecting at the entrance to form a porte-cochère which is supported on rendered piers. Windows are double-hung sashes, with leadlighted upper panes, and chimneys have rendered stacks with brick caps.

Significance

Shandford, at 17 St Ninians Road, Brighton, is of aesthetic significance. The house is an early and substantial example of the bungalow style, retaining transitional Edwardian elements such as the steeply pitched gabled roofs, and incorporating bungalow style features such as the heavy verandah piers and roughcast rendered finish.

Source

Jon Clare, 'The post-Federation House in Melbourne, Bungalow and Vernacular Revival styles 1900-1930', Faculty of Architecture and Planning, University of Melbourne, 1984.

¹ J Clare, 'The post-Federation house in Melbourne. Bungalow and Vernacular Revival styles 1900-1930', Research Report, Faculty of Architecture and Planning, University of Melbourne, October 1984, pp. 33-34.

Building:	Residence	Significance:	B
Address:	24 St Ninians Road, Brighton	Melway Map Ref:	67 C8
Building Type:	Residence	Construction Date:	c.1935
Architect:	Unknown	Builder:	Unknown



Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1916, a large tract of land on the north-west corner of Dudley and St Kilda Streets was subdivided. The block, which measured 266' by 809' was carved into 18 allotments: Lots 1 to 4 had frontages to St Kilda Street, while Lots 5 to 11 faced Dudley Street.¹ St Ninian's Road was extended north to allow access to Lots 12 to 18.

Lot 14, on the east side of the new St Ninian's Road extension, was still vacant in 1925. The rate book for that year indicates that the site was owned by Edward Leo Robin, a builder. The land measured 67' by 176' and was valued at £37.² Robin also owned the adjacent Lot 15. The two blocks were initially identical in size, although he later altered their dimensions.

By 1930, Robin had built a brick house on Lot 15, which is now No. 26 St Ninian's Road (see separate data sheet). At that time, his adjacent Lot 14 was still vacant.³ Rate books for Brighton in the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 24 St Ninian's Road indicates that a ten-room brick house had been erected on 'Lot 14 and part Lot 15', which measured 65' by 120' at one end, and 55' by 135 at the rear. According to the first entry, dated December 1937, the house was valued at £213 and was owned and occupied by James Millkin, a director.⁴

Description

The house at No. 24 St Ninians Road is a double-storey Georgian Revival rendered brick residence with a hipped roof of glazed terracotta tiles, penetrated by a tall face brick chimney. The symmetrical front facade has repetitive fenestration of twelve-pane double-hung sash windows, flanked by louvered shutters. The projecting entry porch is in the form of a Classical portico, with grouped Tuscan columns supporting a decorated frieze and cornice. The portico is finished with a balustrade which forms a balcony at the upper level.

Significance

The house at No. 24 St Ninian's Road is of aesthetic significance. It is a particularly good example of the inter-War Georgian Revival style, with fine Classical detailing evident in the portico. As one of several large inter-War brick houses in St Ninian's Road, it makes an important contribution to the streetscape.

Identified by

Allom Lovell & Associates

1 Lodged Plan No. 6981, declared 20 September 1916. Land and Survey Information Centre.

2 Rate Book 1925.

3 Rate Book 1930.

4 Rate Card, 24 St Ninian's Road, Brighton.

Building:	Residence	Significance:	B
Address:	26 St Ninians Road, Brighton	Melway Map Ref:	67 C8
Building Type:	Residence	Construction Date:	c.1928
Architect:	Unknown	Builder:	Edward Robin



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1916, a large tract of land on the north-west corner of Dudley and St Kilda Streets was subdivided. The block, which measured 266' by 809' was carved into 18 allotments: Lots 1 to 4 had frontages to St Kilda Street, while Lots 5 to 11 faced Dudley Street.¹ St Ninian's Road was extended north to allow access to Lots 12 to 18.

Lot 15, on the east side of the new St Ninian's Road extension, was still vacant in 1925. The rate book for that year indicates that the site was owned by Edward Leo Robin, a builder. The vacant block was measured 67' by 176' and was valued at £37.² Robin also owned the adjacent Lot 14. The two blocks were initially identical in size, although he later revised their dimensions.

By 1930, Robin had built a seven-room brick house on Lot 15, valued at £143. It was owned and occupied by Morgan Jagerus, a monumental mason.³ Rate books for Brighton in the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The first entry on the rate card for No. 26 St Ninian's Road is dated December 1937, and it indicates that house was then owned and occupied by Harold Mervyn Ward, a director.⁴

Description

The house at No. 26 St Ninians Road is a large double-storey rendered brick house with a terracotta tile hipped roof. The street facade has a central projecting bay with continuous pilaster strips at each corner which terminate in tapered buttresses at the base. This bay forms a porch at ground level, with side entries and a segmental arched window opening to the street. At the upper level, there is an enclosed room with a wide four-paned window to the street. The main body of the house has similar windows; the sills are supported on brick corbels, and the ground floor windows also have window boxes.

Comparative Examples

32 Cole Street, Brighton

29 Dawson Avenue, Brighton

33 Martin Street, Brighton

11 Rennison Street, Beaumaris

Tandara, 25 Seymour Grove, Brighton

10 South Road, Hampton

Boselman House, 62 South Road, Hampton

Significance

No. 26 St Ninians Road, Brighton, is of aesthetic significance. It is a good example of a large inter-War house, with some interesting bungalow detailing such as the distinctive tapered buttresses. As one of several large inter-War brick houses in St Ninian's Road, it makes an important contribution to the streetscape.

Identified by

Allom Lovell & Associates

1 Lodged Plan No. 6981, declared 20 September 1916. Land and Survey Information Centre.

2 Rate Book 1925.

3 Rate Book 1930.

4 Rate Card, 24 St Ninian's Road, Brighton.

Building:	Ostend	Significance:	B
Address:	29 Seacombe Grove, Brighton	Melway Map Ref:	67 C9
Building Type:	Flats	Construction Date:	1934
Architect:	Unknown	Builder:	Unknown



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

History

Ostend was designed by architect I G Anderson in 1934. Anderson, who was involved in the construction of many flat projects in suburban Melbourne during the 1930s, designed the building during a period of increased interest in the development of flat blocks. The inclusion of private garages for each of the residents was not commonly included in the planning of such buildings, however at Ostend, the natural fall of the land permitted individual bathing boxes and boat sheds to be integrated into the building's design.¹

Description

Ostend is a substantial three storey flat block with Moderne elements including ribbed (fluted) fins and 'waterfall' front with circular corner bay enriched with radial fins. The fins intersect at roof level and are surmounted by a finial with Hindu architectural references. A terrace overlooking the sea front is constructed over residents' bathing boxes and boat sheds.

Significance

Ostend, at 29 Seacombe Grove, Brighton, is aesthetically significant as a curious example of the Modern movement with Indian (Hindu) architectural references. As such, the building is most representative of its period which often sought inspiration from exotic cultures.

Source

Andrew C Ward & Associates

¹ Sawyer, Terry. 'Residential Flats in Melbourne: The Development of a Building Type to 1950', Research Report, University of Melbourne, 1982.

Building:	Residences	Significance:	B
Address:	16 & 18 Selwyn Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residences	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

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

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

Description

Nos. 16 and 18 Selwyn Street are a semi-detached pair of rendered brick houses, sited back-to-back with an identical pair at Nos. 17 and 19 Wright Street. The street fronts are symmetrical, with a common bullnose verandah, terminating at each end with a projecting bay. The gabled slate roof is continuous, with a central double chimney but, unusually, no projecting fire wall parapet. The gable ends facing the street have scalloped bargeboards and turned finials and distinctive returning eaves supported on brackets. There is a single window in the projecting bay and in the wall under the verandah, both with heavy sills and double-hung sashes.

Comparative Examples

17 & 19 Wright Street, Brighton

Significance

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

Identified by

Allom Lovell & Associates

Building:	Hampton Uniting Church	Significance:	B
Address:	Service Street, Hampton	Meiway Map Ref:	76 G6
Building Type:	Church	Construction Date:	1928
Architect:	Alec Eggleston	Builder:	Mr Moore



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

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

Existing Heritage Listings:

Recommended Heritage Listings:

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

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

History

The first meeting of what became the Hampton Presbyterian Church was held in the Hampton Hall on 6 May 1910. The church invited Alec Eggleston to design a building on land in Service Street which had been donated by Mrs Crisp. The church building was to seat 180-200 people and cost no more than £280. Eggleston presented plans on 27 May 1911 for a church which would cost £425, which was then modified to bring the cost down to £275. The completed church was opened on 26 November 1911; the total cost was £406, plus £50 for furniture and £43 for fencing. In November 1926 the church was moved and two years later, on 4 January 1928, tenders were called for a new church building designed by Alec Eggleston. The successful tendered was Mr Moore, for a cost of £3,092. The new church was opened on 27 October 1928.¹ The 1911 church was demolished in 1966.

Description

The Hampton Uniting Church, situated on the corner of Deakin and Service Streets, is a small building designed in a simplified Gothic Revival style. The building has a Greek cross plan, constructed of red brick with clinker brick piers and contrasting rendered dressings. The cross-ridged gabled roofs are terracotta tiled. The stained glass windows have pointed arched heads and moulded hoods. A small, castellated turret and copper-clad spire marks the intersection of the streets, with the main entrance at its base.

Comparative Examples

St Stephen's Anglican Church, Cochrane Street, Brighton
Sandringham Uniting Church, Trentham Street, Sandringham
Church of Christ Hall, Wilson Street, Brighton
Holy Trinity Church, Thomas Street, Hampton

Significance

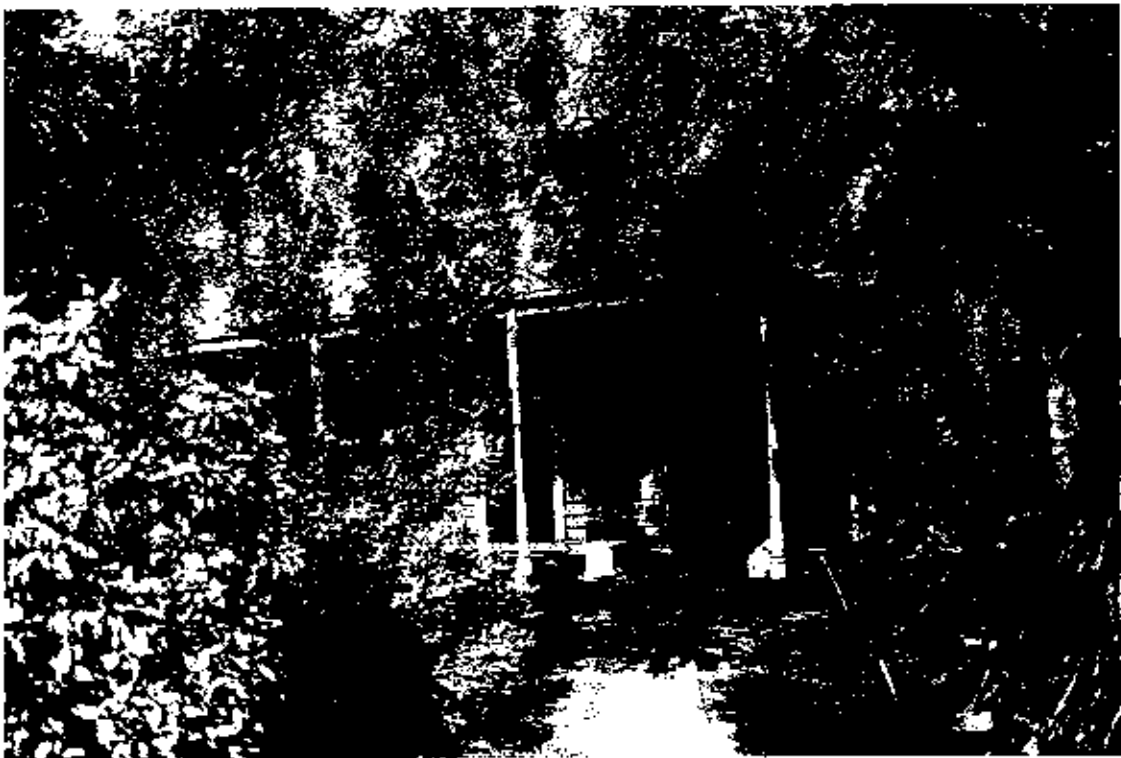
The Hampton Uniting Church at Service Street, Hampton, is of historical and aesthetic significance. The church is one of many constructed in the municipality during the Inter-War period, when the suburb underwent rapid development. The church has served the local community since its construction in 1928. The building is a good example of the Inter-War Gothic Revival style, displaying typical features such as castellated parapets, pointed arched windows, buttresses and a corner tower. The church is a minor local landmark, occupying a corner site in a residential area of Hampton.

Identified By

Allom Lovell & Associates

¹ Sandringham Historical Society, File on Hampton Presbyterian Church.

Building:	Miramarno	Significance:	B
Address:	16 Service Street, Hampton	Melway Map Ref:	76 G6
Building Type:	House	Construction Date:	1890-91
Architect:	Philip A Kennedy	Builder:	Unknown



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

History

In the late 1880s, vacant land on the south-west corner of Service and Deakin Streets was owned by Arthur Jackson. This land was designated as Lots 20 and 21, which formed part of the Linacre Park subdivision of 1883. By 1891, Arthur Jackson had erected a timber house on the site, which had frontages of 200' by 185'. Jackson was still in residence in 1900, although the actual owner was listed as Rebecca Jackson, probably Arthur's wife. In 1915, the house was identified as Mirramarno.¹

Description

Mirramarno is a late Victorian timber villa with a hipped corrugated iron roof, penetrated by rendered brick chimneys, and supported on timber brackets at the eaves line. The return verandah, which has been rebuilt sympathetically over a concrete floor, has a bullnose corrugated iron roof supported on turned timber columns. The house has projecting canted bays on the north and west elevations, and windows with round arched heads and classical dressings in timber.

Comparative Examples

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

Significance

Mirramarno, at 16 Service Street, Hampton, is of historical significance and aesthetic interest. It is the earliest remaining house in the Linacre Park subdivision of December 1883, and thus demonstrates an important phase of residential settlement in the area. The villa is of some interest for its unusual timber detailing.

Source

Andrew C Ward & Associates'

¹ Rate Books 1890, 1891, 1900, 1911, 1915.

Building:	Warringa	Significance:	B
Address:	33 Service Street, Hampton	Melway Map Ref:	76 G6
Building Type:	Residence	Construction Date:	1913
Architect:	Thomas Watts & Sons	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1908 William Alexander, a Sergeant at Arms at Parliament House, Victoria, owned lots 30 and 31a on the north side of Service Street, between Gillies and Deakin Streets. In 1913 Alexander completed an eight-room wooden house for his residence. By 1915 the property was known as Warringa.¹

Description

Warringa is a single-storey weatherboard Edwardian Queen Anne style villa, with hipped and gabled slate roofs, with terracotta ridge cappings, return timber post verandah with timber fretted frieze, and tall red brick chimneys with moulded caps and terracotta pots. Windows are double-hung sashes with highlights. Windows beneath the gable facing the street have a timber bracketed hood with a slate roof.

The front fence is not original.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
15 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	176 New Street, Brighton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Warringa, at 33 Service Street, Hampton, is of historic and aesthetic significance. The house is a prominent member of the Service Street hill group of Edwardian houses. The timber post verandah with timber fretted frieze and the slate roof are of note.

Source

Andrew C Ward & Associates

¹ Rate Books 1908-1915.

Building:	Aghada	Significance:	B
Address:	35 Service Street, Hampton	Melway Map Ref:	76 G6
Building Type:	Residence	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1906 C A Hartsman owned lots 28-29 with a frontage of 185 feet onto Service Street, north side between Alexander and Deakin Streets. By 1908 the land had been subdivided into three housing blocks and No. 35 with 67 feet frontage was owned by Henry Colquhoun. In 1909 a seven-room wooden house was built by owner/occupant Honora Ross. By 1915 the property was known as Aghada.¹

Description

Aghada is an Edwardian Queen Anne attic style residence, with hipped and gabled slate roofs with terracotta ridge crestings and finials, a return timber post verandah with a timber fretted frieze and tall red brick chimneys with corbelled brick cappings and terracotta chimney pots. The lower parts of the walls are weatherboarded whilst the upper section, probably originally roughcast render, has been replaced with fibrous cement sheeting. Windows are casements, some with deep overhanging bracketed hoods.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
15 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	176 New Street, Brighton
Hartley, 115 Cochrane Street, Brighton	Warringa, 33 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Aghada, at 35 Service Street, Hampton, is of aesthetic significance. The residence is noteworthy as a flamboyant Edwardian timber villa and is a key building in the Service Street hill group. The architectural form of the house recalls the attraction of the sloping blocks affording a view over the Bay.

Source

Andrew C Ward & Associates

¹ Rate Books 1906-1911, 1915.

Building:	Cleveland	Significance:	B
Address:	39 Service Street, Hampton	Melway Map Ref:	76 G6
Building Type:	Residence	Construction Date:	c.1911
Architect:	Unknown	Builder:	Unknown



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

History

Service Street was laid out as part of the subdivision of the Linacre Park Estate of 1883-84, which was bounded by Linacre Road, Thomas, Sargood and Hampton Streets. The site of the property at 39 Service Street is shown as part of allotments 27, 28 and 29, oriented east-west with frontages to Gillies Street.¹ These allotments appear never to have been developed.

Cleaveland was constructed c.1911, on an allotment measuring 67'x, 259' (22 x 86m) oriented north-south with a frontage to Service Street.² Richard D Hooper was its first occupant. Hooper was still occupying the house in 1930, but by 1935 Mrs Annie Hooper, presumably his widow, is listed as the occupant of the house.³ Subdivision of the property occurred in 1954, when two small allotments at the rear facing Gillies Street were created.⁴

Description

Cleaveland is a weatherboard Edwardian residence with stylistic influences from the Queen Anne period. The house is situated at the corner of Service and Gillies Streets and forms a picturesque composition of half-timbered gables, gabled dormer windows, red brick chimneys with roughcast rendered caps and terracotta chimney pots. The slate roof is a transitional Victorian element and has terracotta ridges and finials. The return verandah is supported on turned timber posts and has a timber fretted frieze and balustrading. Windows are leadlight casements with leadlight highlights. The clinker brick fence and lych gate appear to be later additions.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
15 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	176 New Street, Brighton
Hartley, 115 Cochrane Street, Brighton	Warringa, 33 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Aghada, 35 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Cleaveland, at 39 Service Street, Hampton, is of individual aesthetic significance. The house is substantially intact and is a good example of a weatherboard Edwardian villa with influences from the Queen Anne period. These influences are evident in the return timber verandah and slate roof, half-timbered gable ends, tall red brick chimneys and leadlight casements.

Identified By

Allom Lovell & Associates

¹ Lodged Plan No. 602, undated. Land and Survey Information Centre.

² Sands & McDougall, *Melbourne Directory*, various; Lodge Plan No. 602, undated. Land and Survey Information Centre.

³ Sands & McDougall, *Melbourne Directory*, various.

⁴ Lodged Plan No. 28253, declared 12.7.1954. Land and Survey Information Centre.

Building:	Residence	Significance:	B
Address:	1 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1892
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	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

The site of No. 1 Seymour Grove was Lot 68 of the original subdivision, on the north side of Seymour Grove. In 1890, only the south side of Seymour Grove was listed in the *Sands & McDougall Victorian Directory*. By 1893, there were five houses listed on the north side of Seymour Grove, and the one closest to New Street was occupied by John Shepherd. He was still living there in 1901.²

Description

The house at 1 Seymour Grove is a single-storey late Victorian residence. The house has a hipped slate roof with bracketed eaves and a projecting faceted bay. The brick walls are rendered and the double hung sash windows have segmental arched heads. A cast iron verandah terminates at the projecting bay and has a decorative cast iron frieze. The chimneys are rendered and moulded.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Aldgour, 192 Church Street, Brighton	Winnarleigh, 20 Were Street, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	Euloura, 130 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

The house at 1 Seymour Grove, Brighton is of aesthetic significance. The single-storey residence is an intact example of a late Victorian villa with the slate roof, projecting faceted bay and rendered facade all being characteristic of the style.

Identified by

Allom Lovell & Associates

1 Original subdivision plan on display at Land & Survey Information Centre.

2 *Sands & McDougall Victorian Directory*. 1893, 1894, 1901.

Building:	Dunvegan	Significance:	B
Address:	5 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

In 1890, William D L Waters, a warehouseman, owned land on the north side of Seymour Grove. The following year, Waters built a nine-room brick house there for his residence.² In 1900, the property was occupied by Walter Tully who continued to reside there in 1905. In 1905 the Equity Trustees and Executors Co. was owner and the property was known as Dunvegan.

Description

Dunvegan is a substantial late Victorian Italianate villa with a distinctive octagonal balustraded tower. A central bay projects from the rendered facade. The house features a hipped slate roof with bracketed eaves and a double-storey cast iron verandah. The decoration of the building is austere.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmilla, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Coonara, 17 Roslyn Street, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Craig Hall, 2 South Road, Hampton
Farleigh, 6 Farleigh Grove, Brighton	Ebrington, 23 South Road, Brighton
Tanderagee, 70 Halifax Street, Brighton	Edgecome, 134 Were Street, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Dunvegan, at 5 Seymour Grove, Brighton, is aesthetically significant as a substantial and largely intact nineteenth century residence. Elements of the building, such as the distinctive octagonal tower, reflect the characteristics of the late Victorian Italianate period.

Source

Andrew C Ward & Associates

1 Original subdivision plan on display at Land & Survey Information Centre.

2 Rate Books 1890, 1891.

Building:	Residence	Significance:	B
Address:	6 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	1908-9
Architect:	Unknown	Builder:	T Quayle



Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The land on which the house at 6 Seymour Grove was constructed was originally part of the Woiseley Park Estate. The Estate was subdivided in 1882 when 120 allotments were sold by auction through W Taylor & Co.

In 1908 Thomas Quayle, a builder, owned land lots 71 and 72, 140 x 150 feet in Seymour Grove south side between New and Moffat Streets. By February 1909 Quayle had built a seven-room brick house for his residence and continued to live there in 1921. By 1929 Quayle leased the property to Foster Watkinson, a manager.

Description

The house at 6 Seymour Grove is a single and double-storey rendered villa with a terracotta tiled hipped roof. The house has stylistic influences from the Queen Anne period with a projecting wing, prominent diagonal axis and bay windows. The design also incorporates unusual Dutch Renaissance elements such as Doric style verandah piers and three prominent curvilinear parapets with decorative roof vents. The front fence is not original.

Significance

The house at 6 Seymour Grove, Brighton is of aesthetic significance. The residence is a relatively intact example of a picturesque early 20th century residence with influences from the Queen Anne period and the more unusual character of the Dutch Renaissance.

Source

Andrew C Ward & Associates

Building:	Ardoch, later Autrea	Significance:	B
Address:	12 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1903
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The land on which the house at 12 Seymour Grove was constructed was originally part of the Wolseley Park Estate. The Estate was subdivided in 1882 when 120 allotments were sold at auction through W Taylor & Co.

By 1905 a nine-room timber house, valued at £35, had been erected on a 140' by 150' site on the south side of Seymour Grove. The rate book of that year indicates the house was valued at £35 and was known as Ardoch. It was owned by Elizabeth Stirling, a widow, who was renting it to Alexander Wallace, professor of music.¹ By 1910, Stirling was living there herself, but she was renting it again by 1914, this time to Charles Crooke. By 1920, the house had been re-named Antrea, and was addressed as No. 12 Seymour Grove. At that time, it was owned by Jane and Emma Pyke, spinsters (and probably sisters), who rented it to Lillian Pyke, a widow (possibly their mother). This arrangement continued for several years. By 1930, the house had been purchased by Matthew Barnes, a gardener, for his own residence.²

Description

Ardoch is a double-fronted single storey residence with a corrugated galvanised steel hipped roof. The house features ashlar boarding and a verandah to the front facade. The verandah has a decorative frieze supported on slender columns. The front entrance has a six panelled door with sidelights and a fanlight and the chimneys are rendered and moulded with a terracotta chimney pots.

Significance

Ardoch, at 12 Seymour Grove, Brighton, is of aesthetic significance. The single-storey house is an unusual example of an early 20th century house reflecting the characteristics of a 19th century villa. The distinctive and decorative design of the verandah is a notable architectural element.

Identified by

Allom Lovell & Associates

1 Rate Book 1910.

2 Rate Books 1920, 1925, 1930.

Building:	Nyora	Significance:	B
Address:	17 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	Unknown



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

History

The whole of block 8 was sold to J B Were's brother, Nicholas, who benefited in the division of Dendy's estate through the actions of his brother Jonathon, Dendy's business agent.

The land on which the house at 17 Seymour Grove was constructed was also became part of the Wolseley Park Estate. The Estate was subdivided in 1882 when 120 allotments were sold by auction through W Taylor & Co.

Robert M Gale first occupied Nyora in 1892, Stewart George taking over residence in 1895 for one year only. Gale continued there until 1902 when Miss Margaret McDonald took possession.

Description

Nyora is a single storey asymmetrical tuck pointed brick residence with encircling bull-nosed verandah, timber posts and minimal decoration. The most dominant elements are four decorated gable ends with king post motifs. Gothic elements include the trefoil and quatrefoil decoration and diagonally set coupled chimney stacks. The brickwork is relieved by cement rendered banding. A recent iron palisade fence has been erected.

Significance

Nyora, at 17 Seymour Grove, Brighton, is of aesthetic significance. The residence is largely intact with a number of distinctive and Gothic inspired decorative motifs. The house is enhanced by its picturesque cottage garden setting.

Source

Andrew C Ward & Associates

Building:	Clutha	Significance:	B
Address:	22 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

By 1891, a seven room brick house, valued at £42, had been built on Lot 78, a 70' by 150' block on the south side of Seymour Grove. It was owned by the Australasian Building & Investment Society, and occupied by Catherine Kerr. By 1897, the house was occupied by Katie Bird, a teacher, who lived there for several years. The house had been acquired by John Vale, a secretary, by 1905. At that time, the house was known as Clutha. He was still living there in 1917, by which time the house had been addressed as No. 22 Seymour Grove.²

Description

Clutha is a double-fronted late Victorian residence with a projecting bay to the front facade. The single-storey house has a hipped slate roof with timber eaves brackets and rendered and painted facades. A concave roof verandah supported on thin iron columns has an iron lace frieze and brackets. The two double-hung sash windows to the projecting bay are protected by a metal window hood with a scalloped fringe which could possibly be an original element. The two chimneys stacks are rendered and moulded.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
98 St Andrews Street, Brighton
Morrow, 316 St Kilda Street, Brighton
Osiris, 28 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Clutha, at 22 Seymour Grove, Brighton, is of aesthetic and historical significance. As one of the earliest surviving houses in the prominent Wolseley Park Estate subdivision, it demonstrates an important phase of residential settlement in the area. The house is a largely intact example of a late Victorian villa which retains original elements such as the slate roof, decorative iron brackets to the verandah and an unusual scalloped-edged metal window hood.

Identified by

Allom Lovell & Associates

1 Original subdivision plan on display at Land & Survey Information Centre.

2 Rate Books, 1905, 1910, 1917

Building:	Tandara	Significance:	B
Address:	25 Seymour Grove, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1916
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

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

In 1905, Lots 58 and 59 on the north side of Seymour Grove, between Moffat Street and Cavendish Place, were still vacant, and were owned by Jane Craig, a widow. By 1914, these two lots, which each measured 70' by 156', had been acquired by Charles Hackett, a civil servant. By 1917, Hackett had erected a six-room brick house, valued at £50, on Lot 59. The actual owner was listed in the rate book as Bessie Hackett, presumably his wife, and she was also listed as the owner of the adjacent vacant Lot 58. In the rate book for 1920, Charles Hackett was listed as both owner and occupant, and the house was identified as Tandara, No. 12 Seymour Grove.

By 1925, the house had been purchased by Percy Biggs, a gentleman, who was renting it to Stanley Earle, a salesman. Ownership had changed yet again by 1930, when Harry Edwards, a builder, became both owner and occupant.²

Description

Tandara, at 25 Seymour Grove, Brighton, is a symmetrical inter-War brick and roughcast bungalow with a broad gabled terracotta tile roof with an enclosed attic storey. A small projecting bay forms a porch at ground level and a balcony at the upper. It has a separate gabled roof, with carved brackets at the eaves line and an infill of shingles. The upper level balcony has rectangular openings with moulded surrounds. At the ground level, a pair of unfluted Ionic columns support a segmental arch of red brick voussoirs. The projecting porch is flanked by segmental bay windows containing timber-framed casement sashes.

Comparative Examples

32 Cole Street, Brighton	26 St Ninians Road, Brighton
29 Dawson Avenue, Brighton	10 South Road, Hampton
33 Martin Street, Brighton	Boselman House, 62 South Road, Hampton
11 Rennison Street, Beaumaris	

Significance

Tandara, at 25 Seymour Grove, Brighton, is of aesthetic significance. It is a good example of an early inter-War house, with an interesting and unusual combination of Arts & Crafts and Classical detailing.

Identified by

Allom Lovell & Associates

1 Original subdivision plan on display at Land & Survey Information Centre.

2 Rate Books 1925, 1930.

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



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

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

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

Description

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

Comparative Examples

Kantara, 54 Bay Street, Brighton

Charlton, 34 Drake Street, Brighton

20 Halifax Street, Brighton

14 Lynch Street, Brighton

Melville, 32 Middle Crescent, Brighton

Cathkin, 43 Middle Crescent, Brighton

Milverton, 82 New Street, Brighton

285 New Street, Brighton

Finchal, 299-305 New Street, Brighton

Corowa, 389 New Street, Brighton

Tullavin, 453 New Street, Brighton

Wotonga, 67 St Andrews Street, Brighton

98 St Andrews Street, Brighton

Marrow, 316 St Kilda Street, Brighton

22 Seymour Grove, Brighton

Doon, 8 Stanley Street, Brighton

Chilton, 1 Wellington Street, Brighton

Cathcart, 19 Wellington Street, Brighton

Oyanna, 22 Wellington Street, Brighton

Significance

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

Identified by

Allom Lovell & Associates

1 Original subdivision plan on display at Land & Survey Information Centre.

2 Rate Books 1891.

3 Rate Books 1897, 1898, 1899.

4 Rate Books 1905, 1910.

5 Rate Books 1917.

Building:	Residence	Significance:	B
Address:	2 Shasta Avenue, Brighton	Melway Map Ref:	67 H12
Building Type:	Residence	Construction Date:	c.1924
Architect:	Foster Salter	Builder:	Foster Salter



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Foster Salter (1875-1954) operated a successful clothing emporium in Bairnsdale before becoming interested in property development.¹ Salter purchased a large property, Glenroy Park, on the south-east corner of Centre Road and Hampton Street, which he intended to develop. He was neither a qualified architect or builder himself, but assembled his own team of contractors to undertake the work. The existing homestead on the site was converted into four flats, and the remaining land subdivided. Salter extended the existing road, Bright Street, and created two entirely new streets, which he named Shasta, after his house in Bairnsdale, and Talofa, after his launch. The subdivision, which was declared in early 1923, comprised 105 allotments with frontages to these streets as well as to Hampton Street and Centre Road.

Foster Salter initially engaged architect Walter Burley Griffin to design the houses for the estate. Griffin had recently erected a house in Glyndebourne Avenue, Toorak, for Foster's cousin, Stan Salter. This house had been built in Griffin's so-called 'Knitlock' patent interlocking concrete tiles, and Foster hoped to erect similar houses in his estate at Brighton. The council however, refused to grant a building permit for such an unorthodox construction system, and Foster decided to build more conventional concrete block houses instead.

Shasta Avenue does not appear in the rate book for 1923. The house at No. 2 had been erected by 1925, when it was described as a five-room concrete house, valued at £55, on Lot 8, which measured 55' by 130'. The occupant was listed as Edward F Gorman, traveller, and the owner as Mary Gorman, presumably his wife.²

By the end of 1925, Foster Salter had applied for building permits for nine concrete houses which he planned to erect in his estate. It is not known how many were eventually built by that time, or in the years that followed. There were five surviving examples in the mid-1990s, although two in Bright Street have since been demolished.

Description

No. 2 Shasta Avenue is an asymmetrical double-fronted concrete block house with a roughcast rendered finish. The terracotta tiled roof is partly hipped, projecting out to form an entry porch at the side of the house, supported on a concrete column. There is a shallow gabled roof over the projecting front rooms, and the gable end is infilled with timber shingles. The street frontage has a projecting off-centre chimney breast, flanked by multi-paned timber-framed double-hung sash windows.

Comparative Examples

House, 3 Shasta Avenue, Brighton

House, 5 Shasta Avenue, Brighton

House, 4 Bright Street, Brighton (demolished)

House, 8 Bright Street, Brighton (demolished)

Significance

The house at 2 Shasta Avenue is of historical and aesthetic significance. It is one of only three surviving concrete houses associated with Foster Salter's speculative subdivision of the 1920s. It thus demonstrates an interesting phase of inter-War residential development in the area. The house is an interesting example of an early concrete block dwelling, with Arts & Crafts bungalow influences that contrast with the Tudoresque and Classical characteristics of the comparable concrete houses at Nos. 3 and 5 Shasta Avenue.

Identified By

Allom Lovell & Associates

1 Peter Navaretti and Jeff Turnbull (eds), *The Griffins in Australia and India*. Melbourne, 1998. pp 206-7.

2 Rate Books 1923, 1925.

Building:	Residence	Significance:	B
Address:	3 Shasta Avenue, Brighton	Melway Map Ref:	67 H12

Building Type:	Residence	Construction Date:	c.1924
Architect:	Foster Salter	Builder:	Foster Salter



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Foster Salter (1875-1954) operated a successful clothing emporium in Bairnsdale before becoming interested in property development.¹ Salter purchased a large property, Glenroy Park, on the south-east corner of Centre Road and Hampton Street, which he intended to develop. He was neither a qualified architect or builder himself, but assembled his own team of tradesmen to undertake the work. The existing homestead on the site was converted into four flats, and the remaining land subdivided. Salter extended the existing road, Bright Street, and created two entirely new streets, which he named Shasta, after his house in Bairnsdale, and Talofa, after his launch. The subdivision, which was declared in early 1923, comprised 105 allotments with frontages to these streets as well as to Hampton Street and Centre Road.

Foster Salter initially engaged architect Walter Burley Griffin to design the houses for the estate. Griffin had recently erected a house in Glyndebourne Avenue, Toorak, for Foster's cousin, Stan Salter. This house had been built in Griffin's so-called 'Knitlock' patent interlocking concrete tiles, and Foster hoped to erect similar houses in his estate at Brighton. The council however, refused to grant a building permit for such an unorthodox construction system, and Foster decided to build more conventional concrete block houses instead.

Shasta Avenue does not appear in the rate book for 1923. The house at No. 3 had been erected by 1925, when it was described as a five-room concrete house, valued at £55, on Lot 89, which measured 57' by 131'. The owner and occupant was listed as Arthur Boorman, a draughtsman.²

By the end of 1925, Foster Salter had applied for building permits for nine concrete houses which he planned to erect in his estate. It is not known how many were eventually built by that time, or in the years that followed. There were five surviving examples in the mid-1990s, although two in Bright Street have since been demolished.

Description

The house at No. 3 Shasta Avenue is a double-fronted single-storey concrete block house with a roughcast rendered finish and a gabled tile roof. The prominent gable end to the street is infilled with timber shingles. There are tripartite windows with narrow timber-framed double-hung sashes which contain lozenge-patterned glazing.

Comparative Examples

- House, 2 Shasta Avenue, Brighton
- House, 5 Shasta Avenue, Brighton
- House, 4 Bright Street, Brighton (demolished)
- House 8 Bright Street, Brighton (demolished)

Significance

The house at 3 Shasta Avenue is of historical and aesthetic significance. It is one of only three surviving concrete houses associated with Foster Salter's speculative residential development of the early 1920s. It thus demonstrates an interesting phase of inter-War residential settlement in the area. It is an interesting example of an early concrete block house, with Tudoresque influences that contrast with the Classical and Arts & Craft bungalow characteristics of the comparable concrete houses at Nos. 2 and 3 Shasta Avenue.

Identified By

Allom Lovell & Associates

1 Peter Navaretti and Jeff Turnbull (eds). *The Griffins in Australia and India*. Melbourne, 1998. pp 206-7.

2 Rate Books 1923, 1925.

Building:	Residence	Significance:	B
Address:	5 Shasta Avenue, Brighton	Melway Map Ref:	67 H12
Building Type:	Residence	Construction Date:	c.1924
Architect:	Foster Salter	Builder:	Foster Salter



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Foster Salter (1875-1954) operated a successful clothing emporium in Bairnsdale before becoming interested in property development.¹ Salter purchased a large property, Glenroy Park, on the south-east corner of Centre Road and Hampton Street, which he intended to develop. He was neither a qualified architect or builder himself, but assembled his own team of tradesmen to undertake the work. The existing homestead on the site was converted into four flats, and the remaining land subdivided. Salter extended the existing road, Bright Street, and created two entirely new streets, which he named Shasta, after his house in Bairnsdale, and Talofa, after his launch. The subdivision, which was declared in early 1923, comprised 105 allotments with frontages to these streets as well as to Hampton Street and Centre Road.

Foster Salter initially engaged architect Walter Burley Griffin to design the houses for the estate. Griffin had recently erected a house in Glyndebourne Avenue, Toorak, for Foster's cousin, Stan Salter. This house had been built in Griffin's so-called 'Knitlock' patent interlocking concrete tiles, and Foster hoped to erect similar houses in his estate at Brighton. The council however, refused to grant a building permit for such an unorthodox construction system, and Foster decided to build more conventional concrete block houses instead.

Shasta Avenue does not appear in the rate book for 1923. The house at No. 5 had been erected by 1925, when it was described as a five-room concrete house, valued at £55, on Lot 88, which measured 59' by 131'. The owner and occupant was listed as Foster Salter, landowner.²

By the end of 1925, Foster Salter had applied for building permits for nine concrete houses which he planned to erect in his estate. It is not known how many were eventually built by that time, or in the years that followed. There were five surviving examples in the mid-1990s, although two in Bright Street have since been demolished.

Description

The house at No. 5 Shasta Avenue is a single-storey double-fronted concrete house with a roughcast rendered finish and a hipped concrete tile roof. The central projecting porch has a flat roof, supported on a pair of squat Tuscan columns raised up on square piers. This porch is flanked by paired windows with multi-paned timber-framed double-hung sashes.

Comparative Examples

- House, 2 Shasta Avenue, Brighton
- House, 3 Shasta Avenue, Brighton
- House, 4 Bright Street, Brighton (demolished)
- House 8 Bright Street, Brighton (demolished)

Significance

The house at 5 Shasta Avenue is of historical and aesthetic significance. It is one of few surviving concrete houses associated with Foster Salter's speculative residential development of the early 1920s, and thus demonstrates an interesting phase of inter-War residential settlement in the area. It is an interesting example of an early concrete block house, with Classical influences that contrast with the Arts & Crafts and Tudoresque characteristics of the comparable concrete houses at Nos. 2 and 3 Shasta Avenue.

Identified By

Allom Lovell & Associates

1 Peter Navaretti and Jeff Turnbull (eds), *The Griffins in Australia and India*. Melbourne, 1998. pp 206-7.

2 Rate Books 1923, 1925.

Building:	Residence	Significance:	B
Address:	4 Sims Street, Sandringham	Melway Map Ref:	76 G10
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Sims Street is located in Crown Portion 24, purchased by David J Thomas in the second Parish of Moorabbin Land Sale on 28 January 1852.

The house at 4 Sims Street was built c.1910; it is located on the south side of Sims Street, between Beach Road and Fernhill Road.

In c.1900, there was no listing for Sims Street in the Sands & McDougall directory. By c.1910, the street was listed, with ten houses (four vacant) between Beach Road and Fernhill Road, and seven between Fernhill and Gladstone Street. By c.1920, there were 13 houses (11 vacant) between Beach Road and Fernhill Road, and seven between Fernhill and Gladstone Street.¹

Description

The house at 4 Sims Street, Sandringham, is a detached single-storey weatherboard cottage with a hipped and gabled corrugated iron roof. The house is particularly small, and is set back on its narrow block. The entrance door is located within a small porch supported on turned timber posts with fretted timber brackets. Windows are double-hung sashes, with moulded architraves and sills. The gable end facing the street is clad in notched weatherboards, in imitation of shingles.

The timber picket front fence is not original.

Comparative Examples

Clyde, 49 Beach Road, Hampton

Mia-Mia, 50 Beach Road, Hampton

Significance

The house at 4 Sims Street, Sandringham, is of aesthetic significance. The house is a good example of an Edwardian weatherboard cottage, of interest for its small scale and the degree of its intactness.

Identified By

Allom Lovell & Associates

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

Building:	Rossendale	Significance:	B
Address:	9 Sims Street, Sandringham	Melway Map Ref:	76 G10
Building Type:	House	Construction Date:	1912
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1912 Kate Maling owned land lots 33 and 34 with 120 feet frontage to Sims Street north side between Beach and Fernhill Roads. In 1912 Alfred Law purchased lot 33 (60 feet frontage) on which was built a five-room wooden house. Law, a gentleman, lived there and continued to do so in 1915 at which time the property was described as wooden with four rooms and was known as Rossendale.¹

Description

Rossendale is a large weatherboard Californian bungalow style residence with a hipped corrugated iron roof which encompasses a return verandah. The verandah is supported on squat timber posts with moulded capitals and carved timber brackets. Part of the verandah has shingled balustrading. Windows are leadlighted casements with highlights arranged in groups, and have bracketed sills.

The shingled and hipped roof dormer appears to be a later addition.

Significance

Rossendale, at 9 Sims Street, Sandringham, is of aesthetic significance. Rossendale is a relatively early and distinctive example of the bungalow style, incorporating typical elements of the style such as the low spreading forms, squat verandah posts, shingling and leadlighted windows.

Source

Andrew C Ward & Associates

¹ Rate Books 1912, 1913, 1916.

Building:	Craig Hall	Significance:	B
Address:	2 South Road, Brighton	Melway Map Ref:	76 C3
Building Type:	Residence	Construction Date:	c.1900-01
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

South Road formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. 2 South Road is on the south side of South Road and therefore is just outside Dendy's Survey. The property falls within Crown Portion 1 of the Parish of Moorabbin Land Sales, 7 May 1851, which was purchased by Thomas Turner a'Beckett. A lawyer, a'Beckett, born in London, built a prosperous business in Melbourne, servicing the London & Liverpool Fire Insurance Co. and chairman of the Melbourne & Hobson's Bay Railway Co. He was a politician in the 1860s and '70s before he retired from public service.¹ He settled in Brighton with his family and was active locally. He remained in Brighton until his death in 1892.²

2 South Road, formerly known as Craig Hall, was built in c.1900-01; the first occupant was David Baird. Later occupants included D W Fergusson, physician (1920s), John A Kennison and Evan G Bona (1930s) and Mrs D G Bona and Kenneth R Jarrie (1950s).³

Description

Craig Hall is a large, double-storey nineteenth century villa, asymmetrically planned with a hipped slate roof and double-storey return cast iron verandah. The rendered walls are ruled in imitation of ashlar. A moulded string course divides the double-storeys, and the eaves are timber bracketed. The projecting eastern section is semi-octagonal in plan. Windows are double-hung sashes, with stop-chamfered reveals. Chimneys are rendered with moulded caps.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmilla, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Coonara, 17 Roslyn Street, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Farleigh, 6 Farleigh Grove, Brighton	Ebrington, 23 South Road, Brighton
Tanderagee, 70 Halifax Street, Brighton	Edgecome, 134 Were Street, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Craig Hall, at 2 South Road, Brighton, is of historical and aesthetic significance. The house is one of the larger 19th century residences in the suburb, prominently sited at the west end of the street. The house is substantially intact, and is a typical example of the Italianate style.

Identified By

Allom Lovell & Associates

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

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

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

Building:	Clarens, later Milloo	Significance:	B
Address:	4 South Road, Brighton	Melway Map Ref:	76 C3
Building Type:	Residence	Construction Date:	pre 1906
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Clarens was built on the Wellington Estate in the Shire of Moorabbin and situated on Jonathon B Were's property; his home Wellington being demolished in 1939. By 1906 Clarens was owned and occupied by James Johnson, jeweller.

Description

Miloo is a single-storey red brick asymmetrical villa with influences from the Queen Anne Style. The house has a broad terracotta roof which extends over a verandah with decorative timber fretwork and turned timber posts. The projecting gable to the side has a half-timbered and rough cast gable end. The roof to the gable and a small dormer window to the front are both finished with terracotta ridge cresting. The white tuck-pointing, rough cast chimney tops with terracotta pots and are all characteristic of the style.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
Adlez, 40 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
85 Cole Street, Brighton	42 Sussex Street, Brighton
12 & 14 Dawson Avenue, Brighton	54 Sussex Street, Brighton
14 Gordon Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
332 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
Omah, 896 Hampton Street, Hampton	2 Webb Street, Brighton
7 Inner Crescent, Brighton	7 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton
22 Martin Street, Brighton	

Significance

Miloo, at 4 South Road, Brighton, is of aesthetic significance. The house is an intact example of a early 20th century villa with influences from the Queen Anne style. The broad terracotta roof with projecting gable and dormer window, timber fretwork to the verandah and red face brickwork are all characteristic of the style.

Source

Andrew C Ward & Associates

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



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

South Road formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. 8 South Road is on the south side of South Road and therefore is just outside Dendy's Survey. The property falls within Crown Portion 1 of the Parish of Moorabbin Land Sales, 7 May 1851, which was purchased by Thomas Turner a'Beckett. A lawyer, a'Beckett, born in London, built a prosperous business in Melbourne, servicing the London & Liverpool Fire Insurance Co. and chairman of the Melbourne & Hobson's Bay Railway Co. He was a politician in the 1860s and '70s before he retired from public service.¹ He settled in Brighton with his family and was active locally. He remained in Brighton until his death in 1892.²

8 South Road, formerly known as Methven, was built in c.1905-06; the first occupant was Jonathon W D Fergusson. Later occupants included Mrs F A Fergusson (1920s-30s) and Frank D Fergusson (1950s). The house at 2 South Road was the home of D W Fergusson, physician, in the 1920s.³

Description

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

Comparative Examples

Inverness, 8 Allee Street, Brighton
Havertsock, 12 Agnew Street, East Brighton
Nyora, 49 Bay Street, Brighton
Irwell, 451 Bay Street, Brighton
Ightham, 21 Black Street, Brighton
Shalimar, 213 Charman Road, Cheltenham
203 Church Street, Brighton

Neangar, 30 Elwood Street, Brighton
27 Halifax Street, Brighton
29 Halifax Street, Brighton
767 Nepean Highway, East Brighton
Concord, 79 Outer Crescent, Brighton
50 Roslyn Street, Brighton

Significance

Methven, at 8 South Road, Brighton, is of historical and aesthetic significance. The building is substantially intact and displays the characteristics reminiscent of the nineteenth century Boom style. The house features decorative rendered dressings and cast iron work.

Identified By

Allom Lovell & Associates

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

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

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

Building:	Residence	Significance:	B
Address:	10 South Road, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	c.1920
Architect:	Unknown	Builder:	Unknown



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

History

Positioned on the south side of the road, 10 South Road is located on the border of Crown Portion 1, purchased by Thomas Turner a'Beckett in the first Parish of Moorabbin land Sales on 7 May 1851.

10 South Road was built c.1920; it is located between Mair Street and New Street.

In c.1910-20 there were four houses and Haileybury College on the south side of South Road between Mair Street and New Street. This had increased to six houses and Haileybury by c.1930 and eight houses and Haileybury by c.1940.¹

Description

The house at 10 South Road is a large, double-storey Inter-War bungalow with a broad transverse gabled roof and a central double-storey projecting entrance porch and balcony. Walls are rough cast rendered, the gable ends are shingled and the rafter ends are exposed. Windows are leadlight double-hung sashes, arranged in groups, with unusual rendered sills.

The front fence has curved red brick balustraded panels, separated by smooth rendered piers. The front hedge may be original.

Comparative Examples

32 Cole Street, Brighton
29 Dawson Avenue, Brighton
33 Martin Street, Brighton
11 Remison Street, Beaumaris

26 St Ninians Road, Brighton
Tandara, 25 Seymour Grove, Brighton
Boselman House, 62 South Road, Hampton

Significance

The house at 10 South Road, Brighton, is of historical and aesthetic significance. The house is a substantially intact and is a representative example of an Inter-War bungalow, featuring typical elements of the style such as broad gabled roofs, roughcast rendered walls and entrance porch supported on heavy piers. Of note is the original front fence. The house is enhanced by the mature, exotic front garden.

Identified By

Allom Lovell & Associates

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

Building:	Weeroona	Significance:	B
Address:	17 South Road, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



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

History

In 1888 Emily Beaver owned five acres of land on the north side of South Road. This land was not listed in 1889, however many new house lots were listed, among them No. 17, a seven-room brick house owned by W Stewart. By 1891 Thomas Parsons, a manager, was owner/occupant. By 1900 the property had again changed hands, being owned by John Amis and occupied by William Richardson, a law clerk. By 1906 the property was known as Weeroona.¹

Description

Weeroona is a single-storey, double-fronted Italianate villa with a concave cast iron verandah to two elevations terminating at projecting wings. The projecting faceted bay to the front elevation has semi-elliptical arched windows; all windows are double-hung sashes. The original roof has been replaced with cement tiles however the timber eaves brackets are intact. The rendered facades have been painted.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Winmarleigh, 20 Were Street, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	Euloura, 130 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Weeroona, at 17 South Road, Brighton, is of historic and aesthetic significance. The house reflects the stylistic qualities of the Victorian Italianate period and is a substantial though altered villa. The house is also associated with the late nineteenth century subdivision and development of Brighton Beach.

Source

Andrew C Ward & Associates

¹ Rate Books 1888, 1889, 1891, 1900. MMBW map 1906.

Building:	Ebrington	Significance:	B
Address:	23 South Road, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	1882
Architect:	Unknown	Builder:	Unknown



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

History

In 1881 George Trail owned 'about 200 feet of land' plus an adjacent six-room wooden house and land on the north side of South Road. In 1882 the wooden house was demolished and three brick houses were built, the western most being owned by Mrs Kyte, now No. 23 South Road. In 1900 the ten-room brick dwelling was owned by Sarah Ann Kyte, a widow and in 1905 it was known as Ebrington.¹

Description

Ebrington is a substantial double-storey Victorian Italianate villa, asymmetrically planned with rendered walls with ashlar marking and a plain string course. The hipped slate roof has bracketed eaves and the chimney is a simple moulded and rendered stack. A projecting bay to the front elevation has semi-elliptical and round arched tripartite windows while timber shutters are fitted to the windows of the set back facade. All windows are double-hung sashes. An entry porch with round arches is attached to the side of the house.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmilla, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Coonara, 17 Roslyn Street, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Farleigh, 6 Farleigh Grove, Brighton	Craig Hall, 2 South Road, Hampton
Tanderagee, 70 Halifax Street, Brighton	Edgecome, 134 Were Street, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Ebrington, at 23 South Road, Brighton is of aesthetic significance. The rendered facade, bracketed eaves and semi-elliptical and arched windows reflect the character of nineteenth century Italianate buildings. The villa is a prominent building in its immediate locality.

Source

Andrew C Ward & Associates

¹ Rate Book 1881, 1882, 1900, 1906.

Building:	Maritima, now Kostka Hall	Significance:	B
Address:	47 South Road, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	1867
Architect:	Unknown	Builder:	Unknown



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

History

In 1867 Professor Frederick McCoy, professor of Natural Science at the University of Melbourne owned and occupied a house on the north side of South Road, which was built in that year. In 1868 it was described as an eight-room brick house with a stable. In 1874 it was described as a brick mansion and in 1882 as brick, ten-room turret house with land. In 1900, the property was in the hands of the executors of the late Frederick McCoy. In 1905 the property was known as Maritima.¹ It later passed to Xavier College and now forms part of the Kostka Hall, Xavier's preparatory school.

Description

Kostka Hall is a substantial single-storey rendered Italianate villa. The facade to South Road is symmetrical with a recessed central section flanked by projecting faceted bays. The hipped roof is slated and the chimneys stacks are rendered and moulded. The house features tall double-hung sash windows. The villa has been substantially altered.

Comparative Examples

Cleavemont, 57 Bay Road, Sandringham
42A Black Street, Brighton
Andover, 165 Church Street, Brighton
28 Cromer Road, Beaumaris
Rathgar, 24 Tennyson Street, Brighton
Lochiel, 80 Were Street, Brighton

Significance

Kostka Hall, at 47 South Road, Brighton, is of historical and aesthetic significance. The villa is a substantial early Victorian Italianate residence which has significant associations with Professor F McCoy, who established the System Garden and Conservatory and supported the formation of the National Museum at the University of Melbourne.

Source

Andrew C Ward & Associates

¹ Rate Books 1867, 1868, 1874, 1882, 1906, 1909.

Building:	Residence	Significance:	B
Address:	51 South Road, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



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

History

South Road formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

The house at 51 South Road was built c.1910; it is on the north side of South Road, between the beach and New Street.

In c.1900 there were ten houses, one shop and tea rooms between the beach and New Street. This had decreased to nine houses and a shop in c.1910. By 1920 there were nine houses, two shops and tea rooms.¹

Description

The house at 51 South Road is an attic style, red brick Edwardian bungalow residence, with steeply pitched terracotta tiled roofs. Gable ends are half-timbered and infilled with roughcast render. A bow window projects on the street elevation, and has leadlighted double-hung sashes and a low pitched roof with carved rafter ends. Adjacent to this is the entrance porch, contained within the main gable. The tall chimney is of red brick, with a corbelled cap and a terracotta pot. The rear section appears to be a later addition, and has roughcast rendered walls and a matching gabled terracotta tiled roof.

Comparative Examples

53 South Road, Brighton
Cathay, 20 Southey Street, Sandringham

Significance

The house at 51 South Road, Brighton, is of aesthetic significance. The house is a well-composed example of the Edwardian bungalow style, featuring typical picturesque details such as half-timbered gables, tall red brick chimney and leadlight windows.

Identified By

Allom Lovell & Associates

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

Building:	Residence	Significance:	B
Address:	53 South Road, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



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

History

South Road formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

The house at 53 South Road was built c.1910; it is on the north side of South Road, between the beach and New Street.

In c.1900 there were ten houses, one shop and tea rooms between the beach and New Street. This had decreased to nine houses and a shop in c.1910. By 1920 there were nine houses, two shops and tea rooms.¹

Description

The house at 53 South Road, Brighton, is a large attic style Edwardian bungalow residence, constructed of red brick with steeply pitched terracotta tiled roofs. Characteristic of the style the house is asymmetrically planned and has half-timbered gables, exposed rafter ends, leadlighted double-hung sash windows. Chimneys are tall rendered stacks, tapering as they rise, surmounted by terracotta pots. A bow window projects at ground level, and the entrance porch is supported on heavy red brick piers.

The red brick pier-and-panel front fence is original, and has moulded brick cappings to the panels and rendered pyramidal caps to the piers. The original gate at the corner has been replaced (c.1970s). The house is known to have contained gas lighting in the dining room.

Comparative Examples

House, 51 South Road, Hampton
Cathay, 20 Southey Street, Sandringham

Significance

The house at 53 South Road, Brighton, is of aesthetic significance. The house is a well-composed example of the Edwardian bungalow style, featuring typical picturesque details such as half-timbered gables, tall tapered chimneys and leadlighted windows.

Identified By

Allom Lovell & Associates

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

Building:	Boseiman House	Significance:	B
Address:	62 South Road, Hampton	Melway Map Ref:	76 F4
Building Type:	Residence	Construction Date:	c.1927
Architect:	Dunlop Home Builders	Builder:	Dunlop Home Builders



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The house at 62 South Road, Hampton was designed by Dunlop Home Builders for W E Boselman in c.1927.¹

Description

The house at 62 South Road is an attic style Craftsman bungalow with a gabled, cross-ridged terracotta tiled roof. Walls are roughcast rendered with a clinker brick plinth. The entrance porch, adjacent to the north gable, has horseshoe arched openings with brick voussoirs and a tapered roughcast rendered buttress. Windows are double-hung sashes with leadlighted upper panes, corbelled sills and bracketed hoods. Shingled balconies project at attic level; those to the west retain their original green stained finish. The tall chimney stack is roughcast rendered, and has a brick capping.

The concrete driveway and rear garage appear to be original.

Comparative Examples

32 Cole Street, Brighton

29 Dawson Avenue, Brighton

33 Martin Street, Brighton

11 Rennison Street, Beaumaris

26 St Ninians Road, Brighton

Tandara, 25 Seymour Grove, Brighton

10 South Road, Hampton

Significance

The house at 62 South Road, Hampton, is of historical and aesthetic significance. The house is a well-composed example of the Craftsman bungalow style featuring a cross-ridged roof. The house is particularly intact, retaining its original stained shingles and unpainted roughcast rendering.

Source

Jon Clare, 'The post-Federation house in Melbourne, Bungalow and Vernacular Revival styles 1900-1930', Faculty of Architecture and Planning, University of Melbourne, 1984.

¹ J Clare, 'The post-Federation house in Melbourne. Bungalow and Vernacular Revival styles 1900-1930', Research Report, Faculty of Architecture and Planning, University of Melbourne, October 1984, p. 51.

Building:	Gallia	Significance:	B
Address:	65 South Road, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



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

History

In 1889 Clement Bourdie, a chemist, owned land lots 91 and 92 on the north side of South Road. In 1890 Bourdie built a ten-room brick house which was occupied by Margaret Bourdie. In 1905 the property was known as Gallia. The Bourdie's remained the owner and occupant of the house until c.1915. In the early 1920s the house was occupied by Herbert Knight.

Description

Gallia is a substantial double-storey late Victorian Italianate villa with a three-storey tower. The painted facades are sparsely decorated with rendered mouldings and string courses. The hipped slate roof has bracketed eaves and the chimney is rendered and moulded. Double-hung sash windows are round arched and feature decorative sills.

Comparative Examples

Cluden, 4 Archer Court, East Brighton
Parana, 7 Bagley Street, Brighton
Wyuna, 35-37 Black Street, Brighton
Ratho, 29 Heithfield Road, East Brighton
Landcox, 1-7 Mavis Avenue, East Brighton
St Leonards, 163 South Road, Brighton
Chevy Chase, 203 Were Street, Brighton

Significance

Gallia, at 65 South Road, Brighton, is of aesthetic significance. The substantial Victorian Italianate villa is a prominent building within its immediate locality. The residence is also important within the municipality as a 'tower villa' however its overall significance has been compromised by overpainting.

Source

Andrew C Ward & Associates

Building:	Ingleby (Blackett House)	Significance:	B
Address:	71 South Road, Brighton	Melway Map Ref:	76 E3
Building Type:	Residence	Construction Date:	c.1915
Architect:	W A M Blackett	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

Ingleby was designed by architect W A M Blackett for his own residence while he was in the partnership, Blackett & Forster. The house is an example of the gabled balcony villa which the firm designed a number of in the early 1910s. A similar house for H Crossley, now demolished, was built in Dendy Street in 1912. Historian Jon Clare described the residence, as well as the Crossley residence:

[the houses were] roughcasted attic villas with informal fenestration, exposed rafters and bracketed eaves usual to the type. The gabled balconies were supported on paired, square timber posts and the balcony sides were shingled, with an outward turn at the base. The balcony ... projected well away from the body of the house and had a bowed projection.¹

Description

Ingleby is a large attic-style Edwardian bungalow residence. The house has a broad, terracotta tiled gabled roof. The ground floor is roughcast rendered whilst the first floor is shingled. The chimney is rendered and has terracotta chimney pots. Windows are leadlight casements, with timber sills and timber bracketed hoods.

The ornate carved timber lych gate appears to be original.

Significance

Ingleby, at 71 South Road, Brighton, is of aesthetic significance. The house is a good and substantially intact example of the Edwardian bungalow style, displaying typical features including the single ridged gabled roof form, shingling and leadlight casements. The house is also associated with the architect, W A M Blackett, a partner in the firm Blackett & Forster.

Source

Jon Clare, 'The post-Federation house in Melbourne, Bungalow and Vernacular Revival styles 1900-1930', Faculty of Architecture and Planning, University of Melbourne, 1984.

1 J Clare, 'The post-Federation house in Melbourne. Bungalow and Vernacular Revival styles 1900-1930', Research Report, Faculty of Architecture and Planning, University of Melbourne, October 1984, p. 52.

Building:	Kiora	Significance:	A
Address:	81 South Road, Brighton	Melway Map Ref:	76 F3
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



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

History

In 1889 John Brown is recorded as the owner of lots 85 and 86 on which Kiora was built in 1890. Brown was a civil servant and remained there in 1891. By 1905 however, Abraham Crawford, gentleman, owned Kiora and James Watson was in residence there.

Description

Kiora is a picturesque double-storey Queen Anne mansion with a three-storey tower and two-levelled return verandah. The patterned slate roof is hipped and gabled and has paired timber eaves brackets. The complex roof also incorporates a 'candle snuffer' turret at the corner axis and a mansard roof to the tower. A projecting gable to the front facade is half-timbered and has a decorative timber finial. A similar but smaller detail is also incorporated into the design of the tower. The red brick facades are luck-pointed and relieved with black bricks, rendered dressings and picturesque elements such as Gothic drip moulds. The windows have vertical proportions and rendered voussoirs with incised rendered keystones. The verandah is a recent reconstruction and has decorative timber fretwork and turned timber posts. The ground level of the verandah has encaustic floor tiles. The entrance hall has a timber vaulted ceiling.

Comparative Examples

Marama, 161 Church Street, Brighton

Invermay, 18 Stanley Street, Brighton

Calabria, 167 Church Street, Brighton

Goombah, 186 Church Street, Brighton

Blair Athol, 5 Leslie Grove, Brighton

Hazelwood, 66 Wilson Street, Brighton

Woodlands, 69 Woodlands Avenue, North Essendon (1888), Oakden, Addison & Kemp

Significance

Kiora, at 81 South Road, Brighton, is of aesthetic significance. The asymmetrically designed mansion is a substantially intact example of a late nineteenth century Queen Anne residence. The complex and dominant roof together with the diagonally projecting corner, prominent gable forms and red face brickwork are all characteristic of the style.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	101 South Road, Brighton	Melway Map Ref:	76 F3
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

In 1889 A A Hardy built and owned eight brick houses on the north side of South Road between Cavendish Place and Roslyn Street, one of these being No. 101. In 1891 The Standard Building Society owned all eight properties, No. 101 being occupied by James Smith. In 1900, the Standard Mutual Building Society was the owner of the seven-room house with Walter Frances, a civil servant, being the occupant.¹

Description

The house at 101 South Road is a single fronted symmetrical Italianate villa with a hipped slate roof and bracketed eaves. The villa incorporates a bellcast verandah, rendered walls and paired front windows.

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Lauriston, 457 Bay Street, Brighton
Gisland, 13 Black Street, Brighton
9 Gordon Street, Hampton
Carolside, 60 Halifax Street, Brighton

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

Significance

The house at 101 South Road, Brighton is of aesthetic significance. The villa is an intact example of a 19th century villa reflecting the character and detail of the Victorian Italianate style.

Source

Andrew C Ward & Associates

¹ Rate Book 1889, 1891, 1900.

Building:	Castlefield (Haileybury School)	Significance:	A
Address:	120 South Road, Hampton	Melway Map Ref:	76 F3
Building Type:	Residence (now school use)	Construction Date:	c.1856
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

Thomas Splatt purchased 38 acres including the site of Castlefield from Nicholas Were in 1851. In 1856 the land, with residence, was sold to John Matthew Smith, a solicitor. The residence was a timber building,¹ but it is believed that it was replaced very soon afterwards with the present residence in the castellated style which was popular for homes of the gentry during this decade. Smith was secretary of the Melbourne hospital, a councillor with the Melbourne Corporation, owner of the Royal Terminus Hotel at Brighton Beach and a committee member of the St Kilda and Brighton Railway Co. He donated land at Queens Square for All Souls Anglican Church whilst his birthplace in England, Ludstone Hall, is recalled in nearby Ludstone Street. Smith owned 280 acres at Castlefield by 1871² and another 100 acres on Beach Road.

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

Castlefield was erected after 1851 on 38 acres (15.5 hectares) of land Thomas Splatt purchased from Nicholas Were's government grant for £239. In 1856, John Matthew Smith³, solicitor and director of the St Kilda and Brighton Railway Co., purchased Castlefield. The house was described in an advertisement in the *Argus* (19 November 1856) as being a substantial villa with 'beautifully laid out grounds' which included fruit trees, vines and five acres (2 hectares) under crop.⁴ Smith purchased land surrounding the house and by 1887 Castlefield stood on 231 acres (95 hectares). The property was entered from the corner of South Road and Hampton Street through a pair of large ornate iron gates. The house

with its tower and castellated walls, was surrounded by many outbuildings and set in beautiful garden with an ornamental pond and fountain. The property had a large staff, and was almost self-sufficient with many cows, pigs, fowls, a huge vegetable garden and a variety of fruit trees. There was also a large barn, hay shed, dairy, extensive kennels and a duck pond. Another attraction was a beautiful fernery and a small zoo which included monkeys, and a huge aviary of exotic birds.⁵

Land was sold off, leaving 80 acres (33 hectares), then the War Service Homes Commission acquired 70 acres (29 hectares) after World War One. The house and remaining 10 acres (4 hectares) were purchased by Haileybury College in 1931. The college began to restore Castlefield after 1980.⁶

Description

Castlefield is single-storey residence, v-shaped in plan and with additional attached service rooms converted to music school and shower room use. It has a double-storey tower and a castellated parapet partially concealing a hipped slate roof. The main (west) facade is symmetrical with a Tudor arched front door and distinctive fanlight. The external corners are quoined and the symmetrically placed chimneys are in the Tudoresque style. The windows are flat arched with drip moulds, chamfered reveals and panels below. A bay window on the north facade has a coat of arms incorporated into the parapet above.

Internally it contains plaster ceilings with moulded cornices and ceiling roses, pressed metal ceilings, square set plaster ceilings with or without central roses, "sparrow" ventilators, timber skirtings, a variety of mostly Gothic or Tudoresque marble, granite and timber mantelpieces and some leadlight panels, some containing painted birds. It has undergone extensive refurbishment in the period style and some of the elements above were probably installed as part of this work.

The service wing has unplastered internal brick walls. Ceilings are lined with painted boards and one section of the wing contains original clay tiles on the floor.

The sports store and boys' toilet buildings were originally brick or rendered outbuildings, possibly a dairy and/or coolroom, associated with the house. While retaining a degree of external integrity, their interiors have been altered.

Significance

Castlefield at 120 South Road, Hampton, is of historic and aesthetic significance. The house is an intact example of a 19th century gentleman's residence in the Castellated style popular during the 1850s. The house also has historical associations with John Matthew Smith, a successful solicitor, land dealer and political figure in early Melbourne.

Items specifically included under the Heritage Overlay control are: Castlefield, two outbuildings (now sports store and boys' toilet), fountain, lamp standard, *Ficus macrophylla* (Moreton Bay Fig) and two *Auracaria* (Bunya Bunya pines).

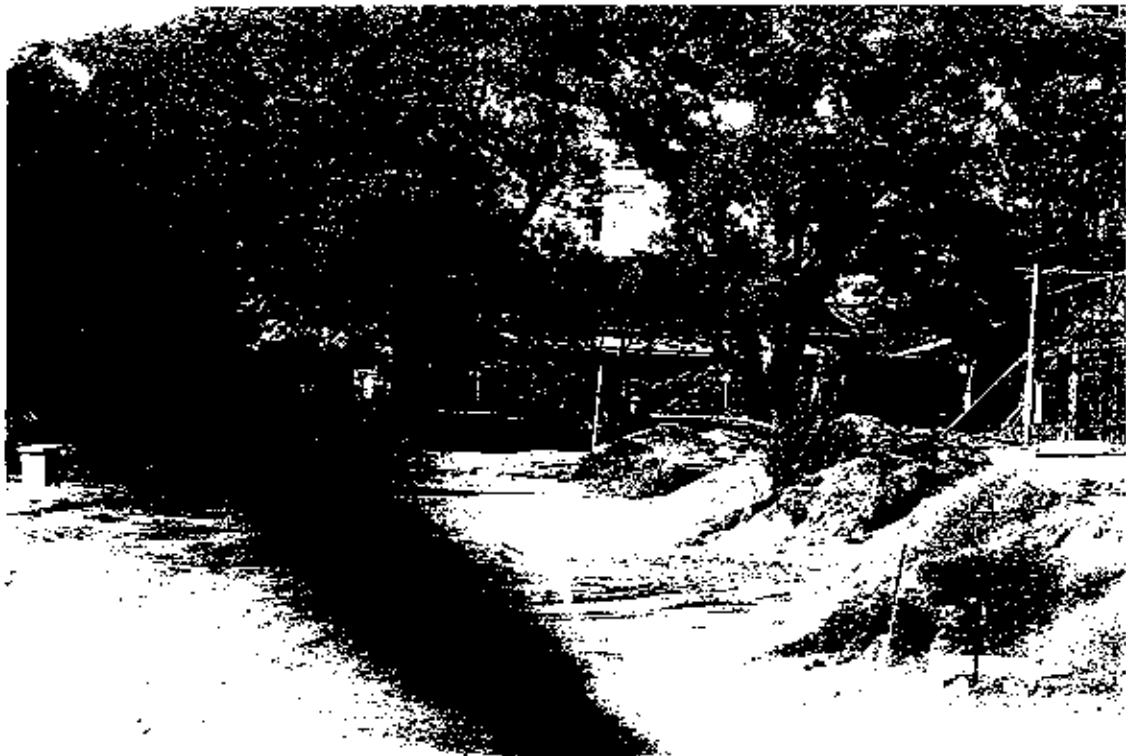
The classrooms, ovals, tennis courts and swimming pool are of no heritage interest.

Source

Andrew C Ward & Associates

-
- 1 Brighton Historical Society Newsletter, March, 1966.
 - 2 Rate Book.
 - 3 See Volume 1, *Bayside Heritage Review: Thematic History*, Chapter 8.
 - 4 Andrew Ward & Associates, *City of Sandringham Heritage Study*, p. 30.
 - 5 G Disney & V Tarrant, *Bayside Reflections: History & Heritage of Sandringham, Hampton, Black Rock and Beaumaris*, Sandringham (Vic) 1989, p. 36.
 - 6 Disney & Tarrant, *Bayside Reflections*, p. 36.

Building:	Harefield, later Merton, now St Leonards College School House	Significance:	A
Address:	163 South Road, Brighton	Melway Map Ref:	76 F3
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



Intactness:	Condition:
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]

Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register [<input type="checkbox"/>]	Victorian Heritage Register [<input checked="" type="checkbox"/>]
Register of the National Estate [<input type="checkbox"/>]	Register of the National Estate [<input checked="" type="checkbox"/>]
National Trust [<input checked="" type="checkbox"/>]	Heritage Overlay Controls [<input checked="" type="checkbox"/>]

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 during which time it was leased out as a residence.

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

In 1954 Merton passed to St Leonards College.

Description

St Leonards is a substantial late Victorian Italianate villa with a symmetrical aspect to the south consisting of a prominent central tower, stained glass surround to the front entrance, flanking inner pavilions, iron verandah with coupled columns and projecting outer pavilions with faceted pinnacle roofs and bay windows.

To the west a similarly designed wing offsets the symmetry of the main facade. Distinctive elements include finials and fluted pilasters to the tall chimney stacks.

Inside the main hall, there are stained glass doors and surrounds at the 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.

A number of Moreton Bay Figs (*Ficus macrophylla*) are located within the grounds, dating from the early history of the site. The trees are mature and appear to be in good condition. A more detailed investigation of the site may reveal other plantings of significance.

Comparative Examples

Cluden, 4 Archer Court, East Brighton
Parana, 7 Bagley Street, Brighton
Wyuna, 35-37 Black Street, Brighton
Ratho, 29 Heithfield Road, East Brighton
Landcox, 1-7 Mavis Avenue, East Brighton
Gallia, 65 South Road, Brighton
Chevy Chase, 203 Were Street, Brighton

Significance

St Leonards, at 163 South Road, Brighton, is of historic and aesthetic significance. The Victorian Italianate mansion has an unusual symmetrical main facade, stained glass work and features an exposed timber trussed ceiling to the dining hall. The mansion has historical associations with Arthur Groom, MLA, MHR.

The mature trees located within the grounds of St Leonard's College are of local interest as mature plantings contemporary with the Victorian-era development of the site. The trees provide a suitable setting to a significant building and contribute strongly to the heritage character of the area.

Source

Andrew C Ward & Associates

Building:	Thanet Cottage	Significance:	B
Address:	2 Southey Street, Brighton	Melway Map Ref:	67 G9
Building Type:	Residence	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The original Brighton Estate, laid out by surveyor H B Foot in 1841, comprised the Town Reserve (bordered by William, Church, Halifax and Carpenter Streets), and a 'green belt' of four triangular portions of land identified as the Town Boundary. Southey Street falls within the north-eastern Town Boundary, bordered by Bay, Hampton and Durrant Streets. It was one of the last streets to be created in this area, and was not listed in the *Sands & McDougall Directory* as late as 1885. However, the corresponding rate book for that year reveals that the street did exist, but no houses had been built there. The vacant land, with a frontage of 191', was owned by one David Lee, identified variously as a musician or professor of music.¹ Lee (1837-1897) was a prominent organist and conductor in Melbourne during the 1860s and '70s. He established a business in 1867 with Samuel Kaye, importing pianos and organs. They soon turned to organ manufacture, and their company was later taken over by George Fincham, who subsequently became one of the most well-known organ manufacturers in the state.²

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

By 1890, house was occupied by Vincent Stuckey, who lived there for several years.⁴ By the turn of the century, Mrs Sarah Stuckey, presumably his widow, was living there. At that time, the house was identified as Thanet Cottage, and it was still the only house in Southey Street.⁵

Description

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

Comparative Examples

Beltana, 6 Allee Street, Brighton	Grulle, 57 Halifax Street, Brighton
Hazelwood, 15-19 Barnett Street, Brighton	Hazelhurst, 59 Halifax Street, Brighton
400 Bay Street, Brighton	Colombo, 417 New Street, Brighton
Coggeshall, 92 Beach Road, Hampton	Lumeah, 85 Outer Crescent, Brighton
9 Black Street, Brighton	Toiyabe, 42 Were Street, Brighton

Significance

Thanet Cottage, at 2 Southey Street, Brighton, is of historic and aesthetic significance. The residence was the first house to be built in the street, which forms part of what was the Town Boundary portion of H B Foot's original Brighton Estate. As such, the house demonstrates an important phase of residential settlement in the area. The indirect connection of the house with the prominent nineteenth century musician David Lee, who owned and developed the land in Southey Street, is also of some interest. Aesthetically, the patterned slate roof, bichromatic brickwork and decorative cast iron verandah are notable architectural elements.

Identified By

Allom Lovell & Associates

1 Rate Books, 1885, 1886, 1888, 1889.

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

3 Rate Books 1890, 1891.

4 *Sands & McDougall Victorian Directory*. 1890, 1894.

5 *Sands & McDougall Victorian Directory*. 1901.

Building:	Cathay	Significance:	B
Address:	20 Southey Street, Sandringham	Melway Map Ref:	76 H11
Building Type:	House	Construction Date:	1906-1907
Architect:	Unknown	Builder:	Unknown



Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1906 George Wallace purchased land lots 88 and 89 with 312 feet frontage to Southey Street south side, from Frederick Todgell. In the same year Wallace, a grazier, commenced building an eight-room brick house which he completed in 1907. When completed, the house had ten rooms and was let to Thomas Skene, a gentlemen. By 1909 Francis Langdale was tenant and by 1910 Albert Mears lived there. Wallace took up residency by 1915 at which time the house was described as brick and rough cast with thirteen rooms and was known as Cathay.¹

Description

Cathay is a large Queen Anne style residence with an attic, constructed of red brick with steeply pitched hipped and gabled terracotta tiled roofs. The house displays typical features of the style: picturesque massing, half timbered gable ends, terracotta gable finials, exposed rafter ends, leadlighted highlight windows and a 'candlesnuffer' turret over the corner bay window. The upper walls are roughcast rendered. The tall roughcast rendered chimneys are distinctive, with red brick vertical ribbing and wide overhanging rendered cappings. The gabled attic dormers have shingled side walls. The red brick front fence is not original.

Comparative Examples

51 South Road, Brighton
53 South Road, Brighton

Significance

Cathay, at 20 Southey Street, Sandringham, is an exceptionally grandiose Queen Anne residence in the suburb, displaying typical elements of the style and taking advantage of views over the Bay.

Source

Andrew C Ward & Associates

¹ Rate Books 1906-1910, 1916.

Building:	Doon	Significance:	B
Address:	8 Stanley Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1888 C Cornish owned land lot 13 on the south side of Stanley Street. In 1889 Bryce Blair, an inspector, owned and occupied a nine-room brick house which had been built there. Blair continued as owner/occupant in 1897. The property was known as Doon in 1905.¹

Description

Doon is a rendered and asymmetrical Italianate villa with a hipped slate roof, bracketed eaves, timber posted verandah and tripartite windows to the projecting wing. The front windows have unusual flanking pilasters. The garden contains several mature trees which are dominant in the streetscape.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
98 St Andrews Street, Brighton
Merrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Osiris, 28 Seymour Grove, Brighton
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Doon, at 8 Stanley Street, Brighton is of aesthetic significance. The villa is a late Victorian Italianate villa with bracketed eaves and a projecting wing with tripartite windows. The flanking pilasters are an unusual and distinctive feature of the house.

Source

Andrew C Ward & Associates

¹ Rate Books 1888, 1889, 1897, 1906.

Building:	Invermay, later Llanos	Significance:	A
Address:	18 Stanley Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1889-90
Architect:	Phillip E Treeby	Builder:	Boxshall & Leonard



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Andrew Shaw (1849-1916) was a Scottish-born businessman, the brother of noted London-based journalist and editor, Sir James Dods Shaw. Andrew arrived in Melbourne around 1885, where he established a business in Flinders Lane, styled as 'Andrew Shaw and Company, importers, indentors, and general buying, selling and export agents'.¹ Shaw lived in Black Street, Brighton, but by 1889 had purchased vacant land on the corner of Hampton and Stanley Streets. According to family legend, it was the birth of Shaw's second daughter in July of that year which prompted him to proceed with plans for a grand new family residence. Shaw commissioned local architect Phillip Treeby to design a twelve-room brick dwelling, and the contract was signed with Boxshall & Leonard in September.

Phillip Treeby had commenced his practice in 1883, and designed many buildings in Brighton including the ES&AC Bank branch in Bay Street, parts of Brighton Grammar School, and the Oriental Coffee Palace. His most famous work was Mark Moss' mansion, Norwood, on The Esplanade. It has repeatedly been claimed that Andrew Shaw's house was erected using surplus building materials leftover from the erection of Norwood.² This, however, is incorrect, as rate books clearly indicate that Shaw's house in Hampton Street in fact predates Norwood.³

Shaw moved into the new house in 1890. Like many Melbourne businessmen, he was badly hit by the financial crisis of the early 1890s. His house was repossessed by the Union Bank of Australia in 1894, and rented to Thomas O Windsor, a solicitor. Alfred Clayton, a civil engineer, bought the house from the bank in 1897 and lived there until 1910, at which time the house was known as Invermay. The house was purchased by James Mackenzie, a grazier who operated the largest general store in the Yarram area. He used Invermay as his town address, changing its name to Llanos. After Mackenzie died in 1927, his widow continued to live there until 1936. It was then sold to Hugh Leonard, a customs officer, whose family remained there for over 30 years.

Invermay was originally No. 173 Hampton Street, but was later renumbered as No. 461, and then again as No. 835. In 1981, the address was changed to 18 Stanley Street.

Description

Invermay is a substantial late Victorian bichromatic brick tower residence with a hipped terracotta tile roof. The design incorporates stylistic elements from the Jacobean (Flemish gable) and Queen Anne periods, unified in a flamboyant and picturesque composition. The brick tower has a pyramidal roof on turned Queen Anne style columns. The main entrance porch at the base of the tower is marked by a rendered shield with a heraldic icon and sword motif and the words FIDES ET FORTITUDINE. The verandah with balcony (altered) is of timber construction.

Comparative Examples

Marama, 161 Church Street, Brighton
Invermay, 18 Stanley Street, Brighton
Calabria, 167 Church Street, Brighton
Goombah, 186 Church Street, Brighton
Blair Athol, 5 Leslie Grove, Brighton
Kiaora, 81 South Road, Brighton
Hazelwood, 66 Wilson Street, Brighton
Woodlands, 69 Woodlands Avenue, North Essendon (1888), Oakden, Addison & Kemp

Significance

Invermay, at 18 Stanley Street, Brighton, is of historical and aesthetic significance. It is a supreme example of stylistic eclecticism, containing elements from the emerging Queen Anne style. It is also significant as an example of the work of local architect Phillip E. Treeby, best known as the designer of Mark Moss' now-demolished mansion, Norwood, with which Invermay has some

Building:	Toowong	Significance:	B
Address:	19 Stanley Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



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

History

The original Brighton Estate, laid out by surveyor H B Foot in 1841, comprised the Town Reserve (bordered by William, Church, Halifax and Carpenter Streets), and a 'green belt' of four triangular portions of land, identified as the Town Boundary. The south-western portion, bordered by Halifax, Dendy and Hampton Streets, was gradually carved up into residential subdivisions in the 1880s. One of these subdivisions, the Pine Hill Estate, was created from the northern tip of this land, bordered by Halifax, Stanley and Hampton Streets. The estate, which was declared in April 1885, comprised 26 allotments, most with 60' frontages.¹

By 1888, Lots 9 and 10 had been acquired by George Vale Linton, an agent.² These lots combined to form a prominent corner site, with a 120' frontage to Stanley Street, and a 150' frontage to Hampton Street. In 1889, the land had been acquired by Thomas Dean, a builder, who proceeded to erect a seven-room brick house, valued at £75, for his own residence. Dean lived there for several years, during which time the house was rated as being in Hampton Street.³

In 1894, the house was acquired, or more likely repossessed, by the Northern Assurance Company. From this point on, the house was rated as being in Stanley Street. A succession of tenants followed, including John Coburn, a broker, in 1896, and Catherine McVean, a widow, in 1897. The following year, Frank William Hooke, a tea taster, became occupant for about two years. Alick McKersie, a clerk, lived there in 1900, and William McKee, a gentleman, by 1905. At that time, the house was identified as 'Toowong', and described as an eight-room brick house valued at £55.⁴

Description

The house at 19 Stanley Street is a double-fronted late Victorian residence with hipped roof of corrugated galvanised steel and paired timber eaves brackets. A timber verandah with cast iron brackets and a simply detailed frieze extends across the front facade, which is marked out to resemble ashlar. Tripartite double-hung sash windows are located either side central entrance. The chimneys are rendered and moulded and contain tall chimney pots. The house is enhanced by the surrounding cottage garden.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

Toowong, at 19 Stanley Street, Brighton, is of aesthetic significance. The house is a largely intact example of a late Victorian villa. The tripartite windows and simply detailed verandah are notable architectural elements. The house is enhanced by the surrounding cottage garden.

Identified by

Allom Lovell & Associates

1 Lodged Plan No. 738, declared 12 April 1885. Land and Survey Information Centre.

2 Rate Book 1888, 1889.

3 Rate Book 1890-93.

4 Rate Book. 1894-1900, 1905.

Building:	Bronte	Significance:	B
Address:	2 Sussex Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Residence	Construction Date:	1885
Architect:	Unknown	Builder:	Unknown



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

History

In 1885, F Roberts built a fourteen-room brick house on three acres of land in New Street. The property was leased by Francis Murphy (1809-1891) a squatter.¹ Francis (later Sir Francis Murphy) was chairman of the Central Road Board 1853-1856, director of the National Bank 1863-1873, MLC, MLA and also lived at Mayfield, Abbotsford (now demolished).

By 1891, Thomas Prout Webb, a barrister, owned and occupied Bronte, and continued to do so in 1900.² Webb held a number of senior positions in the public service, including Commissioner of Titles, Commissioner of Taxes and Registrar of Land Tax.

Nicholas Maine, a gentleman, owned and occupied the property by 1905.³

The original land holding, which extended to New and Dendy Streets has since been subdivided and the existing property now has a street frontage to Sussex Street.

Description

Bronte is a substantial double-storey late Victorian Italianate villa. The residence has an asymmetrical form with a projecting bay, return verandah to south and a double-storey tower. The rendered facades are painted and feature a moulded string course. The semi-elliptical arched windows are double-hung sashes. The tower has been substantially altered and the eaves are now finished in rough cast.

Comparative Examples

St Ronan's, 41 Black Street, Brighton

Otley, 1 Clive Street, East Brighton

Totnes, 36 Middle Crescent, Brighton

Lozelle, 36 Roslyn Street, Brighton

Significance

Bronte, at 2 Sussex Street, Brighton, is of historic and aesthetic significance. The 19th century towered residence is a good example of a substantial Victorian Italianate villa. The building also has historical associations with Sir Francis Murphy and Thomas Prout Webb. The residence demonstrates an early phase of settlement of Brighton and the development of the New Street/Dendy Street precinct.

Source

Andrew C Ward & Associates

1 Rate Book 1885.

2 Rate Books 1891, 1900.

3 Rate Book 1906.

Building:	Residence	Significance:	B
Address:	4 Sussex Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Residence	Construction Date:	1937
Architect:	Unknown	Builder:	Unknown



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

History

The land which now forms the sites of Nos. 2 to 8 Sussex Street was vacant in 1930. The rate book for that year indicates that one allotment, now No. 2 Sussex Street, was owned by Edward Stock, an actuary. The three other allotments, which combined to form a 160' frontage to Sussex Street, were owned by the Estate of the late Joseph Kranheimer.¹

Rate books for Brighton in the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 4 Sussex Street indicates that the site, which measured 63' by 120', was still vacant when it was rated in December 1937. At that time, it was owned by Stanley Tosh, a builder, and had a Net Annual Value of £33. When the property was rated the following year, the Net Annual Value had increased to £125, and a seven-room brick house had been erected. At that time, it was owned and occupied by William Andrew Perrin, an assurance broker.²

Description

The house at No. 4 Sussex Street is a double-storey asymmetrical clinker brick house in the English Domestic Revival style. It had a gabled roof of glazed terracotta tiles, and the gable end to the street has vertical timber infill. The projecting entry porch has a gabled roof, supported on brick corbels, and has a round arched doorway with a lantern above. Windows have timber-framed double-hung sashes, with lozenge patterned glazing. The windows at the upper level of the projecting bay have timber surrounds and curved bracing in imitation of half-timbering. The brickwork between is variously laid in soldier and diagonal courses to simulate traditional brick nogging.

Comparative Examples

6 Bay Street, Brighton
Culverkeys, 11 Beach Road, Beaumaris
35 Bolton Avenue, Hampton
188 Church Street, Brighton

The Gables, 7 Brandon Road, Brighton
18 Deauville Street, Beaumaris
65 Fernhill Road, Sandringham

Significance

The house at No. 4 Sussex Street is of aesthetic significance. It is a good example of a large brick house in the English Domestic Revival style, with some particularly interesting detailing such as the imitation half-timbering and brick nogging at the upper level. The prominent building is further enhanced by its landscaped setting.

Identified by

Allom Lovell & Associates

1 Rate Book 1930.

2 Rate Card, 4 Sussex Street, Brighton.

Building:	Residence	Significance:	B
Address:	10 Sussex Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Residence	Construction Date:	c.1930
Architect:	Unknown	Builder:	Unknown



Intactness:
 G F P

Condition:
 G F P

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

The land which now forms the sites of Nos. 2 to 8 Sussex Street was vacant in 1930. The rate book for that year indicates that one allotment, now No. 2 Sussex Street, was owned by Edward Stock, an actuary. The three other allotments, which combined to form a 160' frontage to Sussex Street, were owned by the Estate of the late Joseph Kranheimer.¹

Rate books for Brighton in the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 10 Sussex Street indicates that the site, which measured 54' by 165', was occupied by two 5-room brick flats by December 1937. The flats, which were each valued at £73, were both owned by Herbert Malin, a teacher. He occupied Flat 1 himself, while the other was occupied by Harry Christian, a civil servant. Malin remained living in Flat 1 until at least 1945, while Flat 2 was later occupied by Geoffrey Riley, an artist, and then by Ruth Goding, who died in 1945.

Description

The building at No. 10 Sussex Street is a double-storey and double-fronted inter-War block of flats. The building has a terracotta tiled hipped roof with timber lined eaves. The brick walls are rendered and painted and have contrasting panels of face brickwork between the ground and first floor windows on the projecting bay. The windows in this bay are divided into three sections with two double-hung sash windows flanking a larger single pane picture window. The double hung windows have horizontal glazing bars. The horizontal detailing is also reflected in the face brickwork used to frame the first floor balcony and ground floor verandah in the recessed bay and in the brickwork of the chimney stack.

Significance

The building at 10 Sussex Street Brighton is of aesthetic significance. The double-storey building is a good example of an inter-War block of flats with elements such as the decorative panels of face brickwork and horizontality, all characteristic to the period.

Identified by

Allom Lovell & Associates

¹ Rate Book 1930.

Building:	Residence	Significance:	B
Address:	42 Sussex Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1905-06
Architect:	Unknown	Builder:	Richard Leonard



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1905 Richard Leonard, a builder, commenced the construction of a five-room brick dwelling on 50 x 100 feet of land he owned on the east side of Sussex Street between Park and Wellington Streets. The house was completed in 1906. By 1917 ownership had passed to Frances Leonard and remained so in 1924.¹

Description

The house at 42 Sussex Street is a single-storey tuck-pointed Edwardian Queen Anne style villa. The house has a patterned slate hipped roof with terracotta ridge cresting and roughcast and half-timbered gable ends. The painted brick walls have vermiculated panels above the window heads. A return verandah with a convex roof terminates at the projecting bay. The verandah has a corrugated steel roof and cast iron frieze supported on timber posts with a tiled ground surface. The main entrance to the house has stained glass sidelights and highlight, a second door at the end of verandah has a stained glass top panel and highlight.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
Adlez, 40 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
85 Cole Street, Brighton	Milloo, 4 South Road, Brighton
12 & 14 Dawson Avenue, Brighton	54 Sussex Street, Brighton
14 Gordon Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
332 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
Omah, 896 Hampton Street, Hampton	2 Webb Street, Brighton
7 Inner Crescent, Brighton	7 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton
22 Martin Street, Brighton	

Significance

The house at 42 Sussex Street, Brighton is aesthetically significant. The residence is an intact example of an Edwardian residence with stylistic influences from the Queen Anne period. The hipped roof with ridge cresting, half-timbering, return verandah and window detailing are all characteristic of the period.

Source

Andrew C Ward & Associates

¹ Rate Books 1906, 1907, 1917, 1925.

Building:	Residence	Significance:	B
Address:	54 Sussex Street, Brighton	Meiway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1913
Architect:	Unknown	Builder:	William Grant?



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1910, the City of Melbourne Bank owned 155' by 153' of vacant land on the east side of Sussex Street, at the Park Street end. This land was later carved into three residential allotments. The rate book for 1913 describes a six-room brick house 'in progress' on a 50' by 153' allotment. At that time, it was owned and occupied by William Grant, a contractor. By 1917, Grant was renting the house to Robert Morton, a teacher. Grant was still the owner of the house as late as 1930, with Godfrey Hughes, a salesman, as tenant. At that time, the house was addressed as No. 52 Sussex Street, but it was the northernmost house on the east side of that street. By the 1940s, it had been renumbered as No. 54 Sussex Street.

Description

The house at 54 Sussex Street, Brighton, is a single-storey Edwardian residence with stylistic influences from both the Queen Anne and the emerging Bungalow styles. The house has a hipped and gabled terracotta tiled roof with terracotta ridge cresting and finials. The red face brickwork is contrasted with a painted band of render and rough-cast panels to the gable ends. A return verandah is incorporated under the main roof and is supported on turned timber posts. The brick chimney stacks have roughcast detailing and terracotta chimney pots.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton
Ballara, 47 Bay Street, Brighton
Elgin, 83 Centre Road, East Brighton
Umfra, 144 Cochrane Street, Brighton
Prendagga, 21 Cole Street, Brighton
Adlez, 40 Cole Street, Brighton
85 Cole Street, Brighton
12 & 14 Dawson Avenue, Brighton
14 Gordon Street, Hampton
332 Hampton Street, Hampton
Omah, 896 Hampton Street, Hampton
7 Inner Crescent, Brighton
Emohruo, 18 Linacre Road, Hampton
22 Martin Street, Brighton

17 New Street, Brighton
Keyham, 60 New Street, Brighton
Huia, 358 New Street, Brighton
Windarra, 54 North Road, Brighton
Meanyet, 27 Outer Crescent, Brighton
Carinya, 387 St Kilda Street, Brighton
Milloo, 4 South Road, Brighton
42 Sussex Street, Brighton
Inglewood, 37 Tennyson Street, Sandringham
Eulo, 33 Warleigh Grove, Brighton
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 54 Sussex Street, Brighton is of aesthetic significance. The house is an intact example of an Edwardian villa with stylistic influences from both the Queen Anne and the emerging Bungalow styles. The terracotta tiled roof with ridge cresting and finials, rough-cast detailing and red face brickwork are all characteristic to the styles.

Identified By

Bayside City Council

Building:	Residence	Significance:	B
Address:	8 Sydney Street, Cheltenham	Melway Map Ref:	86 H3
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Sydney Street was offered for sale as part of the Charman Estate in 1888. The Charman Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, Allotment 21, had a 50 foot (15 metre) frontage.¹

8 Sydney Street was built c.1890.

Description

The house at 8 Sydney Street is a block-fronted timber cottage with a hipped slate roof. The allotment originally fronted Weatherall Road; subsequent subdivision has resulted in the house facing away from its present Sydney Street address. A cast iron verandah extends across the original front elevation, now the rear. The original front door has narrow sidelights and highlights, and is flanked by double-hung sash windows with moulded timber architraves and sills.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

The house at 8 Sydney Street, Cheltenham, is of historical and aesthetic significance. The house was one of the few to be constructed on the Charman Estate, during the early period of suburban subdivision of Cheltenham in the 1880s. The type of house—a block-fronted villa—although common elsewhere, is rare in the suburb.

Identified By

Bayside City Council

¹ J Cribbin, *Moorabbin: A Pictorial History, 1862-1994*, City of Kingston (Vic) 1984, p. 66. *Charman Estate, Cheltenham*. 24 March 1888, Plimpton & Noall, surveyors.

Building:	Residence	Significance:	B
Address:	10 Sydney Street, Cheltenham	Melway Map Ref:	86 H3
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Sydney Street was offered for sale as part of the Charman Estate in 1888. The Charman Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, Allotment 23, had a 50 foot (15 metre) frontage.¹

10 Sydney Street was built c.1890.

Description

The house at 10 Sydney Street is a block-fronted timber cottage with a hipped slate roof. The allotment originally fronted Weatherall Road; subsequent subdivision has resulted in the house facing away from its present Sydney Street address. A cast iron verandah extends across the original front elevation, now the rear. Windows are double-hung sashes with moulded timber architraves and sills. Chimneys are rendered, with moulded sills.

Comparative Examples

Shenal, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
8 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

The house at 10 Sydney Street, Cheltenham, is of historical and aesthetic significance. The house was one of the few to be constructed on the Charman Estate during the early period of suburban subdivision of Cheltenham in the 1880s. The type of house—a block-fronted villa—although common elsewhere, is rare in the suburb.

Identified By

Bayside City Council

¹ J Cribbin, *Moorabbin: A Pictorial History, 1862-1994*, City of Kingston (Vic) 1984, p. 66. *Charman Estate, Cheltenham*. 24 March 1888, Plimpton & Noall, surveyors.

Building:	Residence	Significance:	B
Address:	10 Taylor Street, East Brighton	Melway Map Ref:	67 H9
Building Type:	Residence	Construction Date:	c.1895
Architect:	Unknown	Builder:	Unknown



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

History

Taylor Street in East Brighton, was originally known as Victoria Avenue. The street does not appear in the *Sands & McDougall Melbourne Directory* for 1885, and it appears to have been laid out in the early 1890s. An undated 'Map of the Town of Brighton'(c.1892) shows that Victoria Avenue was one of four short east-west streets laid out between Elizabeth Street and Mill Street (now Hawthorn Road).¹ Victoria Avenue was the northernmost of the four parallel streets. The others were Burt Avenue (now part of Charles Street), Louis Street (now Hurlstone Street) and Alexander Street.

The *Sands & McDougall Melbourne Directory* for 1894 reveals that Victoria Street existed, off the west side of Mill Road, but no individual properties were listed. By 1901, the directory lists only two houses in Victoria Avenue in 1901. While it does not specify on what side of the street these houses were, it can be reasonably assumed that they were the two Victorian cottages on the south side of the street which survive as Nos. 10 and 12 Taylor Street. The 1901 directory further reveals that the house farthest from Mill Street, which would be the one at No. 10, was occupied by Robert Nicklen.

By the 1940s, the street name had been changed from Victoria Avenue to Taylor Street, and the house at No. 10 was occupied by Alfred Buckland.²

Description

The house at 10 Taylor Street is a single-storey block-fronted timber cottage with a hipped roof with timber bracketed eaves. A verandah, which appears to be a recent reconstruction, extends across the facade, supported on timber posts and has ornate cast iron decoration. The front door has narrow sidelights, and the window facing the street is a tripartite double-hung sash with moulded architraves. The roof is clad in corrugated iron, and chimneys are of painted brick with corbelled brick cappings. A garage has been constructed to one side, and the tall timber picket fence is not original.

Comparative Examples

House, 12 Taylor Street, East Brighton

Significance

The house at 10 Taylor Street, East Brighton, is of aesthetic and historical significance. The house is a relatively intact typical example of a small late Victorian worker's cottage. As one of the first houses in the early 1890s subdivision bordered by Tylour Street, Elizabeth Street, Alexander Streets and Hawthorn Road, the house demonstrates an important phase of residential settlement in the East Brighton area. It forms a distinctive pair with the adjacent and contemporary house at No. 12.

Identified By

Allom Lovell & Associates

1 'Map of the Town of Brighton' (ref: 821.08 Brighton 189-?) Map Room, State Library of Victoria.

2 *Sand & McDougall Victorian Directory*. 1947.

Building:	Residence	Significance:	B
Address:	12 Taylor Street, East Brighton	Melway Map Ref:	67 H9
Building Type:	Residence	Construction Date:	c.1895
Architect:	Unknown	Builder	Unknown



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

History

Taylor Street in East Brighton, was originally known as Victoria Avenue. The street does not appear in the *Sands & McDougall Melbourne Directory* for 1885, and it appears to have been laid out in the early 1890s. An undated 'Map of the Town of Brighton' (c.1892) shows that Victoria Avenue was one of four short east-west streets laid out between Elizabeth Street and Mill Street (now Hawthorn Road).¹ Victoria Avenue was the northernmost of the four parallel streets. The others were Burt Avenue (now part of Charles Street), Louis Street (now Hurlstone Street) and Alexander Street.

The *Sands & McDougall Melbourne Directory* for 1894 reveals that Victoria Street existed, off the west side of Mill Road, but no individual properties were listed. By 1901, the directory lists only two houses in Victoria Avenue in 1901. While it does not specify on what side of the street these houses were, it can be reasonably assumed that they were the two Victorian cottages on the south side of the street which survive as Nos. 10 and 12 Taylor Street. The 1901 directory further reveals that the house closest from Mill Street, which would be the one at No. 12, was occupied by Ernest Millard.

By the 1940s, the street name had been changed from Victoria Avenue to Taylor Street, and the house at No. 12 was occupied by John Perry.²

Description

The house at 12 Taylor Street is a small, timber block-fronted, single-storey cottage with a hipped roof with timber bracketed eaves. A verandah extends across the facade, supported on timber posts and has ornate cast iron decoration. The front door has narrow sidelights, and the window facing the street is a tripartite double-hung sash with moulded architraves. The roof is clad in corrugated iron, and chimneys are of painted brick with corbelled brick cappings. The tall timber picket fence is not original.

Comparative Examples

House, 10 Taylor Street, East Brighton

Significance

The house at 12 Taylor Street, East Brighton, is of aesthetic and historical significance. The house is a relatively intact typical example of a small late Victorian worker's cottage. As one of the first houses in the early 1890s subdivision bordered by Taylor Street, Elizabeth Street, Alexander Streets and Hawthorn Road, the house demonstrates an important phase of residential settlement in the East Brighton area. It forms a distinctive pair with the adjacent and contemporary house at No. 10.

Identified By

Allom Lovell & Associates

1 'Map of the Town of Brighton' (ref: 821.08 Brighton 189-?) Map Room, State Library of Victoria.
2 *Sand & McDougall Victorian Directory*. 1947.

Building:	Camelot	Significance:	B
Address:	11 Tennyson Street, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	c.1912
Architect:	Unknown	Builder:	Unknown



Intactness:
G[] F[] P[]

Condition:
G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1900, Angera [sic] Valentine, an auctioneer, owned a brick house on a 132' by 180' site on the west side of Tennyson Street, between Were and Gould Streets. By 1910, the house, known as Camelot, had been acquired by Andrew McClure Valentine, an accountant and presumably a relative of Angera. The rate book for that year states that the house had seven rooms and was valued at £55. When the property was rated in 1914, the number of rooms had increased to twelve, and the Net Annual Value to £75. This implies that the house had been completely rebuilt, and the style of the house supports this contention. Andrew Valentine was still living in the house, which remained known as Camelot, until at least 1925. By that time, the property had been addressed as No. 11 Tennyson Street.

In the late 1920s, the house was owned and occupied by Herbert Wetherall, a grazier. In the 1930s, the owner and occupant was Reginald Gillespie Jones, a valuer.¹ By the late 1940s, the building was operating as the Camelot Convalescent Hospital.²

Description

Camelot is a large, double-storey, asymmetrically planned Queen Anne brick house with a hipped roof. The original roofing material has been replaced with glazed terracotta tiles, and the brickwork, probably originally red, has been overpainted. The roof encompasses a double-storey return verandah, supported on turned timber posts with carved timber brackets, fretwork and matching balustrade. There is a small projecting diagonal bay at the corner of the verandah, marked by a gablet containing fretwork. This detail is repeated in the gablet over the projecting bay at the opposite end of the street facade beneath which are tripartite windows with segmental arched heads, and contains casement sashes with leadlight glazing. Windows beneath the verandah are narrow timber-framed, double-hung sashes.

The attached garage with a gabled slate roof and timber fretted gable end is a sympathetic addition.

Comparative Examples

Rosherville, 130 Beach Road, Sandringham

Significance

Camelot, at No 11 Tennyson Street, Brighton, is of aesthetic significance. Although somewhat altered by overpainting, it remains as a good example of a large Queen Anne house, with some particularly interesting timber decorative detailing in the verandah and gable ends.

Identified By

Allom Lovell & Associates

1 Rate Book, 1930.

2 *Sands & McDougall Victorian Directory*. 1947.

Building:	Residence	Significance:	B
Address:	18 Tennyson Street, Sandringham	Melway Map Ref:	76 H10
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Tennyson Street, Sandringham is located in Crown Portion 24, purchased by David J Thomas in the second Parish of Moorabbin Land Sale on 28 January 1852.

The house at 18 Tennyson Street appears to have been built c.1910. In c.1900 there were six houses in total in the Street. By c.1910, this had increased to eight houses on the south side alone; nine by c.1920; and fifteen by c.1930.¹

Description

The house at 18 Tennyson Street, situated on a corner block at the intersection of Tennyson and Campbell Streets, is an unusual example of the Edwardian Queen Anne style. Walls are half-timbered with roughcast rendered infills, on a notched weatherboard plinth. Windows are timber-framed casements with leadlighted highlights, and have unusual coved hoods lined with V-jointed boards. The gable ends are half-timbered with quatrefoil piercing to the bargeboards. The hoods have original ogee profiled gutters with lions head overflow pops.

The small entrance porch has ornate turned timber posts with distinctive carved brackets. Chimneys are red brick with rendered cappings and terracotta chimney pots. The front fence is not original.

Significance

The house at 18 Tennyson Street, Sandringham, is of local aesthetic significance. The house is a distinctive example of Queen Anne style; of note are the unusual decorative carved brackets, posts and bargeboards and the half-timbered wall treatment. Historically it is demonstrative of the earlier period of settlement in the area which overwhelmingly occurred after World War II.

Identified By

Allom Lovell & Associates

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

Building:	Rathcar, later Rathgar	Significance:	B
Address:	24 Tennyson Street, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	1883
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

In 1882 Arthur Piggitt, a warehouseman owned lot 29 with a 100 feet frontage onto Tennyson Street west side between Kinane and Gould Streets. In 1883 Piggitt built a ten-room wooden house for his residence. Piggitt continued as owner/occupant in 1891. By 1900 Fanny Kellett, a widow, was owner/occupant and by 1905 Fanny Murray owned the property. Marr Murray, a gentleman, resided there at which time the property was known as Rathgar.¹

Description

Rathgar is a large single-storey symmetrical Victorian Italianate villa featuring two wide end bays flanking the central entrance and a hipped slate roof. The rendered facades have ashlar markings and a three sided verandah has a corrugated iron belcast roof, cast iron posts and frieze and brick paved ground surface. The front door has acid etched glass sidelights and highlights.

Comparative Examples

Cleavemont, 57 Bay Road, Sandringham
42A Black Street, Brighton
Andover, 165 Church Street, Brighton
28 Cromer Road, Beaumaris
Kotska Hall, 47 South Road, Brighton
Lochiel, 80 Were Street, Brighton

Significance

Rathgar, at 24 Tennyson Street, Brighton, is of aesthetic significance. The nineteenth century villa is an intact example of the Victorian Italianate style. The slate roof, verandah detailing and rendered facade are all characteristic of the style.

Source

Andrew C Ward & Associates

¹ Rate Books 1882, 1883, 1891, 1900, 1906.

Building:	Thule	Significance:	B
Address:	25 Tennyson Street, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	c.1885
Architect:	Unknown	Builder:	Unknown



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

History

By 1888, an eight room timber house, valued at £75, had been erected on the west side of Tennyson Street, close to the intersection of Kinane Street.¹ It was both owned and occupied by Mackay J S Gair, a solicitor, who was still living there in 1893. The rate books for 1897 and 1898 list the occupant as John Freeman, a manager, with the owner identified only as 'The Owner'.² The following year, the owner was finally revealed as William Wilson, an agent. He rented the house to Clive Vance, an accountant, until at least 1900, and then to Henry Bilten, a civil engineer, by 1905.³ Bilten was still Wilson's tenant in 1910, at which time the seven room house was identified as Thule.⁴ By 1917, the house had been acquired by Walter Ivory, an accountant, as his own residence. By that time, the address had been numbered as 25 Tennyson Street.⁵

Description

The house at 25 Tennyson Street is a single-storey and double-fronted Victorian house. The slate roof is hipped and has timber eaves brackets. The front facade has ashlar markings while the side facades are lined with timber weatherboards. A cast iron verandah terminates at the projecting bay of the front facade. The windows are double-hung sashes and have decoratively rendered and moulded external architraves. The chimneys are rendered and moulded.

Comparative Examples

Summerhill, 270-272 Bluff Road, Sandringham
14 Coape Street, Cheltenham
Coronet Hill, 10 Coronet Grove, Beaumaris
Stokeavilly, 109-11 Park Road, Cheltenham
Claramae, 141 Weatherall Road, Cheltenham

Significance

The house at 25 Tennyson Street is of aesthetic significance. The house is an interesting example of a weatherboard house detailed in the manner of the Victorian Italianate style. The details of the style have been confined to the front (street) facade.

Identified by

Allom Lovell & Associates

1 Rate Book 1888, 1891.

2 Rate Books 1897, 1898

3 Rate Book 1900, 1905.

4 Rate Book 1910.

5 Rate Book 1917.

Building:	Inglewood	Significance:	B
Address:	37 Tennyson Street, Sandringham	Melway Map Ref:	76 H10
Building Type:	House	Construction Date:	1903
Architect:	Unknown	Builder:	Unknown



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

History

In 1903, Sophia Slater owned land lot 43, 44, 57 and 58 with 132 feet frontage to Tennyson Street north site between Fernhill Road and Gladstone Street. The property extended to Sims Street.

In 1903 a six-room brick house was built on the site and Edward Slater, a printer, was occupant. By 1916 ownership had passed to Edward Slater and the house, then described as having eight rooms, was known as Inglewood.¹

Description

Inglewood is a detached Edwardian Queen Anne style residence, constructed of red brick. The house is a picturesque composition of half-timbered gabled roofs and tall red brick chimney stacks with corbelled brick cappings. The original roofing material, probably terracotta tiles, has been replaced with glazed tiles, and a first floor extension has been constructed at the rear. Windows are timber-framed casements with highlights. The panelled front door is flanked by leadlighted sidelights, with a leadlighted fanlight above. The tiled verandah roof extends from the main gable at a lower pitch, supported by turned timber posts with a timber fretwork frieze. The low orange brick fence is not original.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
Adlez, 40 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
85 Cole Street, Brighton	Milloo, 4 South Road, Brighton
12 & 14 Dawson Avenue, Brighton	42 Sussex Street, Brighton
14 Gordon Street, Hampton	54 Sussex Street, Brighton
332 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
Omah, 896 Hampton Street, Hampton	2 Webb Street, Brighton
7 Inner Crescent, Brighton	7 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton
22 Martin Street, Brighton	

Significance

Inglewood, at 37 Tennyson Street, is of aesthetic significance. Relatively intact, the house is an interesting example of the Queen Anne Style, incorporating typical features of the style such as casement windows, half-timbering and tall red brick chimneys. The appearance of the house has been marred by the replacement of the original roofing.

Source

Andrew C Ward & Associates

¹ Rate Books 1903-1910, 1916.

Building:	Coakley House	Significance:	B
Address:	4 The Avenue, Hampton	Melway Map Ref:	76 F4
Building Type:	Residence	Construction Date:	1974
Architect:	Peter Crone Architects	Builder:	The owner



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

History

The Coakley House was designed by Peter Crone Architects in 1976; it was built by its owner.¹ It won a citation in the Home of the Year category of the Royal Australian Institute of Architects Awards in 1976. In his book *Modern Homes Melbourne* (1976), Norman Day described the Coakley House as

A house which shows the way undemanding materials (natural grey concrete block, steel deck, cedar vertical boards, concrete floors) can be brought alive to a degree normally reserved for more expensive goods.

Clean, simple, accurate handling with a complete one-man control over design, detail and construction.

The full value of a committed designer working with all his numerous talents is evident at every turn, in every detail.²

Description

The Coakley House is a single-storey residence of concrete block construction, with steeply pitched skillion roofs clad in metal decking. The house is situated on an east-west block, and is planned around a series of internal courtyards designed to maximise northern sun. A central services spine runs directly through the plan.

The house has later additions, also designed by Peter Crone. The carport is also an addition, included in the original design but not constructed until recently.³

Comparative Examples

French House, 22 Alfred Street, Beaumaris

Significance

The Coakley House, at 4 The Avenue, Hampton, is of aesthetic significance. The building is one of many architect-designed houses in the municipality. The house was designed by architect Peter Crone, for which he received an RATA award in 1976. Of note is the use of courtyard planning which responds to the east-west orientation of the site.

Source

Royal Australian Institute of Architects

1 Peter Crone, pers. comm., September 1998. N Day, *Modern Houses Melbourne*, Melbourne 1976, pp. 162-163.

2 Day, *Modern Houses Melbourne*, pp. 162-163.

3 Peter Crone, pers. comm., September 1998.

Building:	Residence	Significance:	B
Address:	26 The Avenue, Hampton	Melway Map Ref:	76 F4
Building Type:	Residence	Construction Date:	c.1927-28
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

The Avenue runs south from South Road which formed the southern boundary of the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. 26 The Avenue is therefore just outside Dendy's Survey. The property falls within Crown Portion 4 of the Parish of Moorabbin Land Sales, 7 May 1851, which was purchased by Nicholas Were. Were was the eldest brother of J B Were, Dendy's agent and partner.

26 The Avenue was built c.1927-28; the first occupant was William R Napier. The house at 24 The Avenue was built at the same time. Napier remained in the house at least until the 1950s.¹

Description

The house at 26 The Avenue, Hampton is a single-storey, Craftsman style inter-War bungalow. Walls are finished in roughcast render, with a red brick plinth and tuckpointed clinker brick soldier course across the street elevation. The house is asymmetrically planned, with broad gabled roofs with projecting eaves supported on timber brackets. The roof is clad in concrete tiles, and the gable ends are shingled. A gabled entrance porch faces the street, and has a Serlian arch supported on squat columns finished with pebbles. Windows are double-hung sashes with geometric leadlighting and projecting sills supported on corbelled brickwork.

The timber picket fence is not original.

Comparative Examples

The Pebbles, Droop Street, Footscray (Schrieber & Jorgenson, 1920)²
Nundah, 600 Barkly Street, Footscray (Schrieber & Jorgenson, 1924-25)³
Terry House, 26 Fellows Street, Kew (1923-24)⁴
427 Kooyong Road, Elsternwick

Significance

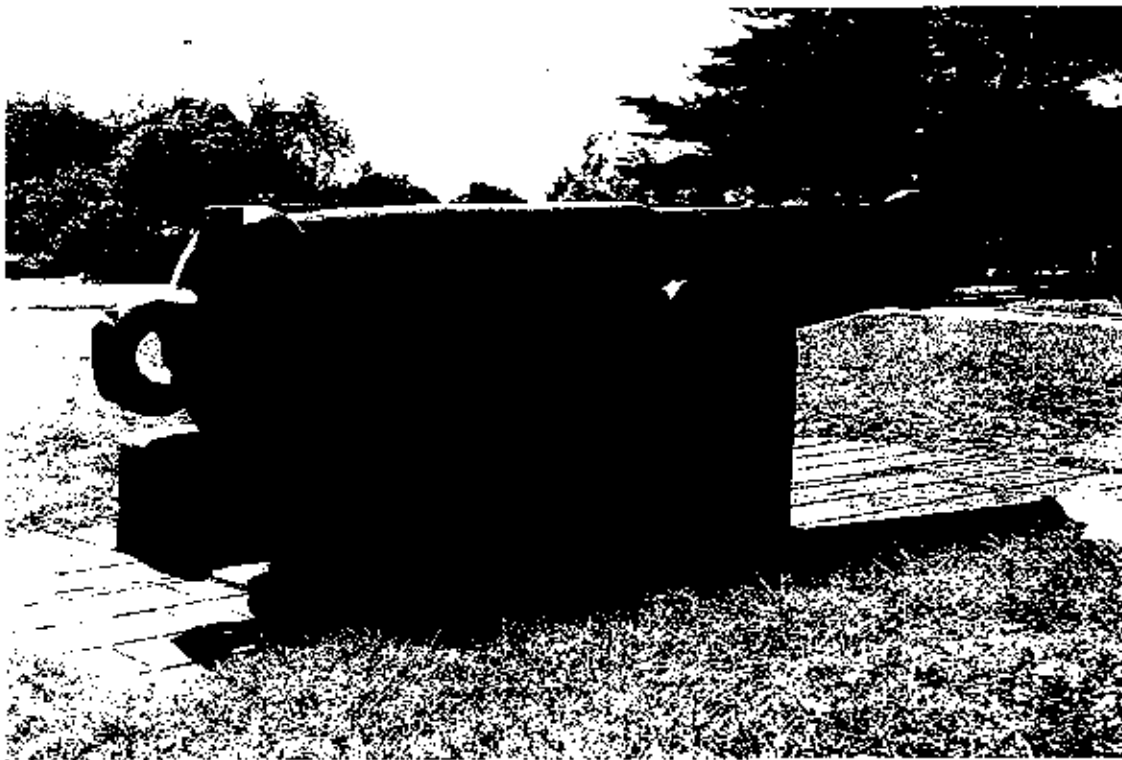
The house at 26 The Avenue, Hampton, is of historical and aesthetic significance. Substantially intact, the house is a distinctive example of the Craftsman historic and bungalow style, notable for its intersecting gable roof form, unpainted roughcast rendered walls and pebble-dash columns.

Identified By

Allom Lovell & Associates

-
- 1 Sands & McDougall, *Melbourne Directory*, various.
 - 2 Butler, *City of Footscray Urban Conservation Study*, Alphington (Vic) 1989, p. 4-41; National Trust File on 62 The Esplanade, Brighton.
 - 3 G Butler, *City of Footscray Urban Conservation Study*, p. 4-25; National Trust File on 62 The Esplanade, Brighton.
 - 4 Pru Sanderson Design Pty Ltd, *Kew: Urban Conservation Study*, South Melbourne 1988, Citation No. 55; P Cuffley, *Australian Houses of the '20s and '30s*, Fitzroy (Vic) 1989, p. 64.
-

Building:	Cannon	Significance:	B
Address:	The Esplanade, Brighton Beach Gardens	Melway Map Ref:	76 C3
Building Type:	Monument	Construction Date:	1861
Architect:	Col. Paxhaim	Builder:	Lowmoor Iron Works



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

This cannon was manufactured by Lowmoor Iron Works, South Bradford, England in 1861 and was one of thirty cannons ordered by Colonial Government for use as coastal artillery in 1859.

The cannon was designed by the French Officer, Col. Paxhaim in c.1800 and may have been used by Napeoleon's "corps d'elite" during the early nineteenth century. The cannon was the result of significance advances in the production of artillery during the Napeleonic Wars ending in 1815, the Crimean War (1853-56), and the American Civil War.

Description

The cannon is a cast steel, smooth bore, 8.12 calibre, loaded cannon which is set on a concrete base.

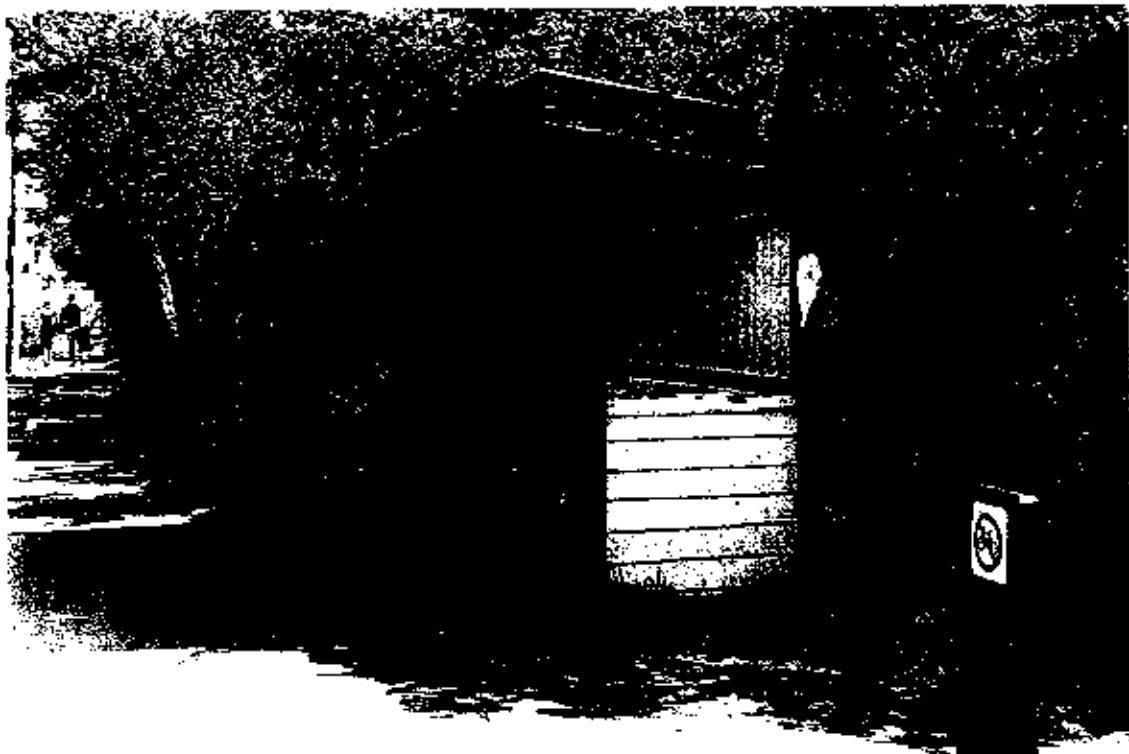
Significance

The cannon, now at the Brighton Beach Gardens, The Esplanade, Brighton is of historical significance. The cannon was of strategic importance in the defence of the Colony of Victoria during the nineteenth century. It is an important relic, comparing with the contemporary HMAS *Cerberus* bulk of Half Moon Bay.

Source

Andrew C Ward & Associates

Building:	Former Tramway Shelter	Significance:	B
Address:	The Esplanade at Dendy Street	Melway Map Ref:	76 C1
Building Type:	Tramway Shelter	Construction Date:	c.1906
Architect:	Victorian Railways Department (Way and Works Branch)	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Sir Thomas Bent, prominent and notorious local resident and council member, had championed an electric tramway to Elwood and Brighton for some time before he became Premier of Victoria in 1904. He was, however, constantly opposed by the Parliamentary Standing Committee on Railways. He sidestepped the Committee while Premier by listing the tramway as an 'electric street railway' and by keeping the cost under £25,000, the amount for which he would need approval. He appropriated the necessary money (£19,500) from the Country Tramways Trust Fund and built the first stage of the system, from Acland Street, St Kilda to Park Street, Middle Brighton. The line opened in May 1906.¹ It was the first major electric system in Victoria, preceded by the 1889 line from Box Hill to Doncaster, but opening five months before the North Melbourne Electric Tramway & Lighting Co. Ltd's line from Flemington Bridge to Essendon.² Bent passed the necessary Acts along the way. While construction was in process he passed an Act to extend the line from Acland Street to St Kilda Station and from Middle Brighton to Brighton Beach Station. He was subsequently censured by a Royal Commission³ for unconstitutional behaviour and [which] cast suspicion upon the reasons for rerouting the recently constructed electric tramway ... past an estate which he owned'.³ The track was duplicated in 1915 and was the only system to be under the management of the Victorian Railways Department rather than the Melbourne & Metropolitan Tramways Board.

This shelter appears to have been built some time after the opening of the line, and ceased to be used for its original purpose following the closure of the tramway in 1957.

Description

A former Victorian Railways tramway shelter with a seat of timber construction and a horizontal V-jointed dado to the rear. The higher section of the side walls are lined with vertical V-jointed boards. The ceiling is similarly lined with timber. The level roof is carried on a post and beam frame.

Comparative Examples

Former Tramway Shelter, The Esplanade (corner Kinane Street), Brighton

Significance

The former tramway shelter at the corner of The Esplanade and Dendy Street, Brighton is of historical significance. The shelter has associations with the former Victorian Railways electric street railway running from St Kilda to Brighton Beach stations.

Source

Andrew C Ward & Associates

¹ L Harrigan, *Victorian Railways to '62*, Melbourne 1962 p. 250.

² Allom Lovell & Associates, *Malvern Tram Depot and the Hawthorn Tram Depot: An Assessment of the Architectural and Historical Significance*, Prepared for the Public Transport Corporation, Melbourne 1990, p. 6. Melbourne Transit Authority, *100 Years of Melbourne's Trams*, Melbourne 1985, p. 16.

³ W Bate. 'Sir Thomas Bent', *Australian Dictionary of Biography*, Vol. 3: 1851-1890, A-C, Carlton (Vic) 1969, p. 145.

Building:	Former Tramway Shelter	Significance:	B
Address:	The Esplanade, near Kinane Street	Melway Map Ref:	76 C1
Building Type:	Tramway Shelter	Construction Date:	c.1906
Architect:	Victorian Railways Department	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Sir Thomas Bent, prominent and notorious local resident and council member, had championed an electric tramway to Elwood and Brighton for some time before he became Premier of Victoria in 1904. He was, however, constantly opposed by the Parliamentary Standing Committee on Railways. He sidestepped the Committee while Premier by listing the tramway as an 'electric street railway' and by keeping the cost under £25,000, the amount for which he would need approval. He appropriated the necessary money (£19,500) from the Country Tramways Trust Fund and built the first stage of the system, from Acland Street, St Kilda to Park Street, Middle Brighton. The line opened in May 1906.¹ It was the first major electric system in Victoria, preceded by the 1889 line from Box Hill to Doncaster, but opening five months before the North Melbourne Electric Tramway & Lighting Co. Ltd's line from Flemington Bridge to Essendon.² Bent passed the necessary Acts along the way. While construction was in process he passed an Act to extend the line from Acland Street to St Kilda Station and from Middle Brighton to Brighton Beach Station. He was subsequently censured by a Royal Commission³ for unconstitutional behaviour and [which] cast suspicion upon the reasons for rerouting the recently constructed electric tramway ... past an estate which he owned'.³ The track was duplicated in 1915 and was the only system to be under the management of the Victorian Railways Department rather than the Melbourne & Metropolitan Tramways Board.

This shelter appears to have been built some time after the opening of the line and ceased to be used for its original purpose following the closure of the tramway in 1957.

Description

A small former Victorian Railways tramway 'umbrella' shelter with a seat of timber construction and a corrugated iron dado to the rear wall. The upper section and end walls are timber framed with beaded linings and the bracketed roof is gabled and clad in corrugated iron.

Comparative Examples

Former Tramway Shelter, The Esplanade (corner Dendy Street), Brighton

Significance

The former tramway shelter at the corner of The Esplanade and Kinane Street, Brighton is historically significant. The shelter is the only surviving Victorian Railways 'umbrella' shelter which were once in general use on the Department's street railways.

Source

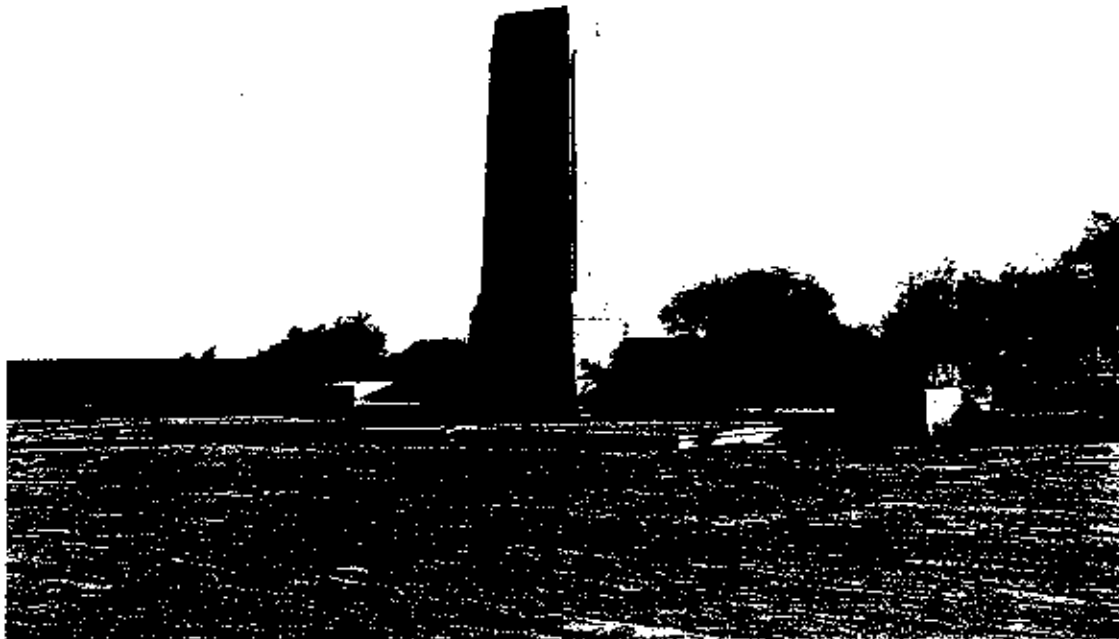
Andrew C Ward & Associates

1 L. Harrigan, *Victorian Railways to '62*, Melbourne 1962 p. 250.

2 Allom Lovell & Associates, *Malvern Tram Depot and the Hawthorn Tram Depot: An Assessment of the Architectural and Historical Significance*, Prepared for the Public Transport Corporation, Melbourne 1990, p. 6. Melbourne Transit Authority, *100 Years of Melbourne's Trams*, Melbourne 1985, p. 16.

3 W. Bate. 'Sir Thomas Bent', *Australian Dictionary of Biography*, Vol. 3: 1851-1890, A-C, Carlton (Vic) 1969, p. 145.

Building:	Cenotaph	Significance:	B
Address:	The Esplanade, opposite Dendy Street	Melway Map Ref:	67 C14
Building Type:	Monument	Construction Date:	1925-27
Architect:	Irwin & Stevenson with Paul Montford (sculptor)	Builder:	



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The cenotaph is located on a landscaped area of The Esplanade, opposite Dendy Street, Brighton. The monument is a memorial to those who fought in the first World War. It was commissioned by the City of Brighton in 1925 and was undertaken by architects Irwin and Stevenson with the contribution of the renown sculptor, Paul Montford.

Description

The monument is a large Stawell sandstone cenotaph on a Harcourt granite base with a reconstructed stone terrace. A sandstone wall is flanked by low granite walls facing the sea. A bronze assemblage of crossed weapons, wreath, fasces motif and funereal urn are sculpted above the inscription, "Erected in honour of those who fought in the Great War 1914-1918". The cenotaph itself is truncated with classical decoration in stone and bronze. The terrace walls have images of an airman and infantryman.

Comparative Examples

Statuary, Shrine of Remembrance, Melbourne
W B Chaffey Memorial, Mildura

Significance

The cenotaph, at The Esplanade, Brighton, is of historical significance. The monument is the City of Brighton's memorial to those who fought during the first World War. It was commissioned in 1925 and is the work of architects, Irwin and Stevenson and the sculptor, Paul Montford.

Source

Andrew C Ward & Associates

Building:	Former Royal Terminus Hotel, (now Milano's Brighton Beach Hotel)	Significance:	B
Address:	4-6 The Esplanade, Brighton Beach	Melway Map Ref:	76 C3
Building Type:	Hotel	Construction Date:	1842-43 onwards
Architect:	Charles Webb; Oakden & Ballantyne?	Builder:	Unknown



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

History

The Royal Terminus Hotel, originally known as the Brighton Hotel, was built in late 1842 on Lot 4 of Block 7 of Henry Dendy's Special Survey.¹ An advertisement in the Port Phillip Patriot in December 1842 described the hotel as under construction²; by the following February, the hotel had been advertised as open for business with.³ Weston Bate gives the first licensee as Henry Ball Sibering, although the Port Phillip Patriot notice was placed by T B Sibering.⁴ It was a substantial building with 'large unshuttered windows ... [giving] ...each of the upstairs bedrooms access to railed balcony looking out across the sea.'⁵

The hotel was the first in Brighton, and remained the only hotel in the town until the opening of Robert Keys' Little Brighton Inn on the Western Port Road in 1847. It was also apparently the only hotel south of the Yarra apart from Liardet's Hotel in Port Melbourne.⁶ As such, the hotel drew 'local' custom from a very wide area, as well as catering for Melbourne picnickers and resident guests in the summer season, who were charged 30 shillings a week for accommodation, and 2 shillings for dinner.⁷

As early as December 1843, Mawbey's 'Brighton Omnibus' service, connecting Melbourne and Brighton, terminated at the hotel, hence its name.⁸ By November 1844, the bus service had been taken over by T M Crosbie, the licensee of the hotel, who soon extended the service with a second vehicle. When W H Horton took over the hotel in 1847, Crosbie's services also passed to Horton.⁹

The prominent location of the hotel at Green Point, adjacent to the Brighton Baths (established in 1844) and jetty, and Brighton Beach railway station (established in 1861) ensured its prominent role in the social history of Brighton. As well as being a visual and social focus of the beach front, the hotel was associated with several local cultural institutions. From 1846, Crosbie operated the only licensed booth at the Brighton racecourse, established in 1845 just across of South Road, and Crosbie was responsible for year-round maintenance of the course.¹⁰ The hotel's balcony also found use during election rallies, particularly for the Legislative Council Province of South Bourke, for which 'nomination day' could draw crowds of up to 200.¹¹ The hotel was also the venue for annual dinners and 'smoke nights' of the Brighton Yacht Club, which had among its members Charles Webb, George Higinbotham and Thomas Bent.¹²

In the mid-1870s, the hotel's owner, John M Smith, came to prominence as a member of the 'Committee of Defence' during the debate over the status of the land between the newly-formed Esplanade and the beach, with Smith, Charles Webb and four others attempting to restrain auctioneer Gorge Walstab from selling the land, which they claimed had always been a public reserve.¹³ Smith owned the hotel from at least 1862 until the 1890s, and by 1901 the hotel had passed into control of the executors of Smith's estate.¹⁴

John Matthew Smith was the owner of Castlefield, in South Road, from 1856 until his death in 1931. Smith had emigrated from England in 1839, starting a law practice in Melbourne in 1849. An investor, he owned property in Collingwood and Melbourne, was a Melbourne City Councillor, and a member of the St Kilda and Brighton Railway Company. Smith was a lay preacher at St Andrews Church, Brighton, and was involved in the establishment of All Souls' Church at Gipsy Village.¹⁵

Sketches from the 1860s show the three-storey addition which was built in 1859 to a design by Charles Webb, as recorded in the tender notice placed in the *Argus* in February 1859.¹⁶ Webb appears to have had an ongoing relationship with the hotel; a later tender notice in September of 1874 mentions 'general repairs to the Royal Terminus Hotel'.¹⁷ The building appears to have been altered again (verandah) possibly in the 1880s or '90s. Subsequent changes have included the removal of the first floor verandah and the its enclosure at the ground floor level.

MMBW Drainage Plans from c.1909 list Oakden and Ballantyne as 'agents' for the owners of the hotel; the Australian Architectural index does not record the details of their involvement with the hotel, but they may have been responsible for additional alterations.¹⁸

The rate books themselves shed little light on the exact date of the alterations to the hotel. The rate books of 1862 list its Nett Annual Value as £360, but by 1874, this had dropped to £200. In 1878, the building was described as having 18 rooms and an NAV of £260, but the following year the rooms had increased to 20 but the value had fallen to £240. In 1880, the number of rooms is not listed, but the NAV was £320. By 1889, the 24-room building was valued at £270, and in 1901, £170.¹⁹

The location of hotels at the termini of public transport routes was common throughout Victoria in the nineteenth century. The George Hotel in Fitzroy Street, St Kilda, which was built opposite the newly opened St Kilda Railway Station in 1857, and originally known as the Terminus Hotel.²⁰ The name of the Golden Point Hotel in Geelong (built 1854) was changed to the Terminus Hotel on completion of the Newport to Geelong railway in 1857.²¹ Similarly, the Terminus Hotel in Seymour reflects the importance of the railway on the commercial development of the immediate surrounds of the railway station.²² Although many of these hotels have since changed their names, some which have retained the Terminus moniker include hotels in Williamstown (railway terminus), Victoria Street, Abbotsford, and Queens Parade, Clifton Hill.

Description

The former Royal Terminus Hotel is a three-storey rendered Italianate building with a hipped, partially slate roof. The elevation along The Esplanade is almost symmetrical, comprising of a three-storey central section flanked by two-storey wings. Decorative render work includes bracketed eaves, moulded window dressings and vermiculated quoins. Chimney stacks are rendered with modillioned caps and barrelled tops.

The present building may contain remnants of the original double-storey Brighton Hotel. The present hotel had been substantially extended and altered, although the form of the building remains essentially as it was around the turn of the century. A photograph of the building c.1950²³ shows few external differences to the building in an undated photograph, probably taken around the turn of the century.²⁴ The later photograph shows that since the 1950s, the building's ornate, front verandah and triple-gabled balcony have been removed, and the ground floor verandah built in, with some of the windows of the facade altered to match the fenestration of the new ground floor work. The north end of the building appears to have been extended with a hipped roof double-storey wing. Part of the roof has been reclad in decromastic tiles and corrugated galvanised steel. The interior has been extensively altered at ground level, although the first floor level remains relatively intact.

Comparative Examples

Esplanade Hotel, Esplanade, St Kilda
Victoria Hotel, Beaconsfield Parade, Albert Park
Former Hotel, 222-226 The Esplanade, Brighton
Hampton Hotel, 56 Beach Road, Hampton
Former Great Southern Hotel, 471 Beach Road, Sandringham
Red Bluff Hotel, Beach Road, Sandringham
Beaumaris Hotel, Beach Road, Beaumaris
Mentone Hotel, Beach Road, Mentone

Significance

The former Royal Terminus Hotel, at 4-6 The Esplanade, Brighton, is of social and historical significance. The building, which may incorporate the original 1843 building, was the first hotel in Brighton and one of the first hotels south of the Yarra River. The hotel has been a major landmark in the Green Point area for over 150 years, and during this time has been associated with the social activity of the municipality, and particularly with the development of Brighton as a

seaside resort. The hotel also has an important historical association with prominent Brighton resident and architect, Charles Webb.

Source

Andrew C Ward & Associates

- 1 Weston Bate. *A History of Brighton*. Melbourne, 1983. p 45.
- 2 *Port Phillip Patriot*, 22 December 1842. Cited in Weston Bate. *A History of Brighton*. p 45.
- 3 *Port Phillip Patriot*, 16 February 1843. Cited in Weston Bate. *A History of Brighton*. p 45.
- 4 Weston Bate. *A History of Brighton*. Melbourne, 1983. PPP, 16 February 1843.
- 5 *Port Phillip Patriot*, 4 September 1843. Cited in Weston Bate. *A History of Brighton*. p 45.
- 6 Weston Bate. *A History of Brighton*. Melbourne, 1983. p 45.
- 7 Weston Bate. *A History of Brighton*. Melbourne, 1983. pp 45-46.
- 8 *Port Phillip Gazette*, 27 December 1843, p 3, d. Cited in Weston Bate. *A History of Brighton*. p 76.
- 9 *Port Phillip Patriot*, 1 November 1847. Cited in Weston Bate. *A History of Brighton*. p 76.
- 10 Weston Bate. *A History of Brighton*. pp 83-85.
- 11 *The Argus*, 10 September 1851, p 2. Cited in Weston Bate. *A History of Brighton*. p 182.
- 12 Weston Bate. *A History of Brighton*. pp 350-351.
- 13 Weston Bate. *A History of Brighton*. pp 346-347.
- 14 Rate Books 1862, 1872, 1874, 1878, 1878, 1880, 1889, 1901.
- 15 Graeme Disney & Valerie Tarrant. *Bayside Memories: History and Heritage of Sandringham, Hampton, Black Rock and Beaumaris*. Sandringham, 1988. pp 34, 36.
- 16 *Argus*, 25 February 1859.
- 17 *Argus*, 21 September 1874.
- 18 MMBW Drainage Plan, 4-6 The Esplanade.
- 19 Rate Books 1862, 1872, 1874, 1878, 1878, 1880, 1889, 1901.
- 20 Database of the Register of the National Estate. No. 011992.
- 21 Database of the Register of the National Estate. No. 015782.
- 22 Database of the Register of the National Estate. No. 004448.
- 23 'Brighton Beach from Green Point.'; 'The Royal Terminus Hotel... c.1950.' Photo from the Royal Historical Society of Victoria collection. Published in Lyndsay Mace. *Brighton Recollections 1920s-1930s*. Dandenong, 1994. pp 13- 23.
- 24 'Brighton Beach from Green Point.' Photo from the Royal Historical Society of Victoria collection. Published in Lyndsay Mace. *Brighton Recollections 1920s-1930s*. Dandenong, 1994. p 13.

Building:	Residence	Significance:	B
Address:	72 The Esplanade, Brighton	Melway Map Ref:	76 C2
Building Type:	Residence	Construction Date:	1929-30
Architect:	Bernard Evans	Builder:	Michael J Carroll



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The house at 72 The Esplanade, Brighton, was designed by Bernard Evans in 1929.¹ In the rate books of 1929 (prepared November 1928), Mrs Annie Holt is recorded as the owner of a ten-room wooden house on a site with a 150' frontage to The Esplanade, valued at £200.² The rate books for 1930 (prepared November 1929) suggest that this large block was subdivided into two; Annie Holt is listed as the owner and occupier of land with a 61' frontage to The Esplanade. An amendment to the rate book lists an eight-room house in progress, rated at £62.³ That year, Holt's old wooden house at No. 70 (frontage 89' NAV £145), was owned by Lorna Loughnan. No. 72 was built by M J Carroll, a builder⁴ of 71 Centre Road, Brighton.⁵

Bernard Evans (1905-1981) emigrated from England to Australia with his family in 1913. He worked for his builder father, before undertaking architectural study. He worked for architect George A Monsborough 1926-29 before commencing sole practice in 1930. Evans was registered as an architect in Victoria in September 1940, establishing the firm Bernard Evans & Partners in 1946, remaining principal until his retirement in 1972. Evans' early jobs were mostly domestic. In the 1930s, he designed two regional hospitals, the London Court Arcade, Perth, Westralia House, London, and several blocks of flats in Melbourne. After the war, the firm designed several major commercial buildings including the Victorian Automobile Chamber of Commerce building, St Kilda Road (1958) and 505 St Kilda Road (1959-60). He completed the initial design for the John Batman Motor Inn in, Queens Road (1961), which was completed by Robin Boyd. Evans was also involved in urban planning, including residential and industrial subdivisions. Evans served as a Melbourne City Councillor 1948-1973, and was Lord Mayor 1958-60. He was knighted in 1962. With the Council, Evans was involved in several major urban planning initiatives, most notably the City Square and the Westgate Bridge.

Description

The house at 72 The Esplanade is an attic-style tuckpointed red brick bungalow with a steeply pitched terracotta tiled gabled roof. An unusual and prominent central polygonal entrance porch projects from the gable, supported on Ionic columns with a balcony above. The porch bisects a hipped roof verandah, and on either side are bow windows with diamond patterned leadlight double-hung sashes. The verandah has a granolithic floor with a Greek fret motif and is supported at each end on Ionic columns. The central double entrance doors are glazed with bevelled panes. The red brick front fence has geometric ironwork panels and is original. The front garden similarly appears to be contemporary with the house. The porch has undergone slight alteration, including glazing. The original architectural drawing drawings show several chimneys; apart from one to the rear, it is unclear whether the others, now absent, were ever built.

Comparative Examples

5 Menzies Avenue, Brighton

99 Park Road, Cheltenham

7 Menzies Avenue, Brighton

Belbert, 2 Were Street, Brighton

Significance

The house at 72 The Esplanade, Brighton, is of aesthetic significance. The house is an unusual inter-War residence displaying a variety of distinctive classical revival elements overlaying the traditional single-ridge gabled bungalow form. The house is demonstrative of the inter-War bungalow style particularly popular in those parts of the municipality which underwent their major period of development in the 1920s. The house is also part of a long tradition of construction of large residences along the seafront. The house is enhanced by its original front fence and appropriate garden.

Source

Andrew C Ward & Associates

1 Architectural drawings for 72 The Esplanade. Held at the Public Records Office. VPRS 10254. Unit 24. File 6376

2 Rate Books 1929.

3 Rate Books 1930. Oddly, the address of the new house is incorrectly given as No. 124.

4 Victorian Electoral Rolls 1930. Held at the State Library of Victoria.

5 MMBW Drainage Plan No. 180925. Dated 17 January 1930.

Building:	Residence	Significance:	B
Address:	82 The Esplanade, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	c.1900
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The site of No. 82 The Esplanade is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

In c.1890, there were five houses on the east side of The Esplanade, between Were Street and Dendy Street. This had increased to nine by c.1900, 12 by c.1910, and 21 by c.1930.¹ The house at 82 The Esplanade appears to have been built c.1900.

Description

The house at 82 The Esplanade is an attic-style Edwardian residence with Queen Anne overtones. The house is constructed of red brick with a hipped terracotta tiled roof. A verandah supported on simple timber posts extends from the main roof and encircles the house on three sides. The verandah has curved timber valances, vertical timber fretwork and a bluestone plinth. Semi-octagonal bays are located at the north and south ends of the front elevation, and two turrets penetrate the roof, one with a curved, copper clad roof and decorative metal finial, and the other with a terracotta-tiled 'candle-snuffer' roof. The attic has casement windows and a half-timbered gable.

Comparative examples

House, 124 Wickham Road, Highett

Significance

The house at 82 The Esplanade, Brighton, is of aesthetic significance. The house is a good example of an Edwardian house overlaid with stylistic elements of the Queen Anne style. Of note are the two whimsical turrets, symmetrically composed but with different roofs. Historically it reflects the period of development around the turn of the century.

Identified By

Allom Lovell & Associates

¹ *Sands & McDougall Victorian Directory*, various.

Building:	The Riviera, former Rockview and Shrewsbury	Significance:	B
Address:	120 The Esplanade, Brighton	Melway Map Ref:	67 C12
Building Type:	Flats	Construction Date:	c.1885, c.1923
Architect:	Unknown	Builder:	Unknown



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

History

According to the *Sands & McDougall Victorian Directory* for 1885, there were only two houses on the east side of The Esplanade (then known as Beach Road) between Dendy and Wellington Streets. These two properties were a semi-detached pair of Victorian houses. The rate book for 1888 describes them as two 7-room brick houses, both owned by George Daniel. He had apparently died by 1900, and ownership of the houses passed to the Executors of his Estate.

In 1910, the two houses were identified as Shrewsbury and Rockview, and were owned, respectively, by George Daniels, accountant, and Frederick Daniels, bank manager. The two men, who were presumably sons of the late George Daniels, still owned the houses in 1917. At that time, they were numbered as 82 and 82A The Esplanade, and both were occupied by Edward Duff. He was a boarding house keeper, so he was presumably operating the two properties as accommodation.

By 1925, both houses had been acquired by Mary Anthony, married woman. They were described in the rate books of that year as four 5-room brick flats, designated as Flats 1 to 4, 120 The Esplanade. The original Victorian houses had obviously been substantially remodelled, both inside and out. This was typical of the 1910s and '20s, which saw much redevelopment of foreshore properties in Brighton. Many of the large seaside mansion estates, such as Norwood, were subdivided as coastal land rapidly became sought-after for new residences. Other stately houses were remodelled as flats or boarding houses to provide accommodation for the increasing numbers of resort tourists and others who desired a beachside address.

Mrs Mary Anthony was still the owner of flats in 1930. The rate books indicate that she herself was the occupant of Flats 1 and 2, with Frederick Lerysdale, a shopfitter, living in Flat 3, and Robert Moffatt, gentleman, in Flat 4. By the late 1940s, the property was identified in the *Sands & McDougall Victorian Directory* only as The Riviera flats.¹

Description

The Riviera, at No. 120 The Esplanade, Brighton, is a double-storey block of flats, converted from a semi-detached pair of Victorian brick houses. The only remnant of its origins is the hipped corrugated iron roof, and rendered brick chimneys with moulded caps. The form of the building suggests that there was a verandah around three sides, now replaced by a narrow projecting rendered brick wing across the street front. It is symmetrical, with a central enclosed bay with segmental arched windows and a panel bearing the words THE RIVIERA. It is flanked by open porches at the upper level, with separate external staircases that merge to form a single staircase in front of the building. The staircases and porches have pierced brick wall balustrades between capped piers, topped with urns and orbs.

The projecting timber-framed bays at the north side of the building are unusual elements. They are flat-roofed with narrow sash windows, and horizontal board cladding. The upper level bay projects out over the lower one, and is supported by diagonal timber struts.

Comparative Examples

Park House, 7 Keith Court, Brighton

Narbethong and Marathon, 166-168 Church Street, Brighton

Significance

The Riviera, at 120 The Esplanade, Brighton, is of historical significance and aesthetic interest. As a block of flats converted in the 1920s from a large Victorian house, it demonstrates an interesting change in the pattern of residential settlement along the Brighton foreshore. It is also of interest for its bold detailing typical of the 1920s, with solid balustrades, orbs, and rendered surfaces.

Identified by

Allom Lovell & Associates

¹ Sands & McDougall, *Melbourne Directory*, various

Building:	Tatloch	Significance:	B
Address:	160 The Esplanade, Brighton	Melway Map Ref:	76 C1
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



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

History

In 1888 George Clayton owned properties on the east side of The Esplanade between Park and Wellington Streets. In 1889, Clayton, a gentleman, built a five-room brick dwelling adjacent to the northern-most property, and lived there for several years. By 1900, he had leased the property to George Nicholson, a dentist, however, by 1905 Clayton resided there again. The property was then known as Tatloch (or Tatlock).¹

Description

Tatloch is a double-storey Italianate style residence of brick construction, attached to the adjacent property on the south side. The house has a terrace form, with wing walls terminating a verandah and balcony embellished with cast iron lacework frieze and balustrading. Windows are double-hung sashes with segmented-arched heads. The facade is surmounted by a plain parapet with a scrolled semi-circular pediment.

Alterations include the painting of the original brickwork, the addition of shutters to the windows, the removal of original cast iron lacework to the verandah at ground floor level, the addition of leadlighting to the sidelights flanking the entrance door and the construction of a high brick front fence.

Comparative Examples

Leylands, 38 Asling Street, Brighton

Lara, 40 Asling Street, Brighton

Bayview, 20 Huntley Street, Brighton

Beaupre & Laurista, 22 & 24 Halifax Street, Brighton

Significance

Tatloch, at 160 The Esplanade, Brighton, is of aesthetic and historic significance. It is an example of the terrace house type, which, although common in other suburbs of Melbourne, is relatively rare in this municipality. Tatloch is also important as a rare surviving nineteenth century house on The Esplanade.

Source

Andrew C Ward & Associates

¹ Rate Books 1888, 1889, 1900, 1906.

Building:	Residence	Significance:	B
Address:	190 The Esplanade, Brighton	Melway Map Ref:	67 C12
Building Type:	Residence	Construction Date:	c.1920
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The land on which the house at 190 The Esplanade was built formed part of James Webb's Brighton Park Estate. At the turn of the century, there were several houses along The Esplanade, also known at the time as Beach Road.¹

The present house appears to have been built in the inter-War period. The Sands & McDougall Directory for 1947 lists the occupant as Mrs I M Burdett.

Description

The house at 190 The Esplanade is a double-storey inter-War Bungalow. The house has a terracotta tiled hipped roof with a projecting curved attic bay symmetrically positioned over the main entrance. The red brickwork of the walls is contrasted with a rough-cast band under the eaves. The main roof extends over a verandah to the front facade which is supported on columns positioned on a low brick fence. Two bay windows flank the centrally located main entrance while the north window is protected by a timber framed window hood with a terracotta roof. The chimneys are red brick with rough-cast detailing and terracotta chimney pots.

Significance

The house at 190 The Esplanade, Brighton, is of aesthetic significance. The house is an intact example of an inter-War Bungalow. The red face brickwork, contrasting rough-cast render and broad terracotta roof incorporating the verandah are all characteristic of the period.

Identified by

Allom Lovell & Associates

1 Sands & McDougall, *Melbourne Directory*, 1901

Building:	Former Brighton Corporation Baths	Significance:	B
Address:	251 The Esplanade, Brighton	Melway Map Ref:	67 C10
Building Type:	Swimming Pool	Construction Date:	1936
Architect:	Oakley & Parkes	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The Brighton Corporation Baths were established on this site in 1881 and enlarged in 1909 to provide swimming areas for men and women. The baths were destroyed in a storm in November 1934, and architects Oakley & Parkes were engaged to design the replacement. The new building costs £8,500 and was officially opened on 19 December 1936. On 23 February 1986, the reconstructed sea enclosure was opened.

The building was designed by the architectural firm Oakley & Parkes. The founding partner of the firm, Percy Allport Oakley (1883-1955) had served as a Brighton city councillor from 1919 to 1925, with a brief tenure as mayor in 1923.¹ Oakley established his architectural firm with Stanley Parkes in 1926 after being in partnership with Alec Eggleston for a decade. Oakley & Parkes soon established themselves as an important and influential firm. In 1932, they were responsible for the design of Yule House in Collins Street, a glass-fronted Moderne office block which quickly became one of the most influential and imitated buildings of that decade.²

Description

The former Brighton Corporation Baths is a Moderne style building of cream brick construction, symmetrically composed with a central double-storey pavilion with flanking single-storey wings. Characteristic of the style, the building has a pronounced horizontal emphasis with roofs concealed behind parapets and curved corners. A concrete hood projects over the central entrance. A brown brick soldier course runs across the building at parapet level.

The timber baths enclosure projects into the sea and consists of a walkway on three sides with timber palings screen wall, timber railings and deck carried on timber piles.

Significance

The former Brighton Corporation Baths, at 251 The Esplanade, Brighton, is of aesthetic and historic significance. The building is a fine example of the Moderne style, and typical of the work of noted architectural firm of Oakley & Parkes. The building is a local landmark and prominent element of the Middle Brighton foreshore. Historically, public baths have continuously occupied this site since 1881, demonstrating Brighton's role during the nineteenth century as Melbourne's seaside resort.

Source

Andrew C Ward & Associates

1 Weston Bate, *A History of Brighton*. pp 440, 442.

2 D L Johnson, *Australian Architecture 1901-51: Sources of Modernism*. p 96.

Building:	Holy Trinity Anglican Church	Significance:	B
Address:	Thomas Street, Hampton	Melway Map Ref:	76 C6
Building Type:	Church	Construction Date:	1928
Architect:	Barlow & Hawkins	Builder:	R P Batters



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The first meeting of the local Church of England community was at Darlinghurst, Deakin Street, Hampton on 26 October 1904. The second meeting was in February 1905, when it decided to name the church the Holy Trinity Church and to hold future services in the Hampton hall, which was rented for 7/6 per week. In February 1909 a block of land was purchased in Thomas Street for £200 and the first church, which later functioned as the parish hall, was built in 1909-10 at a cost of £235.¹ The vicarage of the Holy Trinity Church was designed in 1915 by Gawler & Drummond² and the kindergarten was built in 1920. In 1922 an adjoining block of land was purchased and the foundation stone of the present church was laid in 1928.³ In 1954 a further adjoining block was purchased and a new parish hall was built.⁴ One of the bells in the tower was originally from St Johns Church Toorak.⁵

Description

The Holy Trinity Anglican Church is a small clinker brick building designed in a simplified Gothic Revival style, with a steeply pitched terracotta tiled roof and a diagonally oriented tower on the north-west corner. The stained glass pointed arch windows have stone dressings. A small gabled wing projects at the east end, and has corner buttresses and trefoil carving in the bargeboards. The tower steps back slightly as it rises and is surmounted by a flagpole with the main entrance to the church at its base. The apse at the east end is semi octagonal.

Internally, walls are plastered with contrasting brick dado, window surrounds, columns and pointed arches. The plaster ceiling is a pointed arch vault, with decorative moulded plaster ribbings.

Comparative Examples

Sandringham Uniting Church, Trentham Street, Sandringham
Church of Christ Hall, Wilson Street, Brighton
Hampton Uniting Church, Service Street, Hampton
St Stephen's Anglican Church, Cochrane Street, Brighton

Significance

The Holy Trinity Anglican Church at Thomas Street, Hampton, is of historical and aesthetic significance. The church has served the local community since its construction in 1928 and is one of many to be constructed in the municipality in the Inter-War period, during which the suburb underwent rapid development. The church is a good example of the free Gothic Revival style with notable elements of the design including the sweeping gabled terracotta tiled roof, corner tower and restrained use of stone dressings.

Identified By

Allom Lovell & Associates

-
- 1 Sandringham Historical Society, File on Holy Trinity Church.
 - 2 M Lewis (ed.), 'Architectural Index'.
 - 3 Sandringham Historical Society, File on Holy Trinity Church.
 - 4 Graeme Disney, pers comm.
 - 5 Graeme Disney, pers comm.
-

Building:	Stonhaven	Significance:	B
Address:	12 Thomas Avenue, Moorabbin	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1870s?
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

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

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

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

Description

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

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Lauriston, 457 Bay Street, Brighton
Gisland, 13 Black Street, Brighton
9 Gordon Street, Hampton
Carolside, 60 Halifax Street, Brighton

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

Significance

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

Identified By

Allom Lovell & Associates

1 Parish of Moorabbin Plan, 1864 with revisions 1875.

2 Lodged Plan No. 10884, declared 29 June 1925; Lodged Plan No. 10885, declared 27 March 1924. Land and Survey Information Centre.

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

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

Building:	Residence	Significance:	B
Address:	13 Thomas Street, East Brighton	Melway Map Ref:	76 C6
Building Type:	Residence	Construction Date:	c.1950
Architect:	Unknown	Builder:	Unknown



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

History

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

The house at 13 Thomas Street, East Brighton was built c.1950; it is on the west side of Thomas Street, between the Nepean Highway and Centre Road.

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

Description

The house at 13 Thomas Street is a single-storey residence, of rendered brick construction with a brick plinth and flat roof. The house has an encircling projecting concrete roof and eaves, providing horizontal emphasis. Windows are steel-framed casements, with brick sills. A semi-circular bow window is located at the north end, and abuts a broad chimney stack clad in random-coursed slate.

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

Significance

The house at 13 Thomas Street, East Brighton, is of aesthetic significance. The house is an unusual example of the Modernistic style popular in the immediate post-War period, featuring a distinctive bow window and slate-clad chimney. The house is enhanced by its exotic front garden and original front fence and side garage.

Identified By

Allom Lovell & Associates

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

Building:	Thule	Significance:	A
Address:	6 Thule Court, Brighton	Melway Map Ref:	67 E6
Building Type:	Residence	Construction Date:	c.1885
Architect:	Unknown	Builder:	Unknown



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

History

Thule was constructed around 1885 by Thomas Telford, who named the house after his station property in New South Wales. The novelist Ethel (Henry Handel) Richardson, is known to have stayed at Thule during her youth, as the friend of Telford's daughter, Janette. The *Sands & McDougall Victorian Directory* for 1890 lists Miss Janette T Telford as the occupant of the house on the west side of New Street, north of North Road. By 1893, a Mrs B Telford was living there, and the house was apparently vacant the following year.¹

By 1905, the owner of the house was listed as Mrs J T Brett, who was formerly Miss Janette T Telford. She rented the house to a succession of tenants lived over the following years: John Duigan was the occupant in 1901, then Mrs I Steel by 1904, then Mrs Julia Dodd from 1905 to 1910, and Robert Coutts from 1913 to 1914.²

By 1917, the house been purchased by Frances Roche, an importer, for his own residence. He was still living there in 1930, at which time the property was addressed as No. 361 New Street.³ In 1932, the original Thule estate, which measured 265' by 336', was subdivided. Thule Court was created, and the remaining land was carved into eleven residential allotments.⁴ The original mansion was retained on Lot 6, which later became numbered as No. 6 Thule Court.

Description

Thule is a substantial single-storey Victorian villa of an unusual asymmetrical design. The villa has tuck-pointed face brickwork and rendered dressings with a hipped and gabled slate roof finished with iron ridge cresting and decoratively bracketed eaves. A corner verandah, which emphasises the diagonal axis of the design, is carried on timber posts with a cast iron Greek key pattern forming the frieze. The parapeted entrance porch is accentuated with a trabeated motif.

Significance

Thule, at 6 Thule Court, Brighton, is of historic and aesthetic significance. The design of the substantial Victorian residence is unique with its Greek derived applied detail and embellishment. The residence features iron cresting to the slate roof, decoratively bracketed eaves and a parapeted entrance porch. Thule also has historical associations with the early subdivision of the municipality and is linked with author, Henry Handel Richardson.

Source

Andrew C Ward & Associates

1 *Sands & McDougall Victorian Directory* 1893, 1894.

2 Rate Books, various.

3 Rate Books, 1917, 1930.

4 Lodged Plan No. 13701, dated 26 November 1932. Land and Survey Information Centre.

Building:	Residence	Significance:	B
Address:	22 Tweed Street, Highett	Melway Map Ref:	77 C8
Building Type:	Residence	Construction Date:	c.1870
Architect:	Unknown	Builder:	Unknown



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

History

In 1959 the area in the vicinity of present Tweed, Clyde, Telford and Peterson Streets and Molong Avenue was subdivided into suburban allotments, the house at 22 Tweed Street occupying lot No. 195A.¹ Tweed Street does not appear in the Sands and McDougall Directories until 1950, when the house was occupied by Alan C Sellwood.² The date of construction of the house is unknown, but it appears to date from the 1870s or '80s.

Description

The house at 22 Tweed Street is a single-storey, double-fronted weatherboard cottage, with a gabled corrugated iron roof and a verandah across the front elevation. The verandah is supported on timber posts, and has a corrugated iron roof. The front elevation is symmetrical, and has double-hung sash windows flanking the central entrance door. The gable ends have carved timber barge boards.

Comparative Examples

Leoua, 6 Emily Street, Brighton
Arcadia, 10 Emily Street, Brighton
72 Outer Crescent, Brighton

74 Outer Crescent, Brighton
14 Warriston Street, Brighton
Dersley, 42 William Street, Brighton

Significance

The house at 22 Tweed Street, Highbett, is of historical significance and aesthetic interest. One of a small number of surviving 19th century houses in Highbett, the house demonstrates an early and important phase of settlement of the area, prior to suburban subdivision. The house is a typical and relatively intact example of a double-fronted weatherboard villa.

Identified By

Allom Lovell & Associates

1 Lodged Plan No. 50284, dated 16 December 1959. Land and Survey Information Centre.

2 *Sands & McDougall Victorian Directory*, 1950.

Building:	Residence	Significance:	B
Address:	49 Victoria Street, Sandringham	Melway Map Ref:	76 K11
Building Type:	Residence	Construction Date:	1923
Architect:	W T Sunderland	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The house at 49 Victoria Street Sandringham is located within Crown Portion 24, originally purchased by David J Thomas in the second Parish of Moorabbin Land Sale on 28 January 1852.

The house was designed by W T Sunderland, the City Engineer of the City of Sandringham. William Thomas Sunderland was born in Castlemaine in 1880. His father was a builder, and he worked with him for ten years before commencing his own business of 'designing and erecting on my own account around the Castlemaine district.'¹ His work included the local Anglican vicarage as well as several houses in reinforced concrete. Sunderland also served as Borough Engineer in Castlemaine prior to being appointed City Engineer in Sandringham. He patented the later popular cement penetration method of road construction and was responsible for other concrete structures in the municipality including the grandstand at Picnic Point and the rotunda at Melrose Street.

In addition to his municipal duties, Sunderland designed several houses in the area, including his own in Bamfield Street. When he applied for registration as an architect in 1923, Sunderland informed the registrar that:

I have designed in an honorary capacity many dwellings in the metropolitan area, my latest being a residence for Mr J A C Sayle in Victoria Street, Sandringham, containing 42 squares and costing £4,500.²

Mr J A C Sayle was a local chemist who had a shop in Melrose Street. After World War Two, his house in Victoria Street was occupied by Dr N Moir Simpson.³

Description

The house at 49 Victoria Street is a large double-storey residence designed in an unusual austere inter-War style. The house is an asymmetrical composition of cubic forms with plain rendered walls. The windows are double-hung with multi-paned upper sashes. The lower roof is concealed behind a parapet, whilst the first floor is set back and has a flat roof. A wide projecting cornice runs around both levels, providing a horizontal emphasis. A porte-cochère, square in plan, marks the entrance.

Comparative Examples

23 Bamfield Street, Sandringham
33 Black Street, Brighton
1 Lorac Avenue, Brighton

Significance

The house at 49 Victoria Street, Sandringham, is of aesthetic and historical significance. It is a unusual example of an inter-War house; of note is its distinctive composition of rendered cubic forms and the projecting rendered concrete hood. It is important as one of the few known private commissions of W T Sunderland, one-time Sandringham City Engineer and a pioneer of concrete construction in the 1920s.

Identified By

Allom Lovell & Associates

-
- 1 'William Thomas Sunderland'. Architects' Registration Board of Victoria file, VPRS 8838/P2, Public Records Office Victoria.
 - 2 'William Thomas Sunderland'. Architects' Registration Board of Victoria file, VPRS 8838/P2, Public Records Office Victoria.
 - 3 *Sands & McDougall Victorian Directory*, 1947.

Building:	Eulo	Significance:	B
Address:	33 Warleigh Grove, Brighton	Melway Map Ref:	67 G9
Building Type:	Residence	Construction Date:	1910
Architect:	Unknown	Builder:	Unknown



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

History

In 1909 Robert Comer purchased land measuring 230 x 150 feet in Warleigh Grove—then called Oakwood Avenue—from Eric Thomas, a dentist. The land was on the north side of the street, between Montclair Avenue and Grandview Road. In 1910 Comer subdivided the land into three blocks and constructed eight-room wooden house on the western block, named Eulo. The house was completed that year and Comer, a civil servant, resided there. By 1922, James Vardon, a civil servant was owner and occupant, the land by then having been extended from 80 x 120 feet to 80 x 230 feet. The property continued to be known as Eulo.¹

Description

Eulo is a substantial double-storey Edwardian villa with stylistic influences from the Queen Anne style. The house has a high pitched slate roof with terracotta ridge cresting and a blind dormer to emphasise the diagonal axis of the house. The main roof incorporates the verandah which is supported on timber posts and features decorative timber fretwork. The bluestone fence is not original.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton
Ballara, 47 Bay Street, Brighton
Elgin, 83 Centre Road, East Brighton
Umfra, 144 Cochrane Street, Brighton
Prendagga, 21 Cole Street, Brighton
Adlez, 40 Cole Street, Brighton
85 Cole Street, Brighton
12 & 14 Dawson Avenue, Brighton
14 Gordon Street, Hampton
332 Hampton Street, Hampton
Omah, 896 Hampton Street, Hampton
7 Inner Crescent, Brighton
Emohruo, 18 Linacre Road, Hampton
22 Martin Street, Brighton

17 New Street, Brighton
Keyham, 60 New Street, Brighton
Huia, 358 New Street, Brighton
Windarra, 54 North Road, Brighton
Meanyet, 27 Outer Crescent, Brighton
Carinya, 387 St Kilda Street, Brighton
Milloo, 4 South Road, Brighton
42 Sussex Street, Brighton
54 Sussex Street, Brighton
Inglewood, 37 Tennyson Street, Sandringham
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

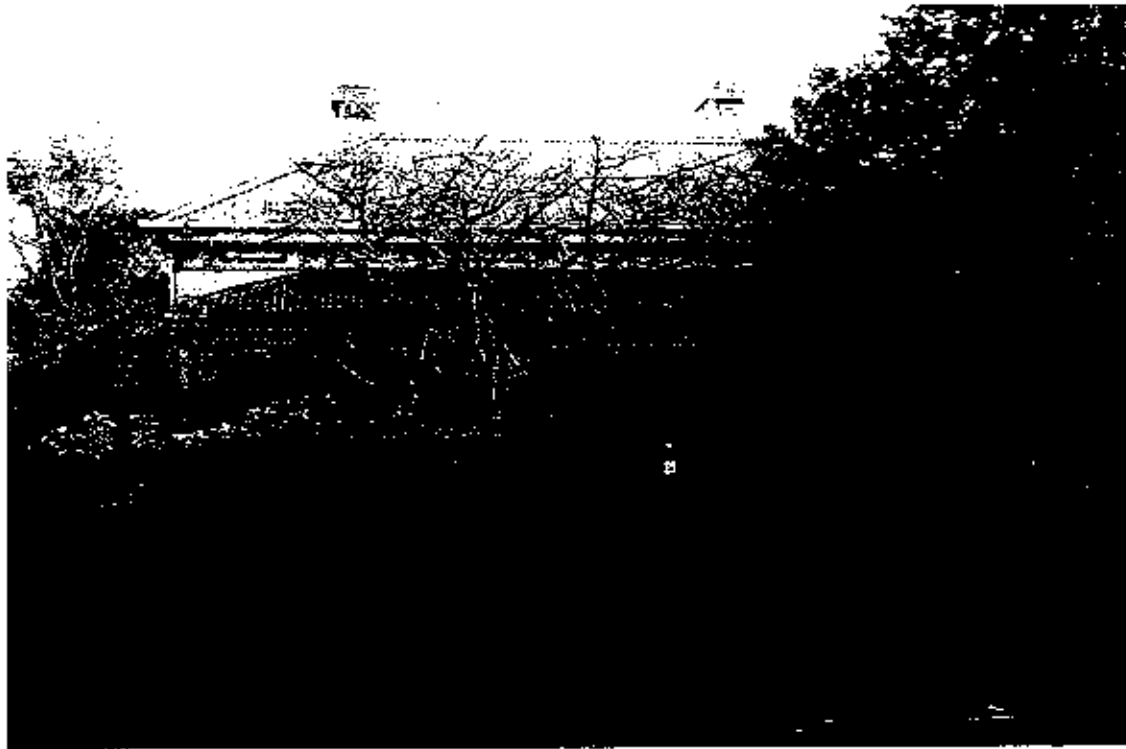
Eulo, at 33 Warleigh Grove, Brighton, is of aesthetic significance. The house is a substantially intact example of an Edwardian villa incorporating stylistic influences from the Queen Anne period. The steeply pitched slate roof and timber fretwork to the verandah are notable architectural elements.

Source

Andrew C Ward & Associates

¹ Rate Books 1909, 1910, 1911, 1923.

Building:	Residence	Significance:	B
Address:	9 Warriston Street, Brighton	Melway Map Ref:	67 G10
Building Type:	Residence	Construction Date:	1894
Architect:	Unknown	Builder:	Unknown



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

History

In 1889 Isaac Williams, a builder, owned land Lot 8 on the west side of Warriston Street. In 1894, a four room weatherboard dwelling was built, and Charles Overton, a coach builder, became owner/occupant.¹ By 1905, Rosina Hope, a married woman, owned the property, renting it to Thomas Hands, a railway employee.²

Description

The house at 9 Warriston Street is a single-storey, double-fronted Victorian residence. The timber house has a corrugated iron hipped roof with decorative panels between the paired timber eaves brackets. The symmetrical facade has ashlar markings and tripartite windows flanking the main entrance. The symmetrical chimneys are rendered and moulded. The verandah has been recently reconstructed.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

The house at 9 Warriston Street, Brighton is of aesthetic significance. The single-storey house is a largely intact example of a timber residence constructed in the Victorian Italianate style; of note is the decorative panels between the timber eaves brackets.

Source

Andrew C Ward & Associates

1 Rate Books 1889, 1894.

2 Rate Book 1906.

Building:	Esperance	Significance:	B
Address:	11 Warriston Street, Brighton	Melway Map Ref:	67 G10
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1889, George Grundy, a builder, owned Lot 9 on the west side of Warriston Street. In 1890 Grundy built a six-room brick and weatherboard dwelling as his residence.¹ By 1895 Ann Muntz had purchased the property, renting it to Albert Eddy, a clerk. The owner and occupant remained the same in 1905 when the property was known as Esperance.

Description

Esperance is a single-storey bichromatic brick residence with a hipped slate roof with bracketed eaves. The body bricks are brown, with cream brick quoining, window surrounds and moulded string course beneath the eaves. The roof is penetrated in the centre by a tall brick chimney with a rendered moulded capping and wind breaks. The present convex roofed verandah with cast iron lacework appears to be a recent reconstruction.

Comparative Examples

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

Bulow, 50 Cochrane Street, Brighton
26 Gordon Street, Beaumaris
Arbutnot, 41 Middle Crescent, Brighton
Delville, 83 Outer Crescent, Brighton
75 Well Street, Brighton

Significance

Esperance, at 11 Warriston Street, Brighton, is of aesthetic significance. The house is a good and relatively intact example of an Italianate villa; of note is the use of polychromatic brickwork and the prominent central chimney.

Source

Andrew C Ward & Associates

¹ Rate Books 1889, 1890.

Building:	Residence	Significance:	B
Address:	14 Warriston Street, Brighton	Melway Map Ref:	67 G10
Building Type:	Residence	Construction Date:	pre 1881
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The rate book entries are unclear in relation to 14 Warriston Street prior to 1881. In that year, Hobson Braithwaite purchased from William Philbrick a four-room weatherboard house on the east side of Warriston Street. By 1888 Elizabeth Bent was owner of the property and John Hewitt, a gatekeeper, was tenant. In 1889 James Hope, a gardener leased the property, owner/occupancy remaining unchanged in 1900. By 1905, Rosina Hope, a married woman, was owner, James and Rosina Hope continued in residence.¹

Description

The house at 14 Warriston Street is a single-storey weatherboard building, and appears to have been constructed in two stages. The south section, probably the original section, has a double-gabled roof form with a single bichromatic brick chimney, with a later gabled section to the north. The original section is timber block-fronted and has a concave roofed verandah supported on chamfered timber posts with curved brackets. The gabled addition has a canted bay with double-hung sash windows.

Comparative Examples

Leoua, 6 Emily Street, Brighton
Arcadia, 10 Emily Street, Brighton
22 Tweed Street, Highett

72 Outer Crescent, Brighton
74 Outer Crescent, Brighton
Dersley, 42 William Street, Brighton

Significance

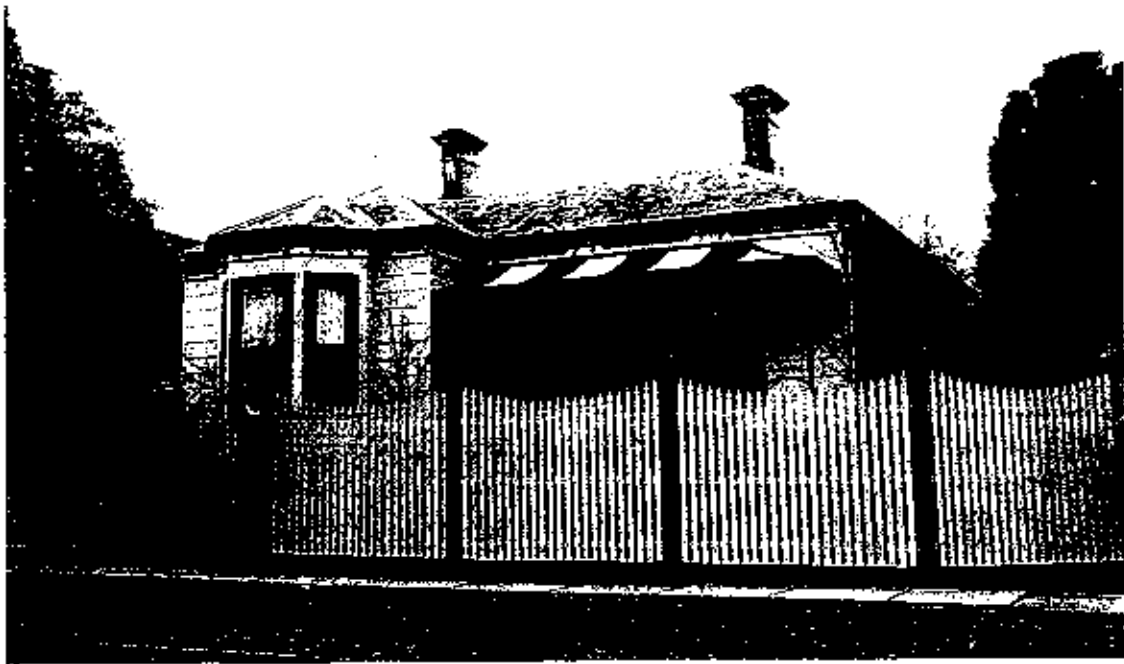
The house at 14 Warriston Street, Brighton, is of aesthetic significance and historical interest. The house is a modest and relatively intact 19th century weatherboard villa; of note is the simple timber-post verandah. The house appears to be relatively early, predating the intensive suburban development of the Warriston Street area in the 1880s.

Source

Andrew C Ward & Associates

¹ Rate Books 1880, 1881, 1888, 1889, 1900, 1906.

Building:	Claramae	Significance:	B
Address:	141 Weatherall Road, Cheltenham	Melway Map Ref:	86 D3
Building Type:	Residence	Construction Date:	c.1885
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Coape Street was offered for sale as part of the Charman Estate in 1888. The Charman Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, Allotment 57, had a 64 foot (19 metre) frontage to Weatherall Road.¹

Claramae, 141 Weatherall Road, was built c.1885; it is on the north side of Weatherall Road, between Charman Road and Reserve Road.

In c.1890, there were four houses in total in Weatherall Road. By c.1900, this had increased to four houses on then north side alone; five by c.1910; and seven and a dairy by c.1920.²

Description

Claramae is a block-fronted timber cottage, asymmetrically planned with a hipped slate roof with bracketed eaves. The facade has a concave-profiled verandah clad in corrugated galvanised steel, supported on cast iron columns. The projecting section to the west has a semi-octagonal bay window with timber-framed double-hung sashes, and the adjacent six-panelled entrance door has narrow sidelights and a highlight. Chimneys are rendered with moulded cappings. The timber picket fence is not original.

Comparative Examples

Summerhill, 270-272 Bluff Road, Sandringham
14 Coape Street, Cheltenham
Coronet Hill, 10 Coronet Grove, Beaumaris
Stokeavilly, 109-11 Park Road, Cheltenham
Thule, 25 Tennyson Street, Brighton

Significance

Claramae, at 141 Weatherall Road, Cheltenham, is of historical and aesthetic significance. One of a small number of surviving 19th century houses in Cheltenham, the house demonstrates an early period of settlement of the area. The house is a relatively intact example of a double-fronted block-fronted villa. The concave-profiled verandah and semi-octagonal bay window are distinctive features.

Identified By

Allom Lovell & Associates

-
- 1 J Cribbin, *Moorabbin: A Pictorial History, 1862-1994*, City of Kingston (Vic) 1984, p. 66. *Charman Estate, Cheltenham*. 24 March 1888, Plimpton & Noall, surveyors.
 - 2 Sands & McDougall, *Melbourne Directory*, various.
-

Building:	Residence	Significance:	B
Address:	2 Webb Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1914 four properties were listed in Webb Street, on the east side between Normanby and Park Streets. The southern most of these, a 60 x 166 feet allotment, was owned by John Field, a coach trimmer.¹ By November 1914, a five-room brick dwelling had been constructed on the site, owned and occupied by James Ingleson, a printer.² Ingleson continued in residence until 1920 when Miss M Turner became occupant.³

Description

The house at 2 Webb Street is a typical red brick Edwardian villa with a terracotta tile roof, terracotta ridge cresting, corner verandah, projecting wings with overhanging gables, tall chimney stacks with terracotta pots and turned timber verandah posts and fretted brackets. The verandah has been recently extended to form a carport.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton
Ballara, 47 Bay Street, Brighton
Elgin, 83 Centre Road, East Brighton
Umfra, 144 Cochrane Street, Brighton
Prendagga, 21 Cole Street, Brighton
Adlez, 40 Cole Street, Brighton
85 Cole Street, Brighton
12 & 14 Dawson Avenue, Brighton
14 Gordon Street, Hampton
332 Hampton Street, Hampton
Omah, 896 Hampton Street, Hampton
7 Inner Crescent, Brighton
Emohruo, 18 Linacre Road, Hampton
22 Martin Street, Brighton

17 New Street, Brighton
Keyham, 60 New Street, Brighton
Huia, 358 New Street, Brighton
Windarra, 54 North Road, Brighton
Meanyet, 27 Outer Crescent, Brighton
Carinya, 387 St Kilda Street, Brighton
Milloo, 4 South Road, Brighton
42 Sussex Street, Brighton
54 Sussex Street, Brighton
Inglewood, 37 Tennyson Street, Sandringham
Eulo, 33 Warleigh Grove, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 2 Webb Street, Brighton, is of aesthetic significance. The house is a substantially intact Edwardian villa with terracotta tile roof with ridge cresting, rough-cast gable ends and timber fretwork to the verandah. The extension of the verandah over the driveway has marred the form of the original house.

Source

Andrew C Ward & Associates

1 Rate Book 1914.

2 Rate Book 1915.

3 Sands & McDougall Directories, 1919, 1920.

Building:	Residence	Significance:	B
Address:	7 Webb Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1914, four properties were listed on the east side of Webb Street, between Normanby and Park Streets. It's likely that one of these properties was the house at 7 Webb Street however the early owners or occupants are not clearly defined. By 1947 the house was occupied by Hugh J Mulcahy.

Description

The house at 7 Webb Street is a single-storey Edwardian residence. The house has a steeply pitched slate roof with terracotta ridge tiles and ridge cresting. The red face brickwork is contrasted with shingled and half-timbered gable ends. The window detailing is typical of the style. The original verandah, incorporated under the main roof, has recently been enclosed and a skylight installed in the roof.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
Adlez, 40 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
85 Cole Street, Brighton	Miloo, 4 South Road, Brighton
12 & 14 Dawson Avenue, Brighton	42 Sussex Street, Brighton
14 Gordon Street, Hampton	54 Sussex Street, Brighton
332 Hampton Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
Omah, 896 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
7 Inner Crescent, Brighton	2 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	Mucklebar, 10 Wellington Street, Brighton
22 Martin Street, Brighton	

Significance

The house at 7 Webb Street, Brighton, is of aesthetic significance. The house is a substantially intact example of an Edwardian villa. The slate roof, terracotta ridge tiles and cresting and window detailing are all characteristic of the style. The original verandah has been marred by recent alterations.

Identified by

Allom Lovell & Associates

Building:	Ornana	Significance:	B
Address:	10 Webb Street, Brighton	Melway Map Ref:	67 C11
Building Type:	Residence	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown



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

History

The history of the property as recorded in the rate books is unclear until 1914, when Ellen Moffat, a married woman, built an eight-room brick dwelling named Ormana on an 80 x 164 allotment. John Moffat, an importer, occupied the house¹, and was still recorded as the occupant in 1920.²

Description

Ormana is a substantial and early building in the Bungalow style. The single-storey house has a dominant gable roof lined with slates and distinctive round archway to the recessed entrance porch. Other elements include rough cast walls, double hung and bay windows.

Significance

Ormana, at 10 Webb Street, Brighton is of aesthetic significance. The house is a substantially intact example of the emerging Bungalow style and suggests the influence of Richardson and the American shingle domestic style.

Source

Andrew C Ward & Associates

1 Rate Books 1914, 1915.

2 Sands & McDougall Directory 1920.

Building:	Residence	Significance:	B
Address:	75 Well Street, Brighton	Melway Map Ref:	67 E12
Building Type:	Residence	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The house at 75 Well Street is first listed in the Sands and McDougall Directories in 1887 and occupied by Mr John Matheson, who remained in the house until 1897. The following year George H T Smith is recorded as the occupant of the villa. In 1901, by which time it is called The Pines, the house was occupied by Mrs H Stevenson, and in 1903 it was occupied by Paul Maistre. Mrs H Stevenson returned to the house in 1910, but by 1915 the house was occupied by Herbert Stephens.¹

Description

The house at 75 Well Street is a detached, bichromatic brick, single-storey Italianate style villa with a hipped slate roof. The house is asymmetrically planned, and has a return verandah supported on cast iron columns with timber brackets. Windows are double-hung sashes. The brown brick walls are enlivened by cream brick string courses, quoining to the window openings, and frieze panels between the timber eaves brackets. The chimneys are rendered with moulded caps.

A recent double garage with a hipped slate roof has been constructed in the front garden. The front fence is not original.

Comparative Examples

2 Allee Street, Brighton

Kainga, 4 Allee Street, Brighton

Ronbaix, 55 Black Street, Brighton

Dunottar, 31-33 Bridge Street, Hampton

Toxteth, 66 Champion Street, Brighton

Engadine, 48 Cochrane Street, Brighton

Bulow, 50 Cochrane Street, Brighton

26 Gordon Street, Beaumaris

Arbuthnot, 41 Middle Crescent, Brighton

Delville, 83 Outer Crescent, Brighton

Esperance, 11 Warriston Street, Brighton

Significance

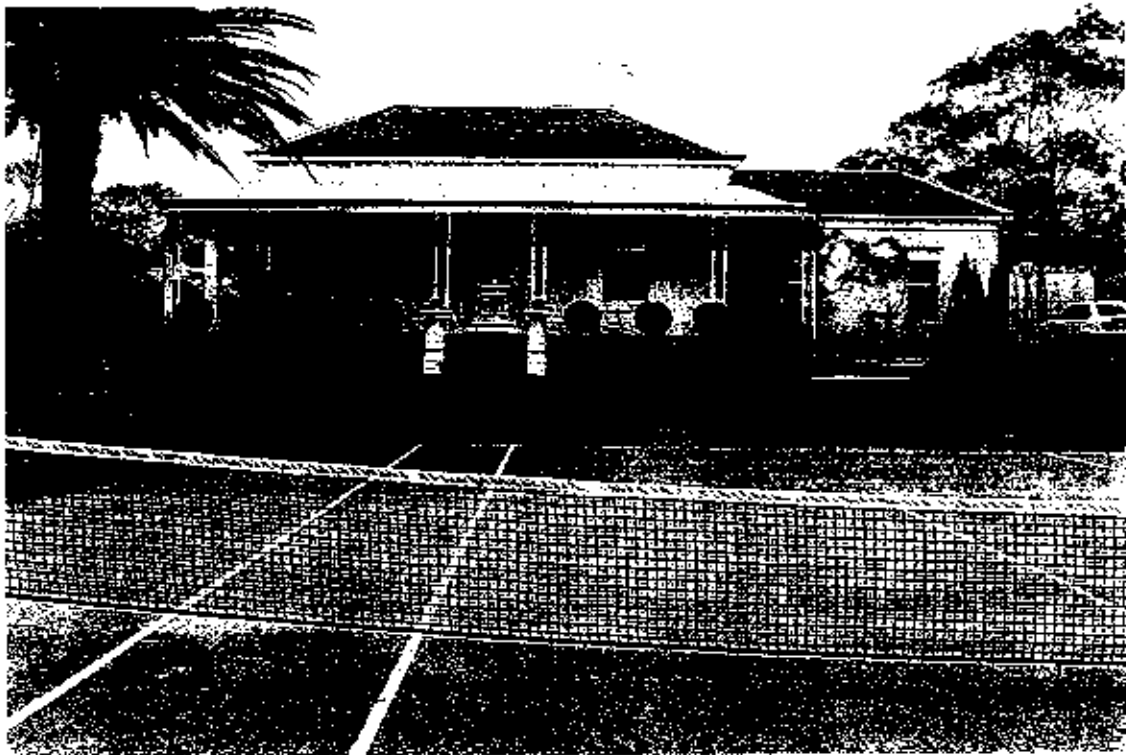
The house at 75 Well Street, Brighton, is of aesthetic significance. The house is an interesting and well-composed example of an Italianate villa; of note is the lively use of bichromatic brickwork.

Identified By

Allom Lovell & Associates

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

Building:	Woodcliffe	Significance:	B
Address:	87 Well Street, Brighton	Melway Map Ref:	76 F1
Building Type:	Residence	Construction Date:	1910
Architect:	Unknown	Builder:	Unknown



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

History

In 1910 William Wood, an optician, owned 80 feet of land on the north side of Dendy Street, between Well and Church Street, on which he had commenced building a six-room brick house. By the end of 1910 the house was completed. Wood continued as owner/occupant in 1914 at which time the property was known as Woodcliffe.¹

Description

Woodcliffe is a double-fronted, single-storey rendered Italianate symmetrical villa with a hipped slate roof. Walls are rendered and ruled in imitation of ashlar. A verandah encircles the house, supported on paired timber columns.

The house is set in a large garden; the large size of the property resulted from site amalgamation. Alterations include the replacement of the original verandah posts and floor. Recent additions have been constructed at the rear which are of no interest.

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Lauriston, 457 Bay Street, Brighton
Gisland, 13 Black Street, Brighton
9 Gordon Street, Hampton
Carolside, 60 Halifax Street, Brighton

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

Significance

The house at 87 Well Street, Brighton, is of aesthetic significance. Constructed in 1910, the house is a late and conservative example of the Italianate style more typical of the late 19th century.

Source

Andrew C Ward & Associates

¹ Rate Books 1910, 1911, 1915.

Building:	Chilton	Significance:	A
Address:	1 Wellington Street, Brighton	Melway Map Ref:	67 C12
Building Type:	Residence	Construction Date:	1853
Architect:	Charles Webb	Builder:	possibly John Allee



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Charles Webb arrived in Melbourne from England in 1849, where his brother, James, was in partnership with John Allee, builder. Charles became one of the metropolis' most notable architects and, when he married c.1854, he settled immediately in Chilton, which he had designed c.1853. Five children were born to him and his wife Emma here, prior to the family's removal to Farleigh in 1867.

By the 1880s William Small was in residence there, followed by Joseph Banks (1885), Herbert Hammill (1890), Andrew Anderson (1891), Henry Gomm (1900, 1905) and Mrs Fanny Seigenberg (1910).

Description

Chilton is a substantial single-storey Victorian Italianate villa with a three-storey tower. The house has a hipped slate roof with bracketed eaves and a return verandah with iron lacework. The rendered facades have quoining to the corners. The house is enhanced by French windows to the verandah and the expansive garden setting.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
98 St Andrews Street, Brighton
Merrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Osiris, 28 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Chilton, at 1 Wellington Street, Brighton, is of aesthetic and historical significance. The house has historical associations with the architect Charles Webb, being a good example of his work as well as his first family home from 1853 to 1867. Chilton is aesthetically significant as a substantial towered residence within Brighton. The house also has links with Webb's sister's house, Stanton, at 3 Wellington Street.

Source

Andrew C Ward & Associates

Building:	Stanton	Significance:	A
Address:	3 Wellington Street, Brighton	Melway Map Ref:	67 C12
Building Type:	Residence	Construction Date:	c.1853, 1880
Architect:	Charles Webb	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input checked="" type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input checked="" type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Stanton was built for Henry Baker, brother-in-law of Charles Webb, during the 1850s.¹ The house was partially rebuilt or refurbished in 1880 for Andrew Anderson, an accountant. In spite of short periods during which the house was tenanted, it remained in the ownership of Anderson and his descendants until 1962. It was utilised as flats from 1963-1970.

Description

Stanton is a single-storey and double-fronted Victorian Italianate residence with a hipped slate roof and bracketed eaves. A verandah extends across the facade, supported on coupled cast iron columns with cast iron brackets and decorative frieze. The rendered and symmetrical facade features heavy quoining and tripartite double hung sash windows to either side of the central entrance. The chimneys are rendered with modillioned caps and barrelled tops.

Comparative Examples

St Leonards, 20 Agnew Street, East Brighton
45 Agnew Street, East Brighton
Benarty, 40 Bay Street, Brighton
441 Bay Street, Brighton
Lauriston, 457 Bay Street, Brighton
Gisland, 13 Black Street, Brighton
9 Gordon Street, Hampton
Carolside, 60 Halifax Street, Brighton

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

Significance

Stanton, at 3 Wellington Street, Brighton, is of aesthetic and historic significance. The house is an important example of Charles Webb's work and together with Chilton, demonstrates the early development of this street. The heavy quoins and verandah details are typical of Webb's work and characteristic to the Italianate style.

Source

Andrew C Ward & Associates

1 Brighton Historical Society Newsletter 1972: 1853.

Building:	Mucklebar	Significance:	B
Address:	10 Wellington Street, Brighton	Melway Map Ref:	67 C12
Building Type:	Residence	Construction Date:	1903
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1903 Albert Tyson, a gentleman, constructed a nine-room brick dwelling on the corner of Wellington and Manor Streets, named Mucklebar.¹ Charles Liddell, a gentleman, had purchased the property for his residence by 1905.²

Description

Mucklebar is a distinctive red brick Edwardian Queen Anne style residence with an attic, diagonally oriented on its corner site. The terracotta tiled roof is hipped and gabled; gable ends are half-timbered and roughcast rendered. The roof extends to form a return verandah, marked at the corner by a small gabled entrance porch supported on unusual squat rendered piers. Chimneys are tall rendered stacks with corbelled red brick cappings and terracotta pots. A contrasting cream brick string course encircles the house. Windows are timber-framed casements with highlights.

The red brick front fence is not original.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	17 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Keyham, 60 New Street, Brighton
Eigin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Windarra, 54 North Road, Brighton
Prendagga, 21 Cole Street, Brighton	Meanyet, 27 Outer Crescent, Brighton
Adlez, 40 Cole Street, Brighton	Carinya, 387 St Kilda Street, Brighton
85 Cole Street, Brighton	Milloo, 4 South Road, Brighton
12 & 14 Dawson Avenue, Brighton	42 Sussex Street, Brighton
14 Gordon Street, Hampton	54 Sussex Street, Brighton
332 Hampton Street, Hampton	Inglewood, 37 Tennyson Street, Sandringham
Omah, 896 Hampton Street, Hampton	Eulo, 33 Warleigh Grove, Brighton
7 Inner Crescent, Brighton	2 Webb Street, Brighton
Emohruo, 18 Linacre Road, Hampton	7 Webb Street, Brighton
22 Martin Street, Brighton	

Significance

Mucklebar, at 10 Wellington Street, Brighton, is of aesthetic significance. The house is a well-composed and distinctive example of the Edwardian Queen Anne style; of note is the diagonally oriented picturesque composition and the unusual gabled corner entrance porch.

Source

Andrew C Ward & Associates

1 Rate Book 1904.

2 Rate Book 1906.

Building:	Cathcart	Significance:	B
Address:	19 Wellington Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1889, a six room brick dwelling was built with Jamie Kay Thomson owner/occupant.¹ In 1900 a gentleman by the name of August Biny rented the property. In 1905 Herman John, a traveller, was in residence. At this time, the property was known as Cathcart.²

Description

Cathcart is a single-storey late Victorian Italianate villa with a hipped slate roof and bracketed eaves. The asymmetrical villa has rendered walls and ornamentation and a projecting wing. A two-sided verandah has cast iron frieze and brackets. The house is obscured from the street by a tall and dense hedge extending across the front of the property.

Comparative Examples

Kantara, 54 Bay Street, Brighton

Charlton, 34 Drake Street, Brighton

20 Halifax Street, Brighton

14 Lynch Street, Brighton

Melville, 32 Middle Crescent, Brighton

Cathkin, 43 Middle Crescent, Brighton

Milverton, 82 New Street, Brighton

285 New Street, Brighton

Finchal, 299-305 New Street, Brighton

Corowa, 389 New Street, Brighton

Tullavin, 453 New Street, Brighton

Wotonga, 67 St Andrews Street, Brighton

98 St Andrews Street, Brighton

Marrow, 316 St Kilda Street, Brighton

22 Seymour Grove, Brighton

Osiris, 28 Seymour Grove, Brighton

Doon, 8 Stanley Street, Brighton

Chilton, 1 Wellington Street, Brighton

Oyanna, 22 Wellington Street, Brighton

Significance

Cathcart, at 19 Wellington Street, Brighton, is of aesthetic significance. The house is a substantially intact late Victorian villa. The hipped slate roof, bracketed eaves and cast iron verandah are all characteristic of the period.

Source

Andrew C Ward & Associates

1 Rate Book 1899.

2 Rate Books 1900, 1906.

Building:	Oyanna	Significance:	B
Address:	22 Wellington Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1886-89
Architect:	Charles Webb?	Builder:	Unknown



Intactness:
G[] F[] P[]

Condition:
G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The Rate Book entries for 22 Wellington Street are unclear prior to 1889. In 1889 Susannah Webb owned an eight room house on the south side of Wellington Street between New and Sussex Streets. Mrs Webb, a widow, resided there until 1900 when she let the property to Miles Cudmore, a grazier. By 1905 James Styles, an auctioneer, was tenant and the property was known as Oyanna.¹

Description

Oyanna is a single-storey Victorian Italianate villa with a hipped slate roof and timber eaves brackets. The asymmetrical villa is cement-rendered with a two-sided verandah with squat cast iron columns and frieze and a separate entry porch. The verandah columns are paired at the front corners. The main entry has etched glass sidelights. The house is situated on a large block with well established garden.

Comparative Examples

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

Tullavin, 453 New Street, Brighton
Wotonga, 67 St Andrews Street, Brighton
98 St Andrews Street, Brighton
Morrow, 316 St Kilda Street, Brighton
22 Seymour Grove, Brighton
Osiris, 28 Seymour Grove, Brighton
Doon, 8 Stanley Street, Brighton
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton

Significance

Oyanna, at 22 Wellington Street, Brighton is of aesthetic and historic significance. The residence is a substantially intact example of the Victorian Italianate style with a slate roof and cast iron verandah. The house also has historical associations with the family of architect Charles Webb and may be an example of his work.

Source

Andrew C Ward & Associates

¹ Rate Books 1888, 1889, 1900, 1906.

Building:	Belbert	Significance:	B
Address:	2 Were Street, Brighton	Melway Map Ref:	'76 C2
Building Type:	Residence	Construction Date:	1923-24
Architect:	Unknown	Builder:	Unknown



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

History

Prior to Henry Dendy's Special Survey in 1842, the land on which Belbert is located was part of the site of Daniel McArthur's leasehold cattle station Ballygul established 1840-41. McArthur was dispossessed of his land when Dendy took out his survey; ¹ but managed to purchase the allotment upon which his hut was located, on the south side of Were Road (now Were Street), when Dendy held the sale of his land. The survey was subdivided by H B Foot for Dendy and Jonathon Binns Were, Dendy's agent and partner.²

By 1892 the land, then measuring 198 x 297 feet (60 x 89 metres), was owned by Anne Long Mung (?), a publican, when it was worth £67.³ Between 1892 and 1893 ownership of the land was transferred, rated to 'The Owner' in 1893, then to the Victorian Permanent Investment Building Society in 1894.⁴

The Society was established in 1865 by James Munro, influential teetotaler, parliamentarian and Victorian Premier from 1890-92, ⁵ and it 'speedily won popular estimation and received wide support among the working classes'.⁶ It was the only company with which Munro was involved, to survive the 1890s Depression. In 1892 in relation to other companies Munro went into voluntary liquidation, appointed himself Victorian Agent-General in London, and left the colony.⁷ The purchase of land in Were Street was typical of the Victorian Permanent Investment Building Society which spent, according to historian Michael Cannon, much of the Society's, as well as Munro's personal money, 'in buying up paddocks and orchards on suburban fringes'.⁸

The Victorian Permanent Investment Building Society retained the land until 1917 when it was sold to Edgar Solomon, tailor. The area of the land was reduced to 112 x 297/282 feet (33.5 x 89/85 metres), and valued at £20. By 1922 the ownership of the land was transferred, presumably sold, to Robert Joseph Burroughs, gentleman, of 684 Elizabeth Street, Melbourne.⁹ Construction was in progress in 1923 and in 1924 the 11 room house Belbert was owned and occupied by Robert Burroughs, valued at £250.¹⁰

Description

Belbert is a large, attic-style inter-War bungalow residence with a steeply-pitched longitudinal terracotta tiled gabled roof and roughcast rendered walls. Asymmetrically composed, the house has typical features of the bungalow style, including a shallow-pitched tiled verandah roof supported on coupled columns with low brick balustrading, a projecting gabled section with a bow window and rendered chimney stacks with terracotta pots. Windows are double-hung timber sashes with geometric pattern leadlighting. A broad gabled dormer form encompasses a recessed attic balcony above the verandah.

The house also features a number of transitional Edwardian and Australiana elements, including half-timbered gabled ends, terracotta ridge cresting, gable finials and the front fence. The fence, similar to the verandah balustrading, is particularly distinctive, with regularly spaced brick piers enriched with terracotta panels featuring gumnuts and gumleaf decoration and moulded cappings. Between the piers are moulded brick balusters with moulded brick cappings. The metal gate is not original. The house is set back from the street with a deep, mature front garden.

Comparative Examples

- 5 Menzies Avenue, Brighton
 - 7 Menzies Avenue, Brighton
 - 99 Park Road, Cheltenham
 - 72 The Esplanade, Brighton
-

Significance

Belbert is of local architectural and historical significance. The house is a distinctive and substantial example of a transitional Edwardian/bungalow villa. The front fence is of particular note having unusual Australiana brick and terracotta details, and the house is complimented by the extensive mature garden.

The land was originally the site of Daniel McArthur's cattle station, Ballygul, and was one of two properties to precede Henry Dendy's Special Survey of 1842. The land is also associated with the Victorian Permanent Investment Building Society and its principal James Munro, prominent parliamentarian and businessmen, who were major participants in the development of what was then Melbourne's suburban fringe.

Source

Andrew C Ward & Associates

-
- 1 R V Billis and A S Kenyon. *Pastoral Pioneers of Port Phillip*. 2nd ed. Melbourne, 1974.
 - 2 *Plan of the First Special Survey of Port Phillip the Brighton Estate containing 5120 Acres. H B Foot Surveyor. Baker's Lithog. Hibernian Printing Office. [1842?] State Library of Victoria (Map Room).*
 - 3 Brighton City Council Rate book, 1892.
 - 4 Brighton City Council Rate book, 1893, 1894.
 - 5 A Mitchell, 'James Munro', *Australian Dictionary of Biography*, Vol. 5: 1851-1890, K-Q, Carlton (Vic) 1974, pp. 313-314.
 - 6 A Sutherland, *Victoria and Its Metropolis: Past and Present*, 2 vols, Melbourne 1888, (this ed., McCarron Bird & Co., facs. ed., 1977), p. 553.
 - 7 M Cannon, *The Land Boomers*, Carlton (Vic.) 1967, p. 122.
 - 8 M Cannon, *The Land Boomers*, Carlton (Vic.) 1967, p. 119.
 - 9 Brighton City Council Rate book, 1922.
 - 10 Brighton City Council Rate book, 1923, 1924.

City of Bayside Heritage Review: Building Citations

Building:	Bersham, now Winmarleigh	Significance:	A
Address:	20 Were Street, Brighton	Melway Map Ref:	76 C2
Building Type:	Residence	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Bersham was constructed by John Powell, a jeweller, in 1879. Following the death of Powell in 1894, the house was occupied by George Peppin. He remained there in 1901 however, by 1907 George Garrard was in residence. The house was divided into flats during the inter-War period and in 1946, when the house was known as Winmarleigh, it was purchased by Mr and Mrs A Finlay.

Description

Winmarleigh is a single-storey Victorian villa with a hipped slate roof and bracketed eaves. The rendered walls are decorated with incised detailing and include a projecting bay window and a small parapeted tower. A cast iron verandah extends to three sides of the house with colonettes and a pediment accentuating the main entrance. The house is enhanced by the expansive garden setting which includes a number of mature trees.

The site contains a number of original garden elements. Of note are four outstanding Moreton Bay Figs (*Ficus macrophylla*) along the front boundary of the property. The trees appear to be contemporary with the house, and are all healthy specimens. The garden and driveway layout also appear to be original, however garden bed plantings are more recent. A lamp in the centre of the driveway may be an original feature of the garden.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	Euloura, 130 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Winmarleigh, at 20 Were Street, Brighton, is of aesthetic significance. The single-storey Victorian villa has a distinctive pedimented verandah and small tower. The villa is enhanced by the garden setting and surrounding mature trees.

Winmarleigh is of local interest for its garden plantings and layout as a fitting setting to a late 19th Century house. The four Moreton Bay Figs (*Ficus macrophylla*) along the front boundary make a significant contribution to the character of the site, as well as to the streetscape and locality generally.

Source

Andrew C Ward & Associates

Building:	Toiyabe	Significance:	A
Address:	42 Were Street, Brighton	Melway Map Ref:	76 D2

Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	Unknown



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

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

History

Samuel Donald first occupied Toiyabe in 1891 and he remained continuously in residence there until at least 1907.

Description

Toiyabe is a single-storey Victorian Italianate villa with a hipped slate roof with fish scale banding and bracketed eaves. The polychrome brick villa has a cast iron verandah with a pedimented motif accentuating the centrally located main entrance. The floor of the verandah is lined with encaustic tiles.

Comparative Examples

Beltana, 6 Allee Street, Brighton

Hazelwood, 15-19 Barnett Street, Brighton

400 Bay Street, Brighton

Coggeshall, 92 Beach Road, Hampton

9 Black Street, Brighton

Grutle, 57 Halifax Street, Brighton

Hazelhurst, 59 Halifax Street, Brighton

Colombo, 417 New Street, Brighton

Lumeah, 85 Outer Crescent, Brighton

Thanet Cottage, 2 Southey Street, Brighton

Significance

Toiyabe, at 42 Were Street, Brighton, is of aesthetic significance. The single-storey Victorian Italianate villa is elaborately finished with polychrome brickwork, patterned slate roof and cast iron verandah.

Source

Andrew C Ward & Associates

Building:	South Lodge	Significance:	B
Address:	43 Were Street, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	c.1880, 1901, c.1982
Architect:	Lloyd Taylor ?	Builder:	Unknown



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

History

Henry Dendy's business agent, Jonathan B Were, built Moorabbin House on Lot 6 immediately to the west of the Brighton Beach Railway in 1842. His gardener, Thomas Ricketts, occupied the original residence which was later extended and known as South Lodge. He probably left Were's employ during the late 1840s or early 1850s. By 1870 the portion of Lot 6 extending from the lodge to New Street was known as Moorabbin Gardens and ownership had passed to Maurice Griffin.

During the early 1880s, Miss Louisa Thompson was in residence there, followed by Miss Caroline Thompson in the early 1890s. By 1895, Miss Jessie Lyell was in residence and a Miss A Lyell ran a lady's school there. The property was occupied by Edward Fischer in 1900 and by Robert H Lemon in 1907. In 1923 the estate was subdivided in conjunction with the construction of Cairnes Crescent. Subsequently, South Lodge passed to the Hendersons, and then the Stegleys, Brian Stegley being responsible for the development of Stegbar windows. Mrs Stegley's death in 1976 prompted the sale of South Lodge in 1977 to the present owners.

Description

South Lodge is formed around an older cottage and is a picturesque villa with Gothic influences. The house features a steeply pitched slate roof, projecting wings, decorated bargeboards, heavily chamfered corners and irregular massing. The verandah is decorated with timber fretwork, cast iron lace and encaustic floor tiles.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	Winmarleigh, 20 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	Euloura, 130 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

South Lodge, at 43 Were Street, is of aesthetic and historic significance. The house is a picturesque residence with unusual Gothic overtones and is situated in a mature garden setting. The original lodge gates also remain intact. The house has historical associations with Jonathan B Were, who, second to Dendy himself, was the individual most influential in the early development of Brighton. South Lodge is one of the last remnants of the homes of Brighton's two 'founding fathers'.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	60 Were Street, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	1914-15
Architect:	Unknown	Builder:	Unknown



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

History

In 1914 Samuel Bagley, a broker, owned two blocks of land in Were Street, south side between Hartley and New Streets. In the same year a nine room brick house was commenced on the land and both properties were sold to Kate Lynch, a widow. In 1915 the house was completed and Mrs Lynch lived there.¹

Description

The house at 60 Were Street is an attic style, tuck-pointed red brick Californian Bungalow with a terracotta tiled gable roof. The verandah has characteristic brick piers with squat timber posts and vertical timber slatted balustrades. The front gable is half-timbered, and a dormer balcony overlooks the adjacent tennis court. The windows have recent stained glass highlights.² There are bullnose profiled bricks to corners, steps, and the original red brick front fence.

Significance

The house at 60 Were Street, Brighton, is of aesthetic significance. The house is a large, early and substantially intact example of a Californian Bungalow, displaying a variety of elements which are characteristic to the style.

Source

Andrew C Ward & Associates

1 Rate Books 1915, 1916.

2 Perss comm, present owner.

Building:	Mullamore, later Lochiel	Significance:	B
Address:	80 Were Street, Brighton	Melway Map Ref:	76 E2
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1888 John Leonard, a secretary, owned 120 feet of land on the south side of Were Street between New and Moffatt Streets. In 1889 Leonard built a seven-room house for his residence. Leonard continued as owner/occupant in 1900. By 1905 the property had been sold to James Johnston, a jeweller. Alan McLean, an auctioneer was tenant and the property was known as Mullamore.¹

Description

Lochiel is a symmetrical cement rendered Italianate villa set back from the street in a well established garden with wide end bays flanking the central entry. The convex corrugated iron verandah roof is supported on cast iron posts with a narrow frieze. Slate roof and evenly spaced eaves brackets are characteristic. Uncharacteristic to the period however, is the inclusion of terracotta ridge cresting and finials to the roof.

Comparative Examples

Cleavemont, 57 Bay Road, Sandringham
42A Black Street, Brighton
Andover, 165 Church Street, Brighton
28 Cromer Road, Beaumaris
Kotska Hall, 47 South Road, Brighton
Rathgar, 24 Tennyson Street, Brighton

Significance

Lochiel, at 80 Were Street, Brighton, is of aesthetic significance. The house is a large and substantially intact Italianate style residence, enhanced by its spacious and landscaped setting.

Source

Andrew C Ward & Associates

¹ Rate Books 1888, 1889, 1900, 1906.

Building:	Howden, later Euloura	Significance:	B
Address:	130 Were Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	c.1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The land on the south side of Were Street, between Cavendish Place and Roslyn Street, was subdivided in 1882. This formed part of a 42-lot subdivision known as the Devonshire Estate, which laid out by architects Henderson & Smart and auctioned by Robert Inglis in May 1882.¹ Subsequent development was slow. According to the *Sands & McDougall Victorian Directory of 1890*, there was only one house on the south side of Were Street, between Cavendish and Roslyn Streets, and it was occupied by E Cornish. The rate books for 1891 provide additional information: Ebenezer Cornish was listed as the owner and occupant of an eight room brick house, valued at £75, which stood on Lot 37 on the south side of Were Street. Cornish also owned the adjacent and vacant Lot 38, and each allotment measured 66' by 259'. In the late 1890s, Cornish rented the house to a succession of tenants. Anna Biddulph, a widow, lived there in 1897 and 1898, and then Charles Hobson, a gentleman, in 1899. By 1900, Cornish was again living there himself. He continued to do so in 1910, at which time his house was identified as Howden. By 1917, it had been acquired by Alice Best, a widow, who renamed it Euloura. At that time, the address was listed as No. 92 Were Street, and it was later renumbered to its present No. 130.

Description

Euloura is a single storey Victorian Italianate residence with a hipped slate roof and ornamental festoons between paired timber eaves brackets. The asymmetrical house has a projecting faceted bay to the front elevation with decorative window heads to the double-hung sash windows. A verandah terminating at the projecting bay has a bellcast corrugated iron roof and decorative iron lacework. The chimneys are rendered and moulded with barrelled tops.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	Winmarleigh, 20 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Mia Mia, 22 William Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

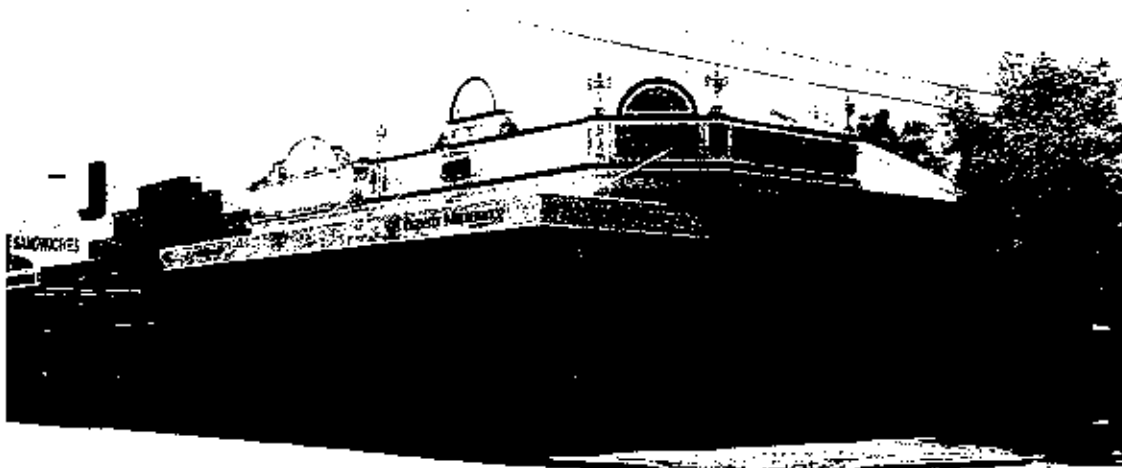
Euloura, at 130 Were Street, Brighton, is of aesthetic significance. The house is an intact example of a single-storey Victorian Italianate residence. The slate roof, projecting faceted bay and ornamental and decorative elements are characteristic of the style.

Identified by

Allom Lovell & Associates

1 'Plan of Devonshire Estate, Brighton'. Map Collection, State Library of Victoria.

Building:	Shops	Significance:	B
Address:	133-35 Were Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Shops	Construction Date:	1890, c.1905
Architect:	Unknown	Builder:	Unknown



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

History

The date on the parapet indicates that this building, on the corner of Were and Hanby Streets, was erected in 1890. The corresponding rate book provides further information: George B Lowe, butcher, is listed as the owner and occupant of a brick shop on a 175' by 175' site. These details remained constant in subsequent rate books to 1900. By 1905, however, the property was divided into two parts: the shop itself, now described as having four rooms, occupied a 45' by 175' site, while the remaining portion, measuring 130' by 175, was rated separately as vacant land. Both parts were still owned by George Lowe, although the actual shop was occupied by John McMeikin, a butcher.

By 1910, Lowe had sold off the vacant land, and a second shop was erected. It was owned by John Kitson, a butcher, and occupied by Frank Matt, also a butcher. At that time, Lowe's original shop had become occupied by Alfred Salmon, a bootmaker. In 1917, the second shop was still owned by Kitson and occupied by Matt. Maria Lowe, presumably the widow of George, was listed as the owner of the other shop, then occupied by William Beer, a plumber. By 1930, the two shops were respectively owned and occupied by Robert Kennedy, a butcher, and Thomas Lawrence, a chemist.

Description

The shops at Nos. 133-35 Were Street, Brighton, are single-storey late Victorian commercial properties. The buildings were originally constructed with face brickwork but are now overpainted. They both feature curved and ornamental parapets with the corner property also having rendered segmental arches, scrolls and urns. The original door and window openings have been altered and a new canopy, which extends over the width of the footpath, has been installed to the front of both buildings.

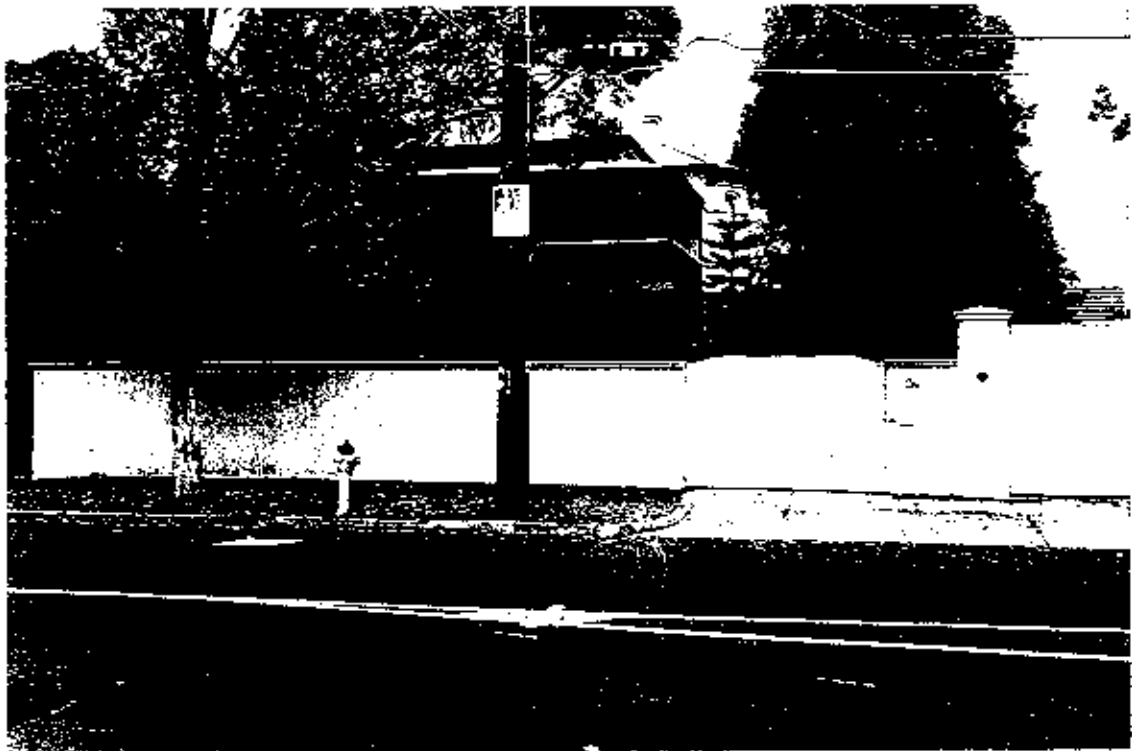
Significance

The pair of shops at Nos. 133-35 Were Street, Brighton, are of historical significance. The late 19th century properties demonstrate the early commercial development within the Were Street vicinity.

Identified by

Allom Lovell & Associates

Building:	Edgecombe	Significance:	B
Address:	134 Were Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The land on the south side of Were Street, between Cavendish Place and Roslyn Street, was subdivided in 1882. This formed part of a 42-lot subdivision known as the Devonshire Estate, which laid out by architects Henderson & Smart and auctioned by Robert Inglis in May 1882.¹ Subsequent development was slow. According to the *Sands & McDougall Victorian Directory* of 1890, there was only one house on the south side of Were Street, between Cavendish and Roslyn Streets, and it was occupied by Ebenezer Cornish. His eight room brick house, now No. 130 Were Street (see separate data sheet) occupied Lots 36 and 37.

By 1891, a second eight room brick house had been erected on the adjacent site, comprising Lots 38 and 39. The house was valued at £90 and was owned and occupied by John Davies, a civil servant. By 1898, the house had been acquired by Elizabeth Dickie, who rented it to Frederick Gawkroger. The following year, Dickie was living there herself, and continued to do so for several years. She was still the owner in 1905, although the occupant was listed as John A Dickie, a clergyman and presumably her husband. He apparently died soon after; by 1910, Elizabeth Dickie, now described as a widow, was again listed the owner and occupant. At that time, the house was identified as Edgecombe. By 1917, it had been addressed as No. 96 Were Street, was owned and occupied by Arthur Graham, a broker. It was later renumbered as No. 134 Were Street.

Description

Edgecombe is a double-storey late Victorian residence with a hipped slate roof and eaves brackets. The asymmetrical residence has a projecting faceted bay to one side with a two-levelled return verandah. The verandah is cast iron with a corrugated iron convex roof. The rendered and painted facades feature moulded string courses with segmental arched windows heads at first floor level. The chimneys are also rendered and moulded. The house is set within a small but well established garden containing a number of mature trees.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmilla, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Coonara, 17 Roslyn Street, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Farleigh, 6 Farleigh Grove, Brighton	Craig Hall, 2 South Road, Hampton
Tanderagee, 70 Halifax Street, Brighton	Ebrington, 23 South Road, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Edgecombe, at 134 Were Street, Brighton, is of aesthetic significance. The double-storey late Victorian residence is substantially intact. The two-levelled verandah, hipped slate roof and projecting faceted bay are notable architectural elements.

Identified by

Allom Lovell & Associates

¹ 'Plan of Devonshire Estate, Brighton'. Map Collection, State Library of Victoria.

Building:	Residence	Significance:	B
Address:	171 Were Street, Brighton	Melway Map Ref:	76 G2
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



Intactness:
 G F P

Condition:
 G F P

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

According to the *Sands & McDougall Victorian Directory* for 1890, there were no houses on the north side of Were Street, between Church Street (now Hanby Street) and Hampton Street. The rate book for 1891 indicates that a four room timber house had been erected between Champion and Hampton Streets. It was then owned and occupied by Carl Schwarbsch, a stationer, who was still living there in 1897.¹

The following year, the house was acquired by Edmond Sheffield, who rented it to William Bishop, a railway worker, and this arrangement remained constant for several years.² By 1905, the house had been purchased by Louis Cadby, a jeweller who lived nearby in a large brick house at 36 Roslyn Street (see separate data sheet). Cadby rented his timber house in Were Street to Henrietta Phillips, a widow, and then to Edward Jephcott, a draper, who was still living there in 1917.³

Description

The house at 171 Were Street is a single-storey timber house with hipped roof. The original slate roof has been replaced by concrete roof tiles. The double-fronted facade has ashlar boards with paired timber brackets to the eaves. A verandah with a corrugated iron bull-nose roof extends across the front facade. The verandah is supported on turned timber posts. Tripartite double-hung sash windows flank the centrally located main entrance, which contained sidelights and a fanlight.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
Dunlop, 19 Willansby Avenue
Doonside, 19 William Street, Brighton

Significance

The house at 171 Were Street, Brighton, is of aesthetic significance. The single-storey house is an example of a late Victorian cottage incorporating the stylistic qualities of a more substantial Victorian residence.

Identified by

Allom Lovell & Associates

1 Rate Book 1891, 1897.

2 Rate Books 1898, 1899, 1900.

3 Rate Books 1905, 1910, 1917.

Building:	Bona Park, now Chevy Chase	Significance:	A
Address:	203 Were Street, East Brighton	Melway Map Ref:	76 H3
Building Type:	Residence	Construction Date:	1881
Architect:	Frederick Williams	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input checked="" type="checkbox"/>]	Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1881 Andrew Thompson and John Niven, publishers, purchased 39 acres of land on the east side of Hampton Street between Binnie Street and South Road. The property had a six room weatherboard dwelling and foundations.¹ In 1881, the property was subdivided. The present mansion, originally known as Bona Park, was built for Thompson on the northern part of the land, in 1882.² An identical mansion, originally known as Hiawatha, was built for Niven on the southern part of the land (now 29 Heathfield Road; see separate datasheet).

In 1885, John Binnie purchased the property and renamed it Chevy Chase after the Scottish ballad of the same name, which celebrates the battle of Otterburn of 1388. Binnie was an importer, and later associated with major retailers Ball and Welsh. By 1901, the property was leased to Eric Moorhead. In 1921, Chevy Chase was acquired by William Wilkinson, and in 1926 it passed to Alexander Younger, a builder, who sold off ten acres to the auctioneer, Thomas Farmer in 1927. The entire estate was subdivided and sold at auction on 27 November 1929.

Robert Horn, minister of religion, and James and Emily Buckingham, timber merchants, acquired Chevy Chase as the headquarters of the Southern Evangelical Mission in that year, and it was subsequently transferred to the Trustees of the Mission in 1956.

The pine trees on the property date from Thomson's occupancy.

Description

Chevy Chase is a large double-storey rendered brick Italianate mansion. The symmetrical front elevation has a balustraded tower above the central entrance, which is flanked by canted bays. A double-storey cast-iron verandah with wraps around the front and side elevations. The hipped slate roof is penetrated by rendered chimneys with corbelled caps.

Comparative Examples

Cluden, 4 Archer Court, East Brighton
Parana, 7 Bagley Street, Brighton
Wyuna, 35-37 Black Street, Brighton
Ratho, 29 Heathfield Road, East Brighton
Landcox, 1-7 Mavis Avenue, East Brighton
Gallia, 65 South Road, Brighton
St Leonards, 163 South Road, Brighton
Chevy Chase, 203 Were Street, Brighton

Significance

Chevy Chase, at 203 Were Street, East Brighton is of outstanding aesthetic significance. The building remains a good example of a Boom style mansion and is substantially intact. The imposing facade of the building is of particular interest for its close proximity to the identical mansion, Ratho, at 29 Heathfield Road, East Brighton. The two residences were built for publishing partners Andrew Thompson and John Niven.

Source

Andrew C Ward & Associates

1 Rate Book 1881.

2 Rate Books 1882, 1883.

Building:	Residence	Significance:	B
Address:	27 Whyte Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	1914-17
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1905 the County of Bourke Permanent Building Society owned three 53 x 90 foot lots of land on the west side of Whyte Street between Were and Dendy Streets. By 1913 Desmond Johns owned the middle block on which he commenced building a four-room wood house in the following year. By 1917 Johns, a railway employee, was owner and occupant of the house. He remained there in 1951.¹

Description

The house at 27 Whyte Street is a substantial Edwardian villa with influences from the emerging Bungalow style. The house has projecting wings with overhanging and bracketed gable ends decorated with rough-cast render and half timbering. The main roof is hipped and gabled with terracotta tiles and ridge cresting. The verandah has turned timber posts, timber fretwork and scalloped rendered balustrading.

Significance

The house at 27 Whyte Street, Brighton is of aesthetic significance. The single-storey house is a substantially intact and richly decorated example of an Edwardian villa with influences from the emerging Bungalow style.

Source

Andrew C Ward & Associates

1 Sands & McDougall Directory. Rate Books 1906, 1913-1915, 1918.

Building:	Residence	Significance:	B
Address:	124 Wickham Road, Highett	Melway Map Ref:	77 D8
Building Type:	Residence	Construction Date:	1918
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The house now known as No. 124 Wickham Road was erected in 1918. It first appears in the *Sands & McDougall Directory* of 1919, with Herbert H Shackell identified as the occupant.¹ The house occupied a large site, being 635' deep with a frontage of 342' to Wickham Road. In 1924, Shackell subdivided this land into 23 small lots, and Herbert Street was created to provide access to them.² Shackell's original house was retained the largest block, designated as Lot 2, which had a frontage of 92' to Wickham Road, and 185' to Herbert Street.

Herbert Shackell was still living in the house in 1942. The following year, the occupant was listed as Charles V Ashe. He was still living there in 1955, when the directories, for the first time, described the address as No. 124 Wickham Road.³

The site of the house has since been further reduced by the subdivision of the rear portion to create an additional lot with a frontage to Herbert Street.

Description

No 124 Wickham Road, Highett, is a single-storey late Edwardian red brick bungalow with a hipped terracotta tile roof penetrated by plain brick chimneys. The roof changes pitch at the lower end, enveloping a verandah on three sides of the building. It is supported on square timber posts with a solid timber frieze.

The front fence comprises squat red brick piers with rendered capping, with pierced brick walls forming a balustrade between.

Comparative Examples

House, 82 The Esplanade, Brighton

Significance

The house at 124 Wickham Road, Highett, is of historical and aesthetic significance. It is a good and substantially intact example of an late Edwardian bungalow with a distinctive verandah. It is also one of the earliest surviving houses in Wickham Road, and thus demonstrates an important phase of residential settlement in the area.

Source

Allom Lovell & Associates

1 *Sands & McDougall Victorian Directory*. 1918, 1919, 1920.

2 Lodged Plan 9930, declared 29 March 1924. Land Survey and Information Centre.

3 *Sands & McDougall Victorian Directory*. various.

Building:	Thornleigh Lodge	Significance:	B
Address:	9 Willansby Avenue, Brighton	Metway Map Ref:	67 G10
Building Type:	Residence	Construction Date:	1850s
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Thornleigh Lodge was built in the mid-1850s for lawyer Robert Willan, who was also one of the directors of the St Kilda & Brighton Railway Company. In 1862, Willan leased the house and grounds to William Patterson but by 1872 Willan was living there himself. The property was described at the time as brick with eight rooms, kitchen, etc on six acres of land. In 1876 A Pearson, a corn merchant, was a tenant and by 1885 Thomas Bent and John Straker had purchased the property. The ownership changed again by 1887 when Frederick Everingham, an auctioneer became the owner. The house was described this time as having eleven rooms and known as Thornleigh. Everingham continued as owner/occupant in 1891 however by 1900 the Northern Assurance Company owned the property leasing it to John Rudd. The situation remained the same in 1905 when Thornleigh was described as a ten room dwelling on quarter of an acre and 30 perches in Durrant Street. During the late 19th century, Thornleigh was occupied by the organist for St James Catholic Church who was known to hold concerts there in the evenings.¹

Description

Thornleigh is a double-storey cement rendered Victorian villa with a slate roof. The main facade is symmetrical with a recessed entry and triple arched windows flanked by slightly projecting bays. The lower windows in these bays have round arched heads while the upper windows have flat heads and mouldings. The house has been renovated and extended in a sympathetic manner. These works have partly incorporated an early outbuilding into a new carport.

Comparative Examples

Viervill, 18 Black Street, Brighton	Shirley, 2 Manor Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Eling, 139 North Road, Brighton
Craigmill, 58 Carpenter Street, Brighton	Coonara, 17 Roslyn Street, Brighton
166-168 Church Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Craig Hall, 2 South Road, Hampton
Farleigh, 6 Farleigh Grove, Brighton	Ebrington, 23 South Road, Brighton
Tanderagee, 70 Halifax Street, Brighton	Edgecome, 134 Were Street, Brighton
Jesmond, 66 Hanby Street, Brighton	Kilkerran, 6 William Street, Brighton

Significance

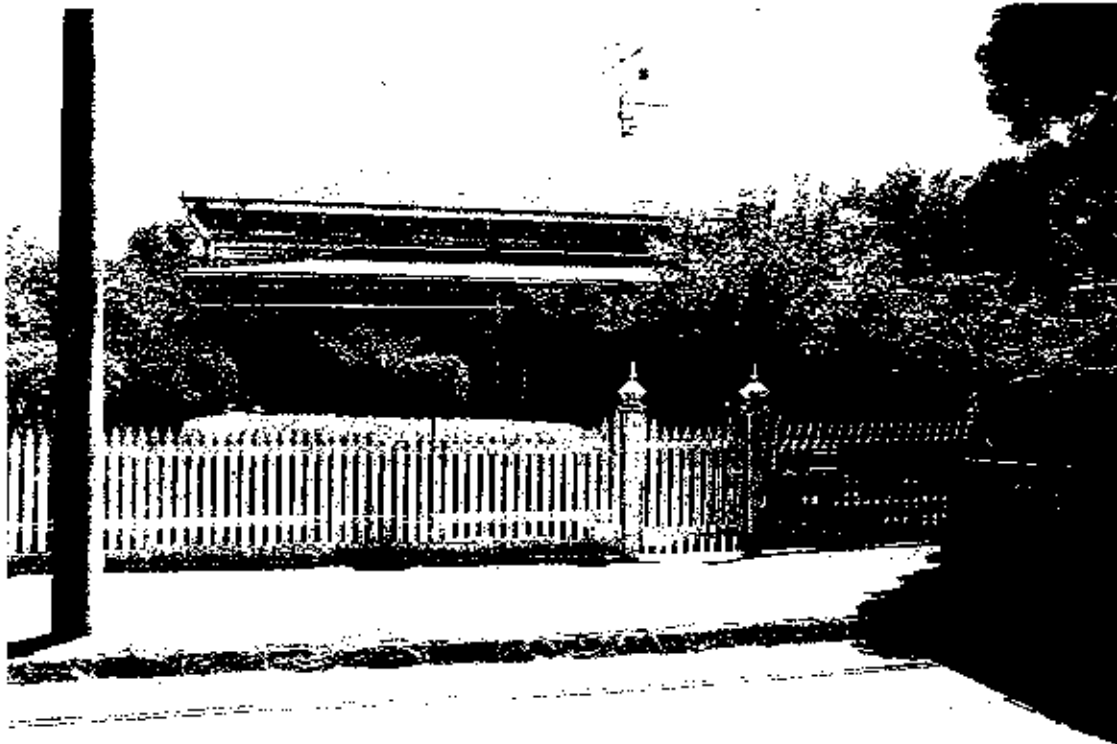
Thornleigh, at 9 Willansby Avenue, Brighton is of historic and aesthetic significance. The substantial Victorian Italianate villa has a distinctive and unusual facade treatment. The property is also demonstrative of the early development of the municipality.

Source

Andrew C Ward & Associates

¹ *Brighton Historical Society Newsletter*, No. 82, March 1989, p. 9.

Building:	Dunlop	Significance:	B
Address:	19 Willansby Avenue, Brighton	Melway Map Ref:	67 G10
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

Willansby Avenue was formerly known as Willan Street. It formed part of the Thornley Estate, which was subdivided in several stages in 1885. The first stage of the development was the creation of 44 allotments fronting Pearson Street, Durrant Street and the east side of Willan Street.¹ The second stage created an additional 33 allotments with frontages to Durrant Street, Marion Street, and both sides of Willan Street.² There were four allotments on the west side of the street, designated as Lots 20 to 23, and each measured 95' by 38'.

By 1891, a six-room timber cottage had been built on Lot 21. It was owned and occupied by William Thompson, a cook, and was valued at £30.³ Thompson was still living there in 1905, when the rate books listed the address of the house as Dunlop, Willan Street.⁴ By 1925, Thompson, now described as a pastrycook, was still in residence. At that time, the house was still a six-room timber cottage on a 95' by 38' block, although it was then addressed as No. 19 Willansby Street.⁵

Description

Dunlop is a single-storey and double-fronted Victorian house. The timber cottage has a patterned slate roof with decorative panels between paired timber eaves brackets. A verandah with a convex corrugated iron roof and decorative cast iron frieze and brackets extends across the front facade. The windows are double-hung sashes and the chimneys are rendered and moulded.

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Doonside, 19 William Street, Brighton

Significance

Dunlop, at 19 Willansby Avenue, Brighton, is of aesthetic significance. The single-storey house is largely intact, with the patterned slate roof and decorative panels between the paired eaves brackets being elaborate architectural elements for a timber framed cottage.

Identified by

Allom Lovell & Associates

-
- 1 Lodged Plan No. 850, declared 20 April 1885. Land and Survey Information Centre.
 - 2 Lodged Plan No. 851, declaration undated. Land and Survey Information Centre.
 - 3 Rate Books, 1891.
 - 4 Rate Books, 1905.
 - 5 Rate Books, 1925.
-

Building:	Kilkerran	Significance:	A
Address:	6 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1885
Architect:	Unknown	Builder:	Unknown



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

History

An eleven room brick dwelling was built on this site in 1885 for Robert Wilson, a merchant. Wilson was the owner/occupant of the house until 1887 when he rented the house to Andrew Jack, a stationer. In 1906, Wilson continued as the owner of Kilkerran, with Jack remaining as the tenant.

Description

Kilkerran is a substantial double-storey late Victorian Italianate rendered residence with projecting porch, surmounted by urns and decorated with stained glass windows. Window decoration includes balconettes with cast iron rails, bracketed sills and acroteria. The porch has black and white marble floor tiles. The unpainted rendered surfaces are noteworthy.

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton.
Bonleigh, 4 Bonleigh Avenue, Brighton	Shirley, 2 Manor Street, Brighton
Craigmill, 58 Carpenter Street, Brighton	Eling, 139 North Road, Brighton
166-168 Church Street, Brighton	Coonara, 17 Roslyn Street, Brighton
Ashleigh Lodge, 58 Cochrane Street, Brighton	Dunvegan, 5 Seymour Grove, Brighton
Farleigh, 6 Farleigh Grove, Brighton	Craig Hall, 2 South Road, Hampton
Tanderagee, 70 Halifax Street, Brighton	Ebrington, 23 South Road, Brighton
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Edgecome, 134 Were Street, Brighton

Significance

Kilkerran, at 6 William Street, Brighton is of historic and aesthetic significance. The substantial house is an intact example of a Victorian Italianate residence featuring a distinctive portico, balconettes and window heads. The survival of the rendered surfaces is also significant. The association of the house with the Jack family, memorialised in the lych gates at St Andrews and the Black Street Congregational Church is also of note.

Source

Andrew C Ward & Associates

Building:	Kalimna	Significance:	B
Address:	14 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1860s
Architect:	Unknown	Builder:	Unknown



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

History

In 1866, Thomas Wilson owned a brick house on the site which he leased to John Walter, a Government Officer. The house was situated on the south west of William Street, between St Andrews and Carpenter Streets. In 1868 the house was described as brick with five rooms, a kitchen and 'S R'. Commander Wilkinson of the Royal Navy leased the property from Wilson.¹

In 1873, Thomas Wilson remained as the owner while he and James Wilson were the occupants. At this time, the house was either partially rebuilt or extended. Wilson lived there in the early 1880s but for most of the time the property was leased. In 1885 James Ray, a warehouseman, was tenant. In 1895 John Grieve, also a warehouseman, lived there and Annie Grieve, a widow, was the occupant in 1900. Wilson continued to own the property in 1905 and Albert Wilson, a veterinary surgeon, leased the property, known at the time as Kalimna.²

Description

Kalimna is a mid-Victorian single fronted Italianate villa of painted cement render with vermiculated quoining. Distinctive features are the slate roof, timber eaves brackets, projecting and pedimented entry porch, and spiral work to opening reveals and window jambs. A projecting bay and gable at the side has Edwardian style stained glass windows.

Comparative Examples

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

Significance

Kalimna, at 14 William Street, Brighton is of historic and aesthetic significance. The house is an intact example of a Victorian Italianate villa with a projecting and pedimented entry porch, timber eaves brackets and vermiculated quoining. The villa also has historical associations with the former mayor and councillor, Thomas Wilson.

Source

Andrew C Ward & Associates

1 Rate Books 1866, 1868.

2 Rate Books 1881, 1885, 1895, 1900, 1906.

Building:	Doonside	Significance:	B
Address:	19 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown



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

History

In 1887, Robert Stephens, a cutter, owned land lot 4, which was subdivided into two blocks, 36 x 162 feet and 24 x 180 feet.¹ In 1888, Stephens constructed two houses on the adjacent blocks, with a six room weatherboard cottage, known as Doonside, erected at 19 William Street. A third house was constructed at 23 William Street in 1900. Stephens continued to own the house at 19 William Street in 1902, renting it to R Swain.²

Description

Doonside is a single fronted and symmetrical late Victorian villa. The weatherboard cottage has a hipped roof clad in corrugated iron, bracketed eaves and symmetrical chimney stacks. A verandah to the front elevation has a concave roof supported on simple timber posts with a cast iron decorative frieze.

Comparative Examples

Shenvai, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
174 Highett Road, Highett
91 Martin Street, Brighton
8 Parliament Street, Brighton

Toowong, 19 Stanley Street, Brighton
8 Sydney Street, Cheltenham
10 Sydney Street, Cheltenham
9 Warriston Street, Brighton
171 Were Street, Brighton
Dunlop, 19 Willansby Avenue

Significance

Doonside, at 19 William Street, Brighton, is aesthetically significant. The Victorian villa is a substantially intact example of a symmetrical and single fronted weatherboard cottage. The progression of its small investory owner, Robert Stephens, from building Doonside to the nearby Mindoro, is of interest and contributes to contemporary perceptions of the development of the street and to speculation in the late Victorian era.

Source

Andrew C Ward & Associates

1 Rate Book 1888.

2 Sands & McDougall Directory 1902.

Building:	Barossa	Significance:	B
Address:	21 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown



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

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

History

In 1887, Robert Stephens, a cutter, owned land lot 4, which was subdivided into two blocks, 36 x 162 feet and 24 x 180 feet. In 1888, Stephens constructed two houses on the adjacent blocks, with a four room weatherboard cottage erected at 21 William Street.¹ A third house was constructed at 23 William Street in 1900. Stephens resided at Barossa in 1895 however by 1900, the house was rented to William Surridge, a carrier.

Description

Barossa is a single fronted late Victorian villa. The weatherboard cottage has a hipped roof clad in corrugated iron and paired eaves brackets. A verandah to the front elevation has a concave roof supported on simple timber posts with a cast iron decorative frieze.

Comparative Examples

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

Cornhill, 7 Lawrence Street, Brighton
15 & 17 Lynch Street, Brighton
26 Nepean Avenue, Moorabbin
4 Sims Street, Sandringham
15 Wright Street, Brighton

Significance

Barossa, at 21 William Street, Brighton, is of aesthetic significance. The villa is a substantially intact example of a late Victorian single fronted weatherboard cottage. The progression of its small investory owner, Robert Stephens, from building Barossa to the larger Mindoro next door, is of interest and contributes to contemporary perceptions of the development of the street and to speculation in the late Victorian era.

Source

Andrew C Ward & Associates

¹ Rate Books 1887, 1888.

Building:	Mia Mia	Significance:	B
Address:	22 William Street, Brighton	Melway Map Ref:	67 F10-
Building Type:	Residence	Construction Date:	1881-82
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1880 Thomas Wilson owned about 2 acres of land on which he commenced building a nine room brick dwelling in 1881.¹ The dwelling was completed by 1882 and by 1905 had several tenants. In 1905, Wilson, a gentleman, still owned Mia Mia.²

Thomas Wilson was Mayor of the municipality and one of Brighton's longest serving councillors. He was the President of the Brighton Horticultural Society, Member of the Bowling Club, Elder of St Cuthberts Presbyterian Church and a Sergeant in the Artillery Corps, deservedly earning the title in his last years of 'Brighton's Grand Old Man'. He owned and developed other William Street properties including No. 26 and No. 14.

Description

Mia Mia is an asymmetrical late Victorian Italianate villa with a projecting faceted wing to one side. A bell cast verandah extends across the whole front elevation, including the projecting bay. The front facade is rendered and together with the chimney stacks, includes incised decoration and distinctive wind breaks. The eaves are bracketed and feature a decorated frieze. The return facades are face brickwork.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	Winmarleigh, 20 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Euloura, 130 Were Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Florence Court, 26 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Mia Mia, at 22 William Street, Brighton is of historical and aesthetic significance. The brick residence is an intact example of the Victorian Italianate villa and is representative of the high standard of residential construction during the 19th century. The association of Mia Mia with the former mayor of the municipality, Thomas Wilson, is also of historical interest.

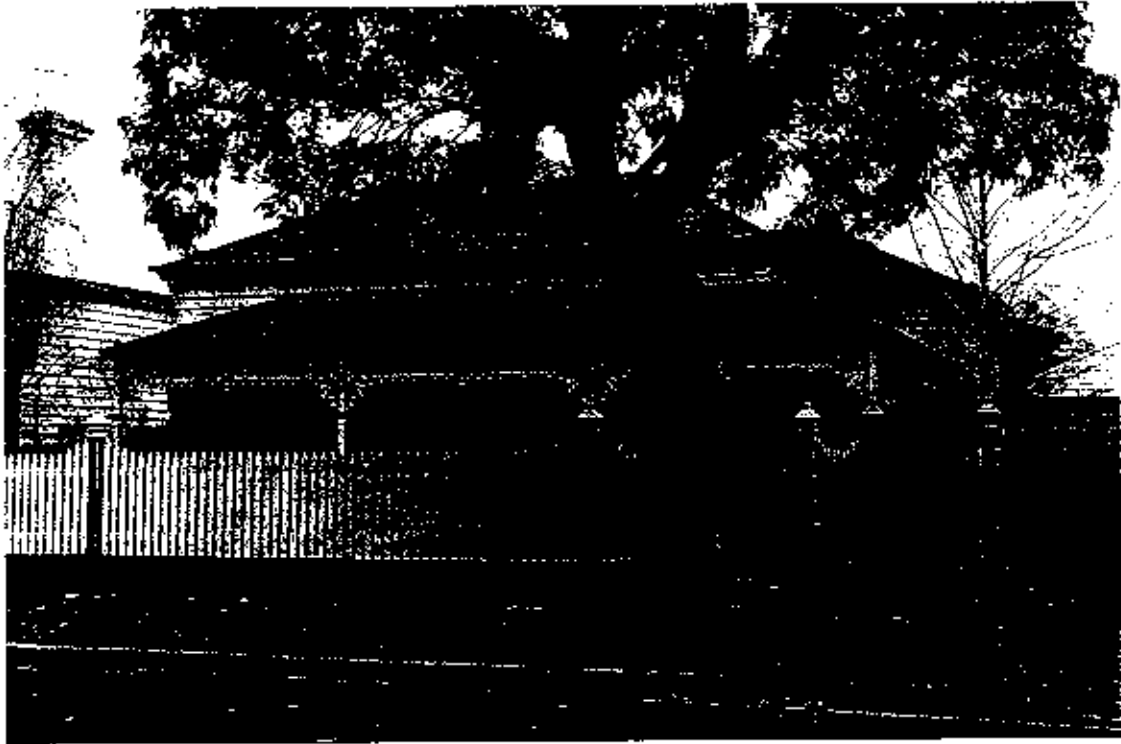
Source

Andrew C Ward & Associates

1 Rate Books 1880, 1881.

2 Rate Book 1906.

Building:	Mindoro	Significance:	B
Address:	23 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1900-02
Architect:	Unknown	Builder:	Unknown



Intactness:
G **F** **P**

Condition:
G **F** **P**

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

The house at 23 William Street was constructed by Robert Stephens following the completion of the two adjacent houses at No 19 and 21 William Street in 1888. In 1900, land lot 5, at 66 x 180 feet was owned by widow Anna McCoy, her late husband Robert having purchased it from William Flint, a solicitor, in 1888.¹ In 1902, Mindoro was constructed and occupied by Robert Stephens, a cutter.²

Description

Mindoro is a single-storey villa reflecting the character of the Victorian period. The residence has a hipped reproduction slate roof with a verandah across the front facade returning to a small projecting wing at one side. The hipped roof verandah is supported on cast iron posts with a cast iron decorative frieze. The transitional character of the house is reflected in the unusual planning and asymmetrical front facade.

Comparative Examples

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

Significance

Mindoro, at 23 William Street, Brighton, is of aesthetic significance. The unusual planning of the early 20th century house reflects the transitional period of its construction and the lingering influence of the Victorian period. The association of the house with small inventory owner, Robert Stephens, is of historical interest.

Source

Andrew C Ward & Associates

1 Rate Books 1888, 1900.

2 Sands & McDougall Directory, 1902.

Building:	Florence Court	Significance:	A
Address:	26 William Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Residence	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]		G[<input checked="" type="checkbox"/>] F[<input type="checkbox"/>] P[<input type="checkbox"/>]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[<input type="checkbox"/>]	Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]	Register of the National Estate	[<input checked="" type="checkbox"/>]
National Trust	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

As early as 1865, there was a small house on this site, owned by William Wilson and occupied by Peter Taylor, a messenger.¹ In 1873, ownership had passed to Thomas Wilson, presumably a relative, and the house was described as a two room cottage with garden.² In 1888, Thomas Wilson demolished this cottage and erected a substantial brick villa on the site. He was still living there in 1906, at which time the house was identified as Florence Court.

Description

Florence Court is a large asymmetrical late Victorian rendered brick villa with a hipped slate roof. The main wing of the house is elongated, terminating in a canted bay at one end. A verandah with a bluestone base extends along this facade, and has a concave corrugated iron roof supported on iron columns with a narrow frieze of cast iron lacework. The villa is highly ornamented: there are paired consoles along the eaves line with festoons and rosettes between, and the corners of the house have vermiculated quoining. The areas of wall between the windows are incised with arabesques, while the windows themselves contain timber-framed double-hung sashes, flanked by barley-twist colonettes and narrow sidelights.

Comparative Examples

10 Agnew Street, East Brighton	Elrona, 11 Murphy Street, Brighton
Eloc, 52 Bay Street, Brighton	Esmerelda, 32 Park Street, Brighton
Lauriston, 10 Church Street, Brighton	1 Seymour Grove, Brighton
Aldgour, 192 Church Street, Brighton	Weeroona, 17 South Road, Brighton
Former Watchhouse, 743 Hampton Street, Brighton	Winmarleigh, 20 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Euloura, 130 Were Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Mia Mia, 22 William Street, Brighton
59 Milroy Street, East Brighton	
Roslyn, 61 Milroy Street, East Brighton	
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Florence Court, at 26 William Street is of outstanding aesthetic and historical significance. It is a fine example of a large Boom style residence, with particularly ornate decorative detail including the unusual incised arabesques. The house is also important for its association with the Wilson family, major local landowners who had occupied this site as early as 1865.

Source

Andrew C Ward & Associates

1 Rate Book 1865.

2 Rate Book 1877.

Building:	Dersley	Significance:	B
Address:	42 William Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown



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

History

In 1877 Joseph Smith owned an allotment of land in William Street on which he built a six room weatherboard dwelling in 1879.¹ Smith, a warehouseman, was still living there in 1905, at which time the house was identified as Dersley.²

Description

Dersley is a substantially intact Victorian timber villa with a hipped slate roof penetrated by brick chimneys. The symmetrical street front has a simple hipped corrugated iron verandah, supported on square timber posts with Tuscan capitals, and has a narrow cast iron lacework frieze. The centrally-placed front door is flanked by timber-framed double-hung sash windows.

Comparative Examples

Leoua, 6 Emily Street, Brighton

72 Outer Crescent, Brighton

Arcadia, 10 Emily Street, Brighton

74 Outer Crescent, Brighton

22 Tweed Street, Highett

14 Warriston Street, Brighton

Significance

Dersley, at 42 William Street, Brighton, is of historical significance. The house is a typical and intact example of the modest timber cottages that were common in Brighton before the Boom period of the 1880s. As such, it demonstrates an important phase of residential settlement in the area.

Source

Andrew C Ward & Associates

1 Rate Book 1879.

2 Rate Book 1906.

Building:	Heath Cliff	Significance:	B
Address:	37 Willis Street, Hampton	Melway Map Ref:	76 F5
Building Type:	House	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1914 Benjamin Ferdinando, an accountant and first Mayor of the Borough of Sandringham, owned land lot 104 in Willis Street north side, between Hampton and Hood Street, on which he had commenced building a house. Later that year a seven room brick dwelling had been completed. Ferdinando was owner/occupant of the house which was known as Heathcliff.¹

Description

Heath Cliff is a prominent two storeyed Edwardian red brick residence with distinctive half timbered and rough cast gables. The brickwork is tuckpointed and the windows are double hung sashes with highlights. The corner verandah has a tessellated tile floor, and together with the angled dormer window above, emphasises the diagonal axis of the house. The terracotta tiled roof features ridge cresting and the chimneys have terracotta chimney pots.

Comparative Examples

Heatherleigh, 9 Campbell Street, Sandringham

Significance

Heath Cliff, at 37 Willis Street, Hampton, is historically and aesthetically significant. The house was the home of Councillor Benjamin Ferdinando who was a champion of the severance cause and is remembered also by a small memorial at the Council Offices. The architectural elements of the house create an unusually substantial and prominent Edwardian style villa within the Linacre Park area.

Source

Andrew C Ward & Associates

¹ Rate Books 1914, 1915.

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



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In 1874, a school was erected in Wilson Street to replace a number of temporary schools which had sprung up around the municipality, including one at Brighton Beach. The new building was designed by architects Terry & Oakden, and was officially opened on 8 April 1875 in the presence of the Honorable Angus Mackay, Minister for Public Instruction.¹

The first principal was Arthur Robinson, formerly of the St Andrew's parish school. Enrolment in the first year reached 728, although only 476 of these attended regularly. As there was no local high school, the Wilson Street school also covered Matriculation, Civil Service and State School Exhibition Examinations. Enrolment numbers continued to increase. In 1903, it became necessary to hold extra classes in Forrester's Hall in Carpenter Street, and by 1909, the overflow spilled into the Drill Hall as well. The following year, a new Infant School was opened in Wilson Street at a cost of £5,000, which comprised seven classrooms and a central hall, and could accommodate 350 children. By the 1940s the school taught 1,000 pupils, which levelled off to approximately 700 by the late 20th century.²

Description

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

The building has been somewhat altered. An early photograph show that the arched windows originally contained Gothic-style tracery, and that there was a tower and gabled bellcote above the entry porch.³

Significance

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

Identified By

Allom Lovell & Associates

1 L J Blake, *Vision and Realisation: A Centenary History of State Education in Victoria*, Volume 3, Melbourne 1973, p. 95.

2 Lawrence Burchell, *Victorian Schools: A Study of Colonial Government Architecture, 1837-1900*, p. 350.

3 Lawrence Burchell, *Victorian Schools: A Study of Colonial Government Architecture, 1837-1900*, p 123.

Building:	Church of Christ and Hall	Significance:	B
Address:	Wilson Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Church	Construction Date:	1923
Architect:	A J Curson	Builder:	Unknown



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

History

The Church of Christ commenced in 1859 as the Disciples' Church, and the first services, led by Samuel Halstaff Coles, were held in the Old Independent Chapel. In 1860, a small chapel measuring 25 feet square was built in Male Street, and by the end of that year, the membership of the church totalled seven. In 1861, a new site was acquired in Bay Street, and the building was relocated and enlarged. The building was relocated, and enlarged, again in 1888, this time to the present site on the corner of Wilson and Male Streets. By the turn of the century the church's membership was in the 500s.

The much-travelled and much-altered timber building was finally demolished in 1923, and a new brick building erected on the same site to the design of architect A J Curson¹. The dedication plaque read:

FOR THE GLORY OF GOD
AND THE SALVATION OF MEN

"That they may all be one,
Even as Thou, Father, Art in Me and I
In thee that they also may be in us,
That thy world may believe that thou
did'st save me."

Description

The Church of Christ Hall is a small Gothic-influenced red brick building with a steep gabled terracotta tile roof penetrated by two vented lanterns topped with domical vaults. The principal gable elevation has a pair of continuous buttresses which terminate in rendered turrets at the parapet line. Between these buttresses, the apex of the gable end is rendered, with a oculus vent below, and a small wheel window. The projecting rectangular brick entry porch has buttresses at the corners and a rendered parapet with blind pointed arches. At the corner is a squat tower with buttressed corners and rendered parapet, and paired lancet windows with rendered label moulds. There are similar windows along the nave elevations.

Comparative Examples

St Stephen's Anglican Church, Cochrane Street, Brighton
Hampton Uniting Church, Service Street, Hampton
Holy Trinity Church, Thomas Street, Hampton
Sandringham Uniting Church, Trentham Street, Sandringham

Significance

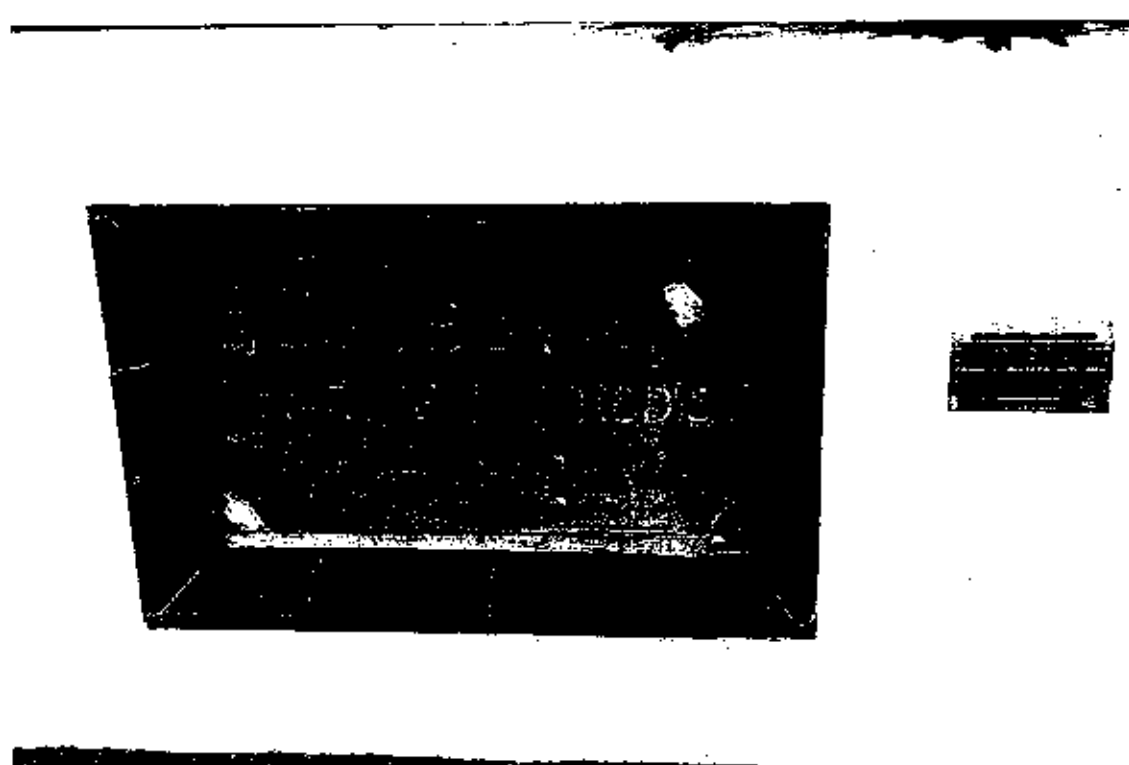
The Church of Christ in Wilson Street, Brighton, is of historical and aesthetic significance. The church is one of many constructed in the municipality during the inter-War period, when the suburb underwent rapid development. The Church of Christ has continuously occupied the site since 1888, and the present building has been a focus of religious activity since 1923. The church is a typical example of the Free Gothic style of the time; of particular note is the sweeping terracotta tiled gabled roof.

Identified By

Allom Lovell & Associates

¹ 'Centenary: Church of Christ Brighton, 1959.' (Pamphlet)

Building:	Stone Tablet, Primitive Methodist Chapel	Significance:	B
Address:	Wilson Street (cnr Carpenter Street), Brighton	Melway Map Ref:	67 F10
Building Type:	Stone Tablet	Construction Date:	1851, 1964
Architect:	Unknown	Builder:	Unknown



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

History

The Primitive Methodist Church was constructed in 1851, on the corner of Wilson and Carpenter Streets, opposite the Town Hall. The total cost of the building was £150, with £36 required for the carpentry, £37 1/5 for the timber, bell and post and £19 4/ for the bricks.

The church was utilised by the local congregation for many decades however by the late 19th century, the need grew for a larger building. Subsequently, the old building was replaced by a new church which was constructed in Male Street. The foundation stones for the new building were laid in December 1890.

The original 1851 church was still intact in 1952 however by that time, it had passed to the Postmaster-General's department, where it was utilised as Brighton's first telephone exchange. The building was demolished in c.1964 however, the original foundation stone was retained and set within a low wall constructed on the corner of Wilson and Carpenter Streets. A descriptive plaque outlining the history of the site was also set into the new wall.¹

Description

A stone tablet set into a new wall constructed at the corner of Wilson and Carpenter Streets, Brighton is the original foundation stone for the Primitive Methodist Church. The tablet is inscribed:

1851
Primitive Methodist
Chapel

The descriptive plaque also set into the new wall is inscribed with the following:

On this site, in 1851, a Primitive
Methodist Chapel was opened by the
Rev. John Ride. The building later became
Brighton's first telephone exchange.

This original foundation stone was re-laid by
BP AUSTRALIA LIMITED AND THE BRIGHTON
HISTORICAL SOCIETY
on 25th July 1964.

Significance

The stone tablet of the Primitive Methodist Church is of historical significance. The tablet is the original foundation stone of the 1851 church which remained extant on the corner of Wilson and Carpenter Streets until c.1964. The tablet is demonstrative of the early development of Brighton in the years prior to the Gold Rush.

Identified by

Allom Lovell & Associates

¹ Age, 15 March 1952.

Building:	St Cuthberts Presbyterian Church	Significance:	A
Address:	10 Wilson Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Church	Construction Date:	1889
Architect:	Evander McIver	Builder:	Unknown



Intactness:
 G F P

Condition:
 G F P

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input checked="" type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

A bluestone Presbyterian church was erected in Wilson Street in the mid-1850s, on the site of the present memorial hall. It was the 'mother church' in the region, covering the area from St Kilda to Cheltenham. In 1889, the present church was built, complete with spire for £5,000, incurring a debt of £3,500. Around 1950, the original bluestone church was demolished. The Fincham organ was rebuilt about twenty years ago.

Description

St Cuthberts Presbyterian Church is a substantial Gothic Revival bichromatic brick church on a bluestone plinth, with a gabled slate roof and a prominent tower with a rendered spire. The church has the traditional cruciform plan, with buttressed gable ends to three sides which incorporate rendered ornament including parapet copings, blind arcading turrets and finials. Window and door surrounds are also rendered. The main facade has a large central pointed arched with simple tracery, and it is flanked by entry porches with order arches surmounted by rendered gables and finials. The tower has multifoil and lancet windows, with lancet-arched vents above, surmounted by a rendered spire with pinnacles at each corner.

The interior includes a sloping floor with original timber pews, timber dado and plain rendered walls. The ceiling is T-shaped on plan, with apsidal sanctuary at the crossing. The aisles have plastered ribbed fan vaulting whilst the nave and transepts are timber lined with cast iron ventilator grilles and woodgrained false beams. Four cast iron ribbed columns with croquet capitals carry the roof. The stained glass windows and Fincham organ are of note.

Comparative Examples

Former Congregational Church, 17 Black Street, Brighton
St Finbars Catholic Church, 90 Centre Road, East Brighton

Significance

St Cuthberts Presbyterian Church at 10 Wilson Street, Brighton, is of outstanding aesthetic and historical significance. It is a substantial and fine example of a church in the late Victorian bichromatic Gothic style, and the largely intact interior includes distinctive timber vaulting, stained glass of note, and a Fincham organ. The site has been associated with the Presbyterian church since the 1850s, and the present church has been a focus of religious activity in the area since 1889.

Source

Andrew C Ward & Associates

Building:	Police Offices and Quarters	Significance:	B
Address:	27 Wilson Street, Brighton	Melway Map Ref:	67 E10
Building Type:	Police Station	Construction Date:	c.1870
Architect:	Public Works Department	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

In the early years of the settlement at Brighton, the only government official to be based in the area was a single police constable. He also acted as the postmaster and a newspaper correspondent however, the Constable did not obtain an official police station or watch house until 1850.¹ The bluestone building was erected on the corner of Dendy and Hampton Streets (refer separate data sheet for No. 743 Hampton Street, Brighton) and although it was more than a mile from the main settlement, a police barracks was constructed on the adjacent site four years later. It was at this time that a body of mounted police replaced the constable.²

The date of the present police station, situated at the intersection of Wilson and Carpenter Streets, is unknown, but it appears to have been constructed c.1870s. The Public Works Department Contract Books show that various contracts were let between 1866 and 1908 however there is no indication of any single contract large enough for the construction of a double-storey building. The police station was sewerred in 1908 and the building is evident on MMBW maps of that period.

Description

The Brighton Police Station is a substantial double-storey Victorian Italianate style building with a hipped slate roof with bracketed eaves. The rendered facade has a small parapeted porch asymmetrically positioned on the Carpenter Street elevation. Windows are double-hung sashes with segmental arched heads. Ornamentation is limited to moulded string courses, archivoltis, window voussoirs and the moulded cappings of the rendered chimneys.

Significance

The Brighton Police Offices and Quarters at 27 Wilson Street, Brighton, is of historical and aesthetic significance. Sited at a prominent intersection, the building is a local landmark and is visually related to the Victorian Italianate Town Hall across the road. The building is a good example of the Italianate style applied to a public building, distinguished by its restrained use of ornamentation, large scale and asymmetrical composition.

Source

Andrew C Ward & Associates

1 W Bate, *A History of Brighton*, p. 130.

2 W Bate, *A History of Brighton*, p. 186.

Building:	Former Brighton Town Hall	Significance:	A
Address:	30 Wilson Street, Brighton	Melway Map Ref:	67 F10
Building Type:	Town Hall	Construction Date:	1885-86
Architect:	Wilson & Beswicke	Builder:	A Muller



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

The first council offices and courthouse were housed in a weatherboard shop at the intersection of Wilson and Carpenter Streets. By 1861 the council had purchased the land, upon which it erected a brick courthouse, and the land was permanently reserved for the council in 1871. The present building was built during the final years of the Borough of Brighton, and opened in 1886, one year before the formation of the Town of Brighton in 1887. The construction of the Brighton Town Hall complex was strongly supported by Thomas Bent, prominent Brighton resident, long-standing councillor of Brighton and Moorabbin and, later in his political career, the Premier of Victoria. It was a controversial venture at the time, over-running the £6,000 estimate by £2,000. As well as housing the municipal offices the building also contained the court house.

The council engaged the services of architectural firm Wilson & Beswicke to design the new building. John Beswicke was a prolific architect of the late nineteenth century whose work was relatively conservative when compared with some of his contemporaries.¹ Beswicke's other civic commissions included the town halls at Essendon (1885), Hawthorn (1888), and Dandenong (1890). Stylistically, the former Brighton Town Hall falls into the first phase of his career, characterised by simple classical forms and composition, in contrast to the more eclectic and freer designs of the late 1880s and '90s.²

The hall, chamber and offices were remodelled in 1933 by architects Oakley & Parkes. The principal of this firm, Percy Oakley, had been a councillor in the early 1920s, with a brief tenure as mayor in 1933. In 1936 the courthouse was relocated from the Town Hall to a new building designed by PWD Chief Architect, Percy Everett.³ In 1959, a new municipal office was built nearby, also designed by Oakley & Parkes. Until recently, the original town hall was used as the Brighton Municipal Library.

Description

The former Brighton Town Hall is a substantial double-storey building designed in a classical Italianate style. The building is relatively restrained in its ornamentation in comparison to the ornate Collingwood, Fitzroy and Northcote Town Halls designed by George Johnson. The ground floor is rusticated with Corinthian pilasters at first floor level, in the manner of a Renaissance Italian palazzo. The outer bays are wider and are flanked by coupled pilasters along the Wilson Street elevation, which is symmetrical except for the three-storey clock tower at the south-east corner of the building. The design of the tower, with its balustraded parapet and French Second Empire style mansard roof featuring decorative roof vents and iron cresting, is characteristic of town hall design of this period. Windows at ground floor level have segmented-arched heads, while those of the first floor are semi-circular arched double-hung sashes. An unusual cast iron portico extends over the Wilson Street footpath.

Comparative Examples

Dandenong Town Hall (1890)

Significance

The former Brighton Town Hall, at 30 Wilson Street, Brighton, is of outstanding historic, social and aesthetic significance. Construction of the building is associated with the period of rapid suburban expansion of Brighton in the late nineteenth century. The building uses the language of Classical architecture to express the confidence and growing prosperity of the municipality during the boom period. Externally the building is largely intact and, like other nineteenth century town halls, possesses notable landmark qualities. The building is associated with Sir Thomas Bent, prominent Brighton resident and long-standing councillor and state parliamentarian. From its construction in 1886 until council amalgamation and relocation in 1994, the town hall provided a community focus for civic activity. The building is a major work of prominent nineteenth century architect Beswicke, whose other town halls include Essendon, Hawthorn, and Dandenong.

Source

Andrew C Ward & Associates

- 1 P Watts, 'The Stylistic Development of John Beswicke', Investigation Project, University of Melbourne 1971, p. 6.
- 2 P Watts, 'The Stylistic Development of John Beswicke', Investigation Project, University of Melbourne 1971, p. 6.
- 3 'Courthouses in Victoria - A Survey'. Held at Heritage Victoria.

City of Bayside Heritage Review: Building Citations



Building:	Heazelwood	Significance:	A
Address:	66 Wilson Street, Brighton	Melway Map Ref:	67 F11
Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input checked="" type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1890, C G Casey owned 71 feet of land on the west side of Wilson Street. In 1891 Cornelius Casey, M.D., built a brick house for his residence.¹ Casey had acquired the practice of Dr James Murray and died in 1896. His grandson, Richard Gavan Casey, was Governor of Bengal and Governor General of Australia. By 1905 the property had passed to his Casey's, Isabella, a widow, and was occupied by Alexander Cooch, a bank inspector. The property was then known as Heazelwood.²

In 1918, Heazelwood was acquired by the Anglican Sisters of the Holy Name who cared for neglected children and babies. It was sold by the Church in 1984.

Description

Heazelwood is a substantial and unusual double-storey residence, constructed of bichromatic brick with a hipped roof and a double-storey return verandah. The house is designed in an eclectic style which incorporates transitional Queen Anne style characteristics, evident in the terracotta pan-tiled roof with terracotta ridge cresting and the timber verandah details. The verandah is terminated by a projecting hipped roof bay which features a double-storey canted bay. Windows are double-hung with multi-paned upper sashes and segmented arched heads. Voussoirs and string courses are of cream brickwork, contrasting with the brown body brickwork. The tall brick chimney has a pedimented capping; an unusual feature.

The house is set back on a large property and retains its original red brick and cast iron palisade fence.

Comparative Examples

Marama, 161 Church Street, Brighton

Invermay, 18 Stanley Street, Brighton

Calabria, 167 Church Street, Brighton

Goombah, 186 Church Street, Brighton

Blair Athol, 5 Leslie Grove, Brighton

Kiaora, 81 South Road, Brighton

Woodlands, 69 Woodlands Avenue, North Essendon (1888), Oakden, Addison & Kemp

Significance

Heazelwood, at 66 Wilson Street, Brighton, is of outstanding aesthetic significance. The house is a substantial and unusual nineteenth century villa displaying transitional Queen Anne characteristics. The form of the house, typical of large asymmetrical nineteenth century villas, combines a variety of distinctive elements and decorative features; the double-storey timber verandah is unusual, as is the terracotta pan-tiled hipped roof and pedimented chimney cap.

The house is enhanced by its setting on a large block and its intact palisade fence.

Source

Andrew C Ward & Associates

1 Rate Books 1890, 1891.

2 Rate Book 1906.

Building:	Algoma	Significance:	B
Address:	92 Wilson Street, Brighton	Melway Map Ref:	67 F11
Building Type:	Residence	Construction Date:	1895
Architect:	Unknown	Builder:	Unknown



Intactness:
 G[] F[] P[]

Condition:
 G[] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input type="checkbox"/>]
National Trust	[<input type="checkbox"/>]

Recommended Heritage Listings:

Victorian Heritage Register	[<input type="checkbox"/>]
Register of the National Estate	[<input checked="" type="checkbox"/>]
Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1890 Robert Whitaker owned land lot 5 on the southern corner of Wilson and Halifax Streets, with a street frontage to Halifax Street. A ten-room brick house was constructed in 1895, owned and occupied by Whitaker.¹ Whitaker continued as owner/occupant in 1905 at which time the property was known as Algoma.²

Description

Algoma is a substantial double-storey late Victorian residence. Asymmetrically composed, the building is constructed of tuck-pointed bichromatic brickwork with brown body bricks and cream brick string course and dressings, now overpainted. The house has a hipped and gabled roof with bracketed eaves; the original roofing has been replaced with cement tiles. The south elevation features a prominent gable on the south elevation is embellished with carved barge boards and timber finial and a double-storey candle-snuffer tower. Windows are segmented and semi-circular arched double-hung sashes. A canted bay window with a hipped roof faces Wilson Street. Chimneys are brick with moulded rendered cappings.

Significance

Algoma, at 92 Wilson Street, Brighton is of aesthetic significance. The house is a distinctive and eclectic nineteenth century bichromatic brick villa displaying a variety of decorative details; of particular note is the gabled bay and unusual corner turret.

Source

Andrew C Ward & Associates

1 Rate Book 1890, 1895.

2 Rate Book 1906.

Building:	Residence	Significance:	B
Address:	15 Wright Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residences	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown



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

History

The rate book of 1880 reveals that Thomas Bent was the owner of an unspecified amount of vacant land between Wright and Selwyn Streets, at the Lewis Street end. In 1886, part of this land had been developed when James Clayton erected a pair of brick cottages facing Wright Street. A few years later, the vacant land to the immediate south was acquired by John Alexander, a baker. It had a 120' frontage to Wright Street, and was valued at £30.¹ In 1891, Alexander erected a four-room timber cottage at the northern end of this land, which he used as his own residence. Alexander was still living there in 1896.

By 1905, Alexander had rented the house to George Barrow, a gas stoker. At that time, it was described as a four-room timber house on a 30' by 156' block, valued at £10.²

Description

The house at 15 Wright Street is a single-fronted late Victorian cottage with hipped corrugated iron roof with timber eaves brackets. The timber framed and weatherboard clad house has a timber verandah with a corrugated iron roof extending across the front facade. The chimneys are cement rendered, one with a terracotta chimney pot. The windows are double-hung sashes. The front fence is not original.

Comparative Examples

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

Cornhill, 7 Lawrence Street, Brighton
15 & 17 Lynch Street, Brighton
4 Sims Street, Sandringham
26 Nepean Avenue, Moorabbin
Barossa, 21 William Street, Brighton

Significance

The house at 15 Wright Street is of historical significance. The house is a modest and largely intact example of a late Victorian timber cottage and demonstrates the range of early development within the municipality. The house also has an indirect link with the Thomas Bent.

Identified by

Allom Lovell & Associates

1 Rate Book 1890.

2 Rate Book 1905.

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



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

History

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

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

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

Description

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

Comparative Examples

Houses, 16 and 18 Selwyn Street, Brighton.

Significance

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

Identified by

Allom Lovell & Associates

Building:	Nareenya	Significance:	B
Address:	10 Young Street, Brighton	Melway Map Ref:	67 C10
Building Type:	Residence	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown



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

History

The rate books for 1909, prepared in February of that year, show Arthur Champion Groom, an auctioneer, as the owner of 11 vacant blocks in Young Street, each valued at £10. Pencilled amendments show three of these blocks to have been sold, and two built upon. One of these, the present house, was owned by Thomas Coghlan and valued at £30.¹ The following year, the rate books give the name of the house as Nareenya.²

The rate books for 1911-12 (prepared in December 1911) again show Coghlan, an instructor, as the owner and occupier of a six room wooden house on Lot 46, measuring 53' by 143' and valued at £35.³

By 1913, the house was owned and occupied by Gertrude Muir, a widow, and valued at £40. At the time, the house was one of nine wooden houses in the street, which also contained eight undeveloped land lots.⁴

Description

Nareenya is an asymmetrical, patterned weatherboard Edwardian villa with corrugated iron roof. A return verandah with a bay window on the diagonal axis is surmounted by a gablet. Each of the wings flanking the verandah features a half timber rough cast gable with deep overhang over a square bay window with lean-to roof. The verandah features turned timber posts with a cross pattern frieze and has a timber floor. The front door has a stained glass sidelight. The adjacent house at 12 Young Street is a mirror image of No. 10 and has been recently renovated.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
13 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	176 New Street, Brighton
Hartley, 115 Cochrane Street, Brighton	Warringa, 33 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Aghada, 35 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Cleveland, 39 Service Street, Hampton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Nareenya, at 10 Young Street Brighton, is of aesthetic significance. It is a relatively intact example of a weatherboard cottage, typical of the suburban development which followed the recovery of the economy after the 1890s Depression. Aesthetically, the house incorporates a typical Edwardian Queen Anne style asymmetrical composition and timber ornamentation.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1909.
 - 2 Rate Books 1910.
 - 3 Rate Books 1911-12.
 - 4 Rate Books 1913.
-

Building:	Elouara	Significance:	B
Address:	12 Young Street, Brighton	Melway Map Ref:	67 C10
Building Type:	Residence	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown



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

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

History

The rate books for 1909, prepared in February of that year, show Arthur Champion Groom, an auctioneer, as the owner of 11 vacant blocks in Young Street, each valued at £10. Pencilled amendments show three of these blocks to have been sold, and two built upon. One of these, the present house, was owned and occupied by William Francis Hussey, and valued at £30.¹ The following year, the rate books give the name of the house as Elouara.²

The rate books for 1912-13 (prepared in February 1913) again show Hussey, an instructor, as the owner and occupier of a six-room wooden house on Lot 45, measuring 53' by 143' and valued at £40. At the time, the house was one of nine wooden houses in the street, which also contained eight undeveloped land lots.³

Description

The house at 12 Young Street is an asymmetrical, patterned weatherboard Edwardian villa with corrugated iron roof. A two sided verandah with a bay window on the diagonal axis is surmounted by a gablet. Each of the wings flanking the verandah features a half timber rough cast gable with deep overhang over a square bay window with lean-to roof. The verandah features turned timber posts with a cross pattern frieze and has a timber floor. The front door has a stained glass sidelight. The adjacent house at 10 Young Street is a mirror image of the present house.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	Sunne Brac, 15 Linacre Road, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	The Ramble, 10 Littlewood Street, Hampton
3 Berwick Street, Brighton	Marimo, 10 Menzies Avenue, Brighton
15 Campbell Street, Sandringham	Linn Mill, 7 Milroy Street, East Brighton
68 Champion Street, Brighton	176 New Street, Brighton
Hartley, 115 Cochrane Street, Brighton	Warringa, 33 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Aghada, 35 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Cleveland, 39 Service Street, Hampton
1 Hoyt Street, Hampton	Nareenya, 10 Young Street, Brighton

Significance

The house at 12 Young Street Brighton, is of aesthetic significance. It is a relatively intact example of a weatherboard cottage, typical of the suburban development which followed the recovery of the economy after the 1890s Depression. Aesthetically, the house incorporates a typical Edwardian Queen Anne style asymmetrical composition and timber ornamentation.

Identified By

Allom Lovell & Associates

¹ Rate Books 1909.

² Rate Books 1910.

³ Rate Books 1912-13.

APPENDIX A - SUMMARY LIST OF C BUILDINGS

The following is a summary list of C grade buildings which are not located within precincts. The list is arranged first by suburb, and then alphabetically by street address.

Suburb	Street	No.	Name
Beaumaris	Alfred Street	23	Residence
Black Rock	Arkarunga Crescent		Church
Black Rock	Arkarunga Crescent		St Agnes Anglican Church
Beaumaris	Balcombe Park Lane	24	Residence
Black Rock	Balcombe Road		St Joseph's Catholic Church
Sandringham	Barnfield Street	29	Kerami
Beaumaris	Banksia Avenue	3	Residence
Beaumaris	Beach Road		Heidelberg School Marker
Hampton	Beach Road		Red Bluff Hotel
Hampton	Beach Road	15	Edgecliff
Hampton	Beach Road	34	Edgecliff
Hampton	Beach Road	54	Shops
Black Rock	Beach Road	242	Bridgefords House
Sandringham	Bluff Road		Sandringham Hospital
Hampton	Bolton Avenue	32	Residence
Hampton	Bolton Avenue	35	Residence
Beaumaris	Bonanza Road	55	Residence
Brighton	Chatsworth Avenue	16-16A	Former Stroma
Brighton	Chelsea Street	15-15A	Residence
Brighton	Church Street	206	Residence
Brighton	Church Street	213	Residence
Brighton	Cochrane Street	103	Hunt Memorial Uniting Church
Beaumaris	Cromer Road	108	Residence
Hampton	David Street	51-53	Aston
Brighton	Dendy Street	4	Cauburra
Brighton	Dendy Street	8	The Moorings
Brighton	Elsternwick Park		Pavilion
Cheltenham	Glebe Avenue	11	Residence
Cheltenham	Glebe Avenue	13	Residence
Beaumaris	Haldane Street	19	Residence
Beaumaris	Haldane Street	33	Residence
Beaumaris	Haldane Street	43	Residence
Beaumaris	Harfleur Avenue	5	Residence
Sandringham	Holloway Road		Sandringham East Primary School
Beaumaris	Hutchison Avenue	1	Residence
Beaumaris	Hutchison Avenue	5	Residence
Hampton	Linacre Road	5	Residence
Hampton	Linacre Road	24	Residence
Hampton	Linacre Road	25	Pontac
Beaumaris	Mariemont Avenue	27	Residence
East Brighton	Mayrose Crescent	13	Residence
Brighton	Middle Crescent	31	Clantlew
East Brighton	Milroy Street	3	Residence
Highbett	Muir Street	1	Residence
Brighton	Newbay Crescent	11	Residence
Brighton	Newbay Crescent	14	Residence
Brighton	Newbay Crescent	15	Residence
Brighton	North Road	50	Myrtle Grove
Cheltenham	Park Road	103	Residence

City of Bayside Heritage Review: Building Citations

Suburb	Street	No.	Name
Beaumaris	Powys Drive	7	Residence
Black Rock	Seaview Crescent	3	Residence
Hampton	Service Street	37	Residence
Hampton	South Road	26	Charlston
Brighton	South Road	61	Residence
Brighton	St Kilda Street	327	Residence
Beaumaris	Surf Avenue	16	Smith House
Brighton	The Esplanade	84	Kerrera
Brighton	The Esplanade	88-89	Dunvegan
Brighton	Vaucluse Street	12	Residence
Sandringham	Vincent Street	7	Residence
Beaumaris	Wells Road	10	Residence
Beaumaris	Wells Road	21	Freeland House
Beaumaris	Wells Road	50	Residence
Brighton	Wilson Street	41	Residence

APPENDIX B - SUMMARY LIST OF DEMOLISHED BUILDINGS

The following is a summary list of buildings which have been demolished since Andrew Ward's *City of Brighton Urban Character and Conservation Study* (1986); *City of Sandringham Heritage Conservation Study* (1989).

City of Bayside Heritage Review: Building Citations

Suburb	Street	No.	Name
Beaumaris	Beach Road	3	Residence
Brighton	Berwick Street		Clark Rae Fraser Memorial hall
Brighton	Berwick Street		Fmr Brighton Technical School
Brighton	Black Street	12	Mandalay
Sandringham	Campbell Street	3	Culver
Brighton	Church Street	183	Viewly
Brighton	Cochrane Street	45	Former Building 4, Cora Lynn
Brighton	Dudley Street	1A	Karrong, now Wonwondah
Beaumaris	Haldane Street		McManamny House
Beaumaris	Haldane Street		Peninsula House
Sandringham	Hampton Street	312-314	Residence
Brighton	Higinbotham Street	9	Residence
Brighton	Lindsay Street		Former Congregational Church Hall
Brighton	New Street	368	Ibwiri
Brighton	North Road	60	Biwa
Brighton	South Road	219	Residence
Brighton	The Esplanade	62	Residence
Brighton	Union Street	84	Hurlingham
Brighton	Well Street	14	Rhylv, later Braela
Brighton	Wolsley Grove	32	Stanley Hunter House