

CITY OF BAYSIDE HERITAGE REVIEW

BUILDING CITATIONS



VOLUME 2

PART II

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CITY OF BAYSIDE HERITAGE REVIEW

BUILDING CITATIONS

VOLUME 2

PART II

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

March 1999

This report is Part II 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

4.0 DATASHEETS G - N

Building:	Jesmond	Significance:	B
Address:	17 Georgiana Street, Sandringham	Melway Map Ref:	76 F8
Building Type:	Residence	Construction Date:	1901
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 1852 the land on which No. 17 Georgiana Street was built was released as part of the subdivision of Crown Land 21 owned by Josiah Holloway and known as Gipsy Village. In 1900 Lily Pescod owned part lots 129 and 140 in Georgiana Street, north side between Carew and Moor Streets on which she built a wood house in 1901. In 1906 John O'Mara (possibly a descendant of James O'Mara, a fisherman/resident of Gipsy Village) was tenant, and in 1910 John Chamberlain tenanted the four room property which at that time was known as Jesmond. By 1916 Jean Ingram was owner/occupant.¹

Description

Jesmond is an asymmetrical, single-storey weatherboard transitional Victorian/Edwardian style villa with a hipped and gabled roof clad in corrugated galvanised steel. A small verandah on the facade has turned timber posts and cast iron lacework. Victorian elements include the tripartite double-hung sash windows, which are separated by twisted colonnettes, while the gable above, with carved timber barge boards featuring dog's tooth ornamentation, is an Edwardian element.

Comparative Examples

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

Significance

Jesmond, at 17 Georgiana Street, Sandringham, is of aesthetic significance. The house, largely intact externally, is a modest and typical example of a transitional Edwardian/Victorian weatherboard villa.

Source

Andrew C Ward & Associates

¹ Rate Books 1901, 1902, 1906, 1910, 1916. Gipsy Village Subdivision.

Building:	Warringah	Significance:	B
Address:	24 Georgiana Street, Sandringham	Melway Map Ref:	76 F8
Building Type:	Residence	Construction Date:	pre 1886
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

In 1852 the land on which No. 24 Georgiana Street was built was released as part of the subdivision of Crown Allotment 21 owned by Josiah Holloway, known as Gipsy Village.

A house is shown on the October 1886 Shire of Moorabbin plan on this site. In 1889 Mr Turner was in residence.¹ By 1892 Angelo Bertotto, a fisherman was occupant, the rate books listing him as owner/occupant of a wood house in Georgiana Street, Gipsy Village in 1893.

By 1900 the property, part lot 30, had passed to Caroline Bertotto and was known as Waringah.² By 1910 the property had returned to Angelo Bertotto and George Blore was tenant.³

Description

Waringah is a single-storey, double-fronted, symmetrical weatherboard villa, with a hipped roof clad in corrugated galvanised steel. Tripartite double-hung sash windows flank the central entrance door, which has narrow sidelights and a highlight. Eaves have timber brackets and the rendered chimney stacks have moulded caps. The timber post verandah which extends across the front elevation is not original.

Comparative Examples

Tallandoon, 36 Bamfield Street, Sandringham
Cascaes, 28 Fernhill Road, Sandringham
Veronique, 49 Fernhill Road, Sandringham
12 Nepean Avenue, Moorabbin

Significance

Waringah, at 24 Georgiana Street, Sandringham, is of historic interest and aesthetic significance. The house was constructed on the Gipsy Village subdivision and was the residence of local identity and fisherman, Angelo Bertotto. The house is a typical and relatively intact example of a nineteenth century weatherboard villa, and contributes to the Victorian and Edwardian character of Georgiana Street.

Source

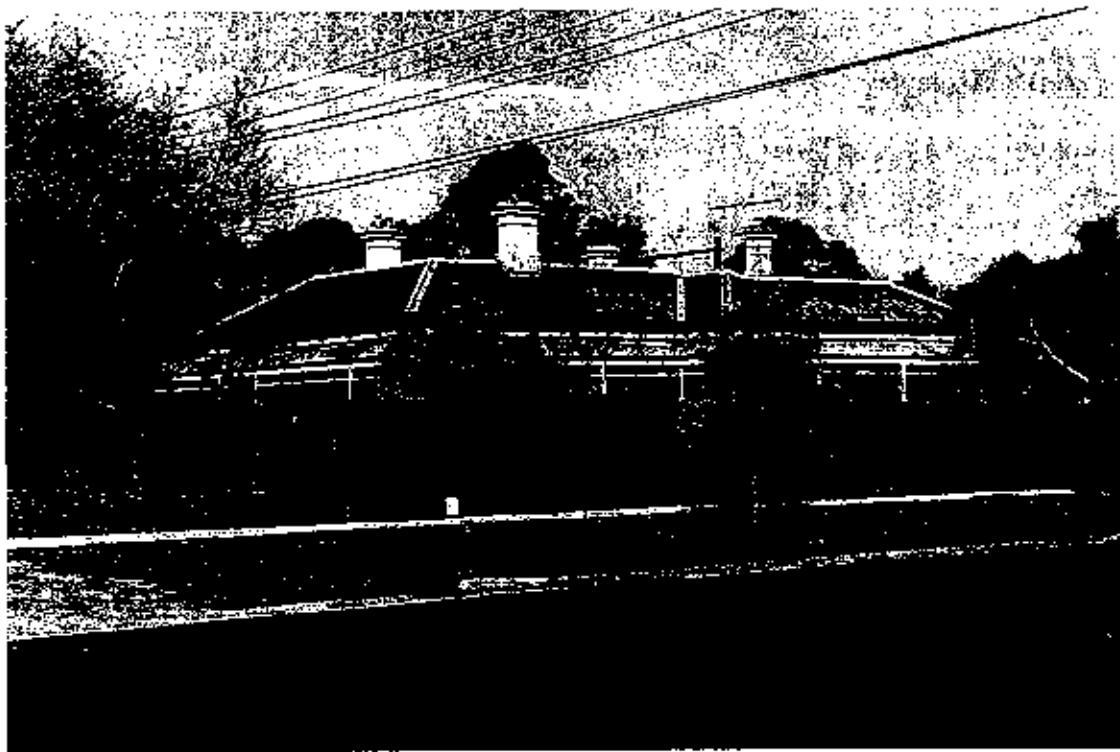
Andrew C Ward & Associates

1 Sands & McDougall Directory.

2 Rate Book 'Waringah' 1916

3 Rate Books 1893, 1900, 1910, 1916. Sands & McDougall Directories 1888-1900.

Building:	Newington	Significance:	B
Address:	28 Georgiana Street, Sandringham	Melway Map Ref:	76 F8
Building Type:	Residence	Construction Date:	pre 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

In 1852 the land on which No. 28 Georgiana Street was built was released as part of the subdivision of Crown Allotment 21 owned by Josiah Holloway, known as Gipsy Village. James Jones owned a house on this site in 1886,¹ passing to Sarah Jones in 1892. In 1900, Jones had commenced building a wood house. The house was completed by February, 1901 and Sarah Jones resided there. Sarah Jones continued owner/occupancy in 1916 at which the house was described as having ten rooms. The property was known at that time as Newington.²

Description

Newington is a single-storey nineteenth century villa, constructed next to the railway line which bisects the Gipsy Village. The house is block-fronted and has a hipped slate roof with timber bracketed eaves. A recent bullnose-profile verandah, supported on timber posts and with a cast iron frieze, extends across the entrance elevation and returns along the west side, facing Moor Street. The four-panelled front door has flashed glass sidelights and highlights, flanked by tripartite double-hung sash windows. Chimneys are unpainted render with moulded caps.

Comparative Examples

Bristol House, 12 Carew 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
Mindoro, 23 William Street, Brighton

Significance

Newington, at 28 Georgiana Street, Sandringham, is of aesthetic significance. Constructed on the Gipsy Village subdivision, the house is a typical and relatively intact example of a nineteenth century block fronted weatherboard villa.

Source

Andrew C Ward & Associates

1 Sealed plan: Oct. 1886. Sands & McDougall Directory entries commence 1888.

2 Rate Books 1900, 1901, 1916.

Building:	Balcomb	Significance:	B
Address:	11 Gillies Street, Hampton	Melway Map Ref:	76 H7
Building Type:	Residence	Construction Date:	1906
Architect:	Alec Eggleston?	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 1906, John Eggleston purchased vacant land, designated as Lot 58, on the east side of Gillies Street, between Crisp and Service Streets. In that same year, he erected a nine room weatherboard house on the land. Eggleston, described as a solicitor, was still the owner and occupant in 1915 at which time the property was known as Balcomb.¹

John Eggleston was in fact a prominent barrister, the principal of the distinguished Melbourne firm of Eggleston, Derham & Martin. He was the father of architect Alec Eggleston (1883-1955). The younger Eggleston trained as an architect in the office of Usher & Kemp between 1900 and 1904, and officially commenced his private practice in 1907.² It is quite likely, however, that the young student architect designed his father's house in Hampton in 1906 as his first ever commission. Alec Eggleston later became a prominent figure in the Melbourne architectural scene, and his firm still continues today as Eggleston McDonald.

Description

Balcomb is a substantial timber Edwardian villa with attic storey and dormer windows, dominant half timbering in the Tudoresque mode and prominent shingled roof complemented by tall chimney stacks with rendered caps. The main gable incorporates a stained glass leadlight and the weatherboards have fish scale banding.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	The Ramble, 10 Littlewood Street, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	Marimo, 10 Menzies Avenue, Brighton
3 Berwick Street, Brighton	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
1 Hoyt Street, Hampton	Nareenya, 10 Young Street, Brighton
Myora, 6 Linacre Road, Hampton	Elouara, 12 Young Street, Brighton

Significance

Balcomb, at 11 Gillies Street, Hampton, is of aesthetic and historical significance. The house is an unusual Edwardian villa with a steeply pitched roof, dormer windows and half timbering in the Tudoresque manner. Built for John Eggleston, barrister, the house was probably designed by his architect son, Alec Eggleston, who was then on the verge of officially commencing his private practice. The house is thus important as possibly the earliest known work of one of the most important Melbourne architects in the first half of the twentieth century.

Source

Andrew C Ward & Associates

¹ Rate Books 1906, 1907, 1915.

² Alec Eggleston, 'Reminiscences of a Septuagenarian'. unpublished typescript, 1942. Australian Manuscripts Collection, State Library of Victoria.

Building:	Residence	Significance:	B
Address:	5 Glebe Avenue, Cheltenham	Melway Map Ref:	86 H2
Building Type:	Residence	Construction Date:	c.1891
Architect:	Unknown	Builder:	Unknown



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

Condition:
G[] F[x] 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, Glebe Street was offered for sale as part of the Glebe Estate in 1888. The Glebe Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, probably Allotment 23, had a 50 foot (15 metre) frontage to Glebe Street.¹

5 Glebe Street was built c.1891; the first occupant was Jeffrey E Yelland. The previous year the land was probably owned by William Organ, one of three in the Organ family who resided in the street. Later occupants included Samuel A Barrinton (1920s) and William J Shields, poultry farmer (1930s).²

Description

The house at 5 Glebe Avenue is a single-storey weatherboard residence, situated on a wide block with a deep front garden. The house is asymmetrically planned, with a projecting bay to the west terminating the cast iron verandah. The hipped roof is slated and the chimneys have moulded caps. A garage has been constructed in the front garden, on the west side. The timber picket front fence is not original.

Comparative Examples

Claramae, 141 Weatherall Road, Cheltenham
Stokeavilly, 109-111 Park Road, Cheltenham
14 Coape Street, Cheltenham
10 Coronet Grove, Beaumaris

Significance

The house at 5 Glebe Avenue, Cheltenham, is of historical significance and aesthetic interest. The house was one of several constructed on the Glebe Estate during the early period of suburban subdivision of Cheltenham in the 1880s, and is one of the few nineteenth century residences in Glebe Street to survive relatively intact. The type of house—a block-fronted cottage—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.

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

Building:	Residence	Significance:	B
Address:	17 Glebe Avenue, Cheltenham	Melway Map Ref:	86 H2
Building Type:	Residence	Construction Date:	c.1880
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

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Glebe Street was offered for sale as part of the Glebe Estate in 1888. The Glebe Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, probably Allotment 29, had a 50 foot (15 metre) frontage to Glebe Street.¹

17 Glebe Avenue was built c.1880. Occupants included Mrs E Foster (early 1900s), Edwin Dinner (mid 1900s), George Teagle (late 1900s-1910s), Forster R Shaw (1930s), Mrs Bessie Shaw (1940s) and Mrs A E Cullin (1950s).²

Description

17 Glebe Avenue is a single-storey, single-fronted nineteenth century cottage, with a hipped roof and concave profile verandah. The front elevation is block fronted. The entrance door has original flashed glass sidelights and highlights, and the adjacent tripartite double-hung sash window has a timber moulded architrave. Chimneys are cement-rendered, with moulded caps. The roof has been re-clad, and the timber picket fence is recent.

Comparative Examples

25 Arkarkinga Crescent, Black Rock
Hobart, 5 Emily Street, Brighton
25 Glebe Avenue, Cheltenham
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
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

The house at 17 Glebe Avenue, Cheltenham, is of historical significance and aesthetic interest. The house was one of several constructed on the Glebe Estate during the early period of suburban subdivision of Cheltenham in the 1880s, and is one of the few nineteenth century residences in Glebe Street to survive relatively intact. The type of house—a block-fronted cottage—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.

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

Building:	Residence	Significance:	B
Address:	25 Glebe Avenue, Cheltenham	Melway Map Ref:	86 H2
Building Type:	Residence	Construction Date:	c.1890
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

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Glebe Avenue was offered for sale as part of the Glebe Estate in 1888. The Glebe Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, probably Allotment 31, had a 50 foot (15 metre) frontage to Glebe Avenue.¹

In 1890 Cheltenham was not listed by street address in the Sands & McDougall directory. By c.1900, there were 12 houses on the north side of Glebe Avenue and four houses on the south.²

25 Glebe Street (north side) was built c.1890.

Description

The house at 25 Glebe Avenue is a single-storey, single-fronted nineteenth century timber cottage, with a gabled roof and skillion corrugated iron verandah. The entrance door has an original highlight, and the adjacent double-hung sash window has a timber moulded architrave.

Alterations have been made to the gable, verandah and a carport constructed on the east side. The timber picket fence is recent.

Comparative Examples

25 Arkaringa Crescent, Black Rock
Hobart, 5 Emily Street, Brighton
17 Glebe Avenue, Cheltenham
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
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

The house at 25 Glebe Avenue, Cheltenham, is of historical significance and aesthetic interest. The house was one of several constructed on the Glebe Estate during the early period of suburban subdivision of Cheltenham in the 1880s, and is one of the few surviving nineteenth century residences in the suburb. The appearance of the house has been marred by later alterations which are reversible.

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

Building:	Residence	Significance:	B
Address:	27 Glebe Avenue, Cheltenham	Melway Map Ref:	86 H2
Building Type:	Residence	Construction Date:	c.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

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Glebe Avenue was offered for sale as part of the Glebe Estate in 1888. The Glebe Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, probably Allotment 32, had a 50 foot (15 metre) frontage to Glebe Avenue.¹

In 1890 Cheltenham was not listed by street address in the Sands & McDougall directory. By c.1900, there were 12 houses on the north side of Glebe Avenue and four houses on the south.²

27 Glebe Avenue (north side) was built c.1890.

Description

The house at 27 Glebe Avenue is an asymmetrically planned, single-storey weatherboard cottage with a hipped and gabled roof. A pair of double-hung sash windows face the street and the front entrance has a narrow sidelight and highlights. The chimney is of brick, with a corbelled cap.

The roof has been reclad, the porch verandah is missing, and the timber picket front fence is not original.

Comparative Examples

25 Arkarkinga Crescent, Black Rock
Hobart, 5 Emily Street, Brighton
17 Glebe Avenue, Cheltenham
25 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
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

The house at 27 Glebe Avenue, Cheltenham, is of historical significance and aesthetic interest. The house was one of several constructed on the Glebe Estate during the early period of suburban subdivision of Cheltenham in the 1880s, and is one of the few nineteenth century residences in Glebe Avenue to survive relatively intact. The appearance of the house has been marred by alterations which are reversible.

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.

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

Building:	Langi	Significance:	B
Address:	37 Glebe Avenue, Cheltenham	Melway Map Ref:	86 H2
Building Type:	Residence	Construction Date:	c.1913
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

Previously on Reserve land in the Parish of Moorabbin, adjoining Crown Portion 50 which originally belonged to Stephen Charman, Glebe Street was offered for sale as part of the Glebe Estate in 1888. The Glebe Estate was one of Cheltenham's first major land sales following the laying of the railway line in 1882. The property, probably Allotment 37, had a 50 foot (15 metre) frontage to Glebe Street.¹

Langi, 37 Glebe Street was built c.1913; the first occupant was William Organ. The Organ family resided in a number of houses in the street. Later occupants included Mrs Mary Organ (1940s) and Alexander McKinnon (1950s).²

Description

Langi is a single-storey, weatherboard Edwardian cottage, asymmetrically planned with a hipped and gabled corrugated iron roof. The gable end facing the street is half-timbered, infilled with pressed metal imitation roughcast. The small verandah is supported on turned timber posts, and has a cast iron frieze and bullnose profiled corrugated iron roof. Windows are double-hung sashes with timber moulded architraves. Part of the walls are decorated with notched weatherboards. The timber picket front fence is not original. The two red brick chimney stacks have terracotta pots.

Comparative Examples

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

Significance

Langi, at 37 Glebe Avenue, Cheltenham, is of historical significance and aesthetic interest. The house is one of a small number of surviving Edwardian residences constructed on the 1882 Glebe Estate, and is one of the more intact examples.

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.

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

Building:	Moofred	Significance:	B
Address:	13 Glyndon Avenue, Brighton	Melway Map Ref:	67 C7
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

In 1913, Agnes Payne, a spinster, owned lots 47 & 48 with a 140 feet frontage onto Glyndon Avenue, south side. In 1914 Frederick Sheahan, a produce merchant, owned and occupied a nine-room brick dwelling that had been built on 105 feet of this land. The property was known as Moofred.¹ Mrs M Sheahan remained there in 1951.²

Description

Moofred is a large Edwardian Bungalow style residence with an approximately symmetrical facade and a steeply pitched hipped slate roof dominated by a central gable, a form which anticipates the later Californian Bungalow style. Walls are roughcast rendered. The large gable contains an attic and has a curved timber balcony above a curved entrance porch supported on timber posts. Edwardian elements include the leadlighted bow windows which flank the entrance porch and interior detailing to the front rooms.

Comparative Examples

Gaba Tepe, 8 Menzies Avenue, Brighton

Significance

Moofred, at 13 Glyndon Avenue, Brighton, is of aesthetic significance. The house is an interesting and well-composed example of the Edwardian Bungalow style. Of particular note is the curved entrance porch and balcony whose form is echoed in the adjacent bow windows.

Source

Andrew C Ward & Associates

1 Rate Books 1913, 1914.

2 Sands & McDougall Directory.

Building:	Residence	Significance:	B
Address:	5 Gordon Street, Hampton	Melway Map Ref:	76 E4
Building Type:	Residence	Construction Date:	c.1892
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

The north side of Gordon Street was subdivided in 1885 as the Bolton Park Estate. It was re-advertised in 1888, at which time it was known as Lady Gordon's Drive, Sandringham. The street is first listed under that name in the *Sands & McDougall Melbourne Directory* of 1894, with three houses having been built. The occupant of the central house (now number 5) was identified as Mrs E Beckinsale.¹ She lived there only briefly, being succeeded the following year by Robert A Patterson. By 1900, Daniel G Webb was living in the house, and he remained there until 1909. The house was listed as vacant in the directories for 1910 and 1913, with Miss Annie Solomon living there in the intervening years.² Leo Duff lived there from 1914 to 1918, and the house was again listed as vacant in the directory for 1919. In 1920, the occupant was identified as Henry R L Fase, who remained living there until at least 1930.³

Description

The house at 5 Gordon Street is a single-storey Victorian weatherboard house. The hipped slate roof has bracketed eaves and is penetrated by rendered chimneys with moulded caps.

Comparative Examples

25 Arkarkinga Crescent, Black Rock
17 Glebe Avenue, Cheltenham
25 Glebe Avenue, Cheltenham
Hobart, 5 Emily Street, Brighton
27 Glebe Avenue, Cheltenham
Cornhill, 7 Lawrence Street, Brighton

15 & 17 Lynch Street, Brighton
26 Nepean Avenue, Moorabbin
4 Sims Street, Sandringham
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

The house at 5 Gordon Street, Hampton, is of historical and aesthetic significance. It is a typical example of a relatively small Victorian weatherboard house.

Source

Allom Lovell & Associates

-
- 1 *Sands & McDougall Melbourne Directory*. 1894.
 - 2 *Sands & McDougall Melbourne Directory*. 1910-1913.
 - 3 *Sands & McDougall Melbourne Directory*. 1920-1930.

Building:	Elimatta, later Kenmare	Significance:	B
Address:	9 Gordon Street, Hampton	Melway Map Ref:	76 E4
Building Type:	Residence	Construction Date:	c.1892
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

The north side of Gordon Street was subdivided in 1885 as the Bolton Park Estate. It was re-advertised in 1888, at which time it was known as Lady Gordon's Drive, Sandringham. The street is first listed under that name in the *Sands & McDougall Melbourne Directory* of 1894, with three houses having been built. The occupant of the westernmost house was identified as Frederick Pitcher.¹ He remained living there until 1904, and was succeeded as occupant by Cyrus Mason, who named the house Elimatta.² Mason lived there until 1910, when the house was listed as vacant in the directory. The following year, the occupant was identified as C H Littlewood, who renamed the house Kenmare. He lived there only briefly, and was followed by a series of similarly short-term occupants. These included Albert Kelly (until 1916), Victor Hollow, a solicitor (1917), Mrs Jean Russell (1918-19) and Joshua Watson (from 1920).³

Description

The house at 9 Gordon Street is a symmetrical single-storey double-fronted brick Victorian house. The hipped slate roof has paired eaves brackets and is penetrated by simple brick chimneys. The bullnose-profile verandah appears to be a reconstruction, and the garage at the front of the house, is relatively new.

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
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
Stanton, 3 Wellington Street, Brighton

Significance

The house at 9 Gordon Street, Hampton, is of historical and aesthetic significance. Although altered, it retains several elements typical of Victorian villas, include a hipped slate roof with bracketed eaves. The house is an important heritage element in the Gordon Street streetscape.

Source

Allom Lovell & Associates

1 *Sands & McDougall Melbourne Directory*. 1894.

2 *Sands & McDougall Melbourne Directory*. 1905, 1906, 1907.

3 *Sands & McDougall Melbourne Directory*. 1910-1920.

Building:	Luap	Significance:	B
Address:	13 Gordon Street, Hampton	Meiway Map Ref:	76 E4
Building Type:	Residence	Construction Date:	1900
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 1900, Marianne Simons built a weatherboard house on Lots 89 and 90 on the north side of Gordon Street, between New and Hoyt Streets. William Simon, a secretary and probably husband of Marianne, was listed as the occupant. She continued as owner in 1910, when the house was described as a timber seven-room dwelling. By 1916, the owner and occupant was Henry Paul, a chemist, and the house was identified as Luap.¹

Description

Luap is a large single-storey asymmetrical triple-fronted Victorian timber house with a hipped slate roof, supported on paired timber brackets at the eaves line. The street front, which is block fronted, comprises a projecting bay flanked on one side by a long wing with a verandah, and on the other by a shorter wing. The verandah has a skillion corrugated iron roof supported on square timber posts, with a diagonal braced timber balustrade. Each of the three sections has a tripartite window consisting of a timber-framed double-hung sash flanked by narrow acid-etched sidelights.

Comparative Examples

Bristol House, 12 Carew Street, Sandringham
Newington, 28 Georgiana Street, Sandringham
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
Mindoro, 23 William Street, Brighton

Significance

Luap, at 13 Gordon Street, Hampton, is of aesthetic and historical significance. It is a good and intact example of a large late Victorian timber house, notable for its unusual triple-fronted composition. It demonstrates an important phase of residential settlement in the Hampton area.

Source

Andrew C Ward & Associates

¹ Rate Books 1900, 1901, 1910, 1916.

Building:	Residence	Significance:	B
Address:	14 Gordon Street, Hampton	Melway Map Ref:	76 E4
Building Type:	Residence	Construction Date:	c.1905
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

The land now known as 14 Gordon Street was sold as Lot 21 Lady Gordon's Drive, on the Bolton Park Estate, Sandringham. Subdivided in 1885 and again in 1888, the estate surrounded Bolton House, which retained a large site in Jack Street (now Bolton Avenue).

The present house appears to have built c.1905.

Description

The house at 14 Gordon Street is a single-storey Edwardian villa. The walls are of red brick with roughcast upper sections. The front elevation has a gabled bay with a roughcast and half-timbered gable end, beside a verandah with a timber fretwork frieze. The steeply-pitched hipped and gabled slate roof has terracotta ridge capping and finials, and is penetrated by tall red brick chimneys with roughcast caps 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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 14 Gordon Street, Hampton, is of aesthetic significance. Aesthetically, the house is a particularly intact example of a simple Edwardian composition which has a number of architectural elements typical of the period. Of note are the half-timbered gable end and slate roof with terracotta ornamentation.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	26 Gordon Street, Beaumaris	Melway Map Ref:	86 G4
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

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

The present house appears to have built c.1885.

Description

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

Comparative Examples

2 Allee Street, Brighton

Kainga, 4 Allee Street, Brighton

Ronbaix, 55 Black Street, Brighton

Dunottar, 31-33 Bridge Street, Hampton

Toxteth, 66 Champion Street, Brighton

Engadine, 48 Cochrane Street, Brighton

Bulow, 50 Cochrane Street, Brighton

Arbutnot, 41 Middle Crescent, Brighton

Delville, 83 Outer Crescent, Brighton

Esperance, 11 Warriston Street, Brighton

75 Well Street, Brighton

Significance

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

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	6 Grant Street, East Brighton	Melway Map Ref:	67 H11
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Arthur Smith



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

Grant Street was not rated before 1889. That year, most of the land on the south side of the street was vacant, and owned by several builders including Arthur Smith. He erected a six-room timber house on his land, although no occupant was listed.¹ The following year, William Barron was living in the house. In 1891, the Federal Building Society had acquired the property and continued to do so in 1900 when it was leased to Michael O'Brien, a labourer.

By 1905, Jata Tatham had become both owner and occupant.²

Description

The house at 6 Grant Street is a single-storey Italianate timber cottage with a hipped corrugated iron roof, penetrated by a bichromatic brick chimney and supported on paired timber brackets at the eaves line. The street front is of interesting and unusual composition: the lower part of the facade is symmetrical, while the roofline is asymmetrical. The block-fronted street facade has a skillion roof corrugated iron verandah supported on iron columns with a cast iron frieze, and the central front door is flanked by canted bay windows. The roofline above has a gable end to one side, with plain bargeboards and a turned timber finial.

Comparative Examples

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

Significance

The house at 6 Grant Street, East Brighton, is of aesthetic and historical significance. In many respects, it is a typical simple Victorian timber villa, but its unusual composition with a symmetrical facade beneath an asymmetrical roofline, makes it unique in the municipality, and possibly rare elsewhere.

Source

Andrew C Ward & Associates

1 Rate Books 1887-1889.

2 Rate Books 1890, 1891, 1900, 1906.

Building:	Guernsey House	Significance:	B
Address:	11 Guernsey Avenue, Moorabbin	Melway Map Ref:	77 D6
Building Type:	Residence	Construction Date:	c.1870s?
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

Guernsey House, at 11 Guernsey Avenue, Moorabbin, is located within Crown Portion 38, purchased by John Dane in the second Parish of Moorabbin Land Sales 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 1924 the area surrounding the house was subdivided into suburban allotments, Guernsey House occupying the largest of these, lot 30, at the intersection of Dudley Avenue and a right-of-way. A lodged plan of that year shows Terrace Road to the west and Bay View Road to the north.² A lodged plan of the following year shows these streets renamed Spring and Exley Roads respectively, and the right-of-way named Guernsey Avenue.³ In 1953 the property was subdivided into 3 allotments, Guernsey House occupying allotment No. 2.⁴

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

Guernsey House is a detached, single-storey nineteenth century villa, of rendered masonry construction with double transverse gabled roofs. Only the roof slope facing the street is slated; the remainder is clad in corrugated iron. A small pedimented entrance porch with arched openings projects from the centre of the street elevation, bisecting the cast iron verandah which has a corrugated iron roof. Double-hung sash windows flank the central entrance door. Decoration is limited to the rendered quoining and the non-original tapered window architraves and moulded sill brackets.

An outbuilding, which appears to be contemporary with the house, survives on the adjacent block.

Comparative Examples

Danubia, 172 Church Street, Brighton
Linton, 81 Outer Crescent, Brighton
Kalimna, 14 William Street, Brighton

Significance

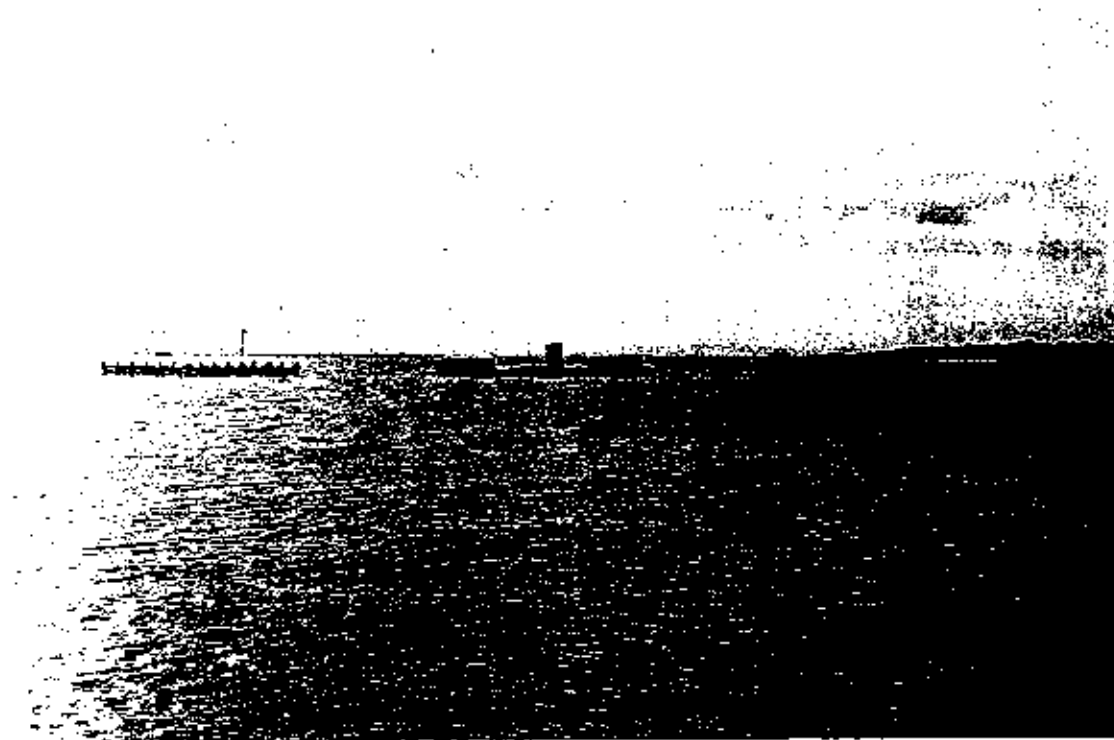
Guernsey House, at 11 Guernsey Avenue, Moorabbin, is of historical and aesthetic significance. One of a small number of surviving nineteenth century residences in Moorabbin, the house demonstrates an early and important phase of settlement of the area, predating suburban subdivision. The house, a double-fronted rendered villa, has an unusual double-gabled roof form and a small pedimented central porch. The appearance of the house has been marred by later alterations.

Identified By

Allom Lovell & Associates

-
- 1 Parish of Moorabbin Plan, 1864 with revisions 1875.
 - 2 Lodged Plan No. 11149, declared 29 July 1924. Land and Survey Information Centre.
 - 3 Lodged Plan No. 11150, dated 1925. Land and Survey Information Centre. Exley Road is listed in the 1873 Sands & McDougall Directory.
 - 4 Lodged Plan No. 28397, declared 23 July 1953. Land and Survey Information Centre.

Building:	HMVS Cerberus	Significance:	A
Address:	Half Moon Bay, Black Rock	Melway Map Ref:	85 H2
Building Type:	Breakwater/Historic Shipwreck	Construction Date:	1867-1870
Architect:	E.J. Reed (Chief Constructor at the Admiralty)	Builder:	Palmer Shipbuilding & Iron Co., Jarrow-on-Tyne, England



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

The Cerberus was laid down on 1 September 1867 and completed in September, 1870. It sailed to Melbourne from 29 October 1870 to 9 April 1871 and remained in service until 1924, being the flagship of the Victorian Navy from 1896-1901 and remaining in commission until 1911. It was used as a port guard ship and floating store for explosives during the First World War and in 1921 was renamed HMAS Platypus II, and used as a submarine depot ship. In 1924 Cerberus was sold to the Melbourne Salvage Co. Pty Ltd. and in 1926 the Sandringham Council contributed to its acquisition for the purpose of a breakwater at the Black Rock Yacht Club. It was scuttled at its present location on 2 September 1926. In 1964 the anchor was placed at the entrance to the Sandringham Yacht Club.

Description

An iron framed armour plate clad hulk consisting of hull, (6-8 armour plate), breastwork (8-9 armour plate), guns, and single funnel.

Significance

The Cerberus occupies a significant place in the history of naval design forming a link between the earlier Sultan and Monarch, the last of the vessels of the first phase of iron clad design and Devastation, the first vessel of the second phase. It recalls a period when the defence of Britain's colonial outposts was of paramount importance whilst its design was a complete break from established traditions, serving as a prototype for all major warships built from 1885 to 1905. It never fought in any battles.

Source

Andrew C Ward & Associates

Building:	Beaupre & Laurista	Significance:	B
Address:	22 & 24 Halifax Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residences	Construction Date:	1890
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 [x]
Heritage Overlay Controls [x]

History

In 1889 Samuel Stokes, a gentleman, owned land with a 90 foot frontage to Halifax Street, located on the south-east side between Church and Hall Streets. In 1890 Stokes built two eight-room brick dwellings on the land, each with a 45 foot frontage.

In 1891, No. 22 was rented to George Lilly, a civil servant. Stokes continued as landlord in 1905, leasing it to Agnes Clarke, a widow. The property was then known as Beaupre.¹

In 1891 Willliott White, a brewer, rented No. 24, later purchasing it. White continued as owner/occupant in 1905 at which time the property was known as Laurista.²

Description

Beaupre and Laurista are a pair of rendered double-storey residences, detached although terraced in form. Each has a double-storey cast iron lacework verandah between wing walls embellished with corbels and vermiculated panels. Windows are double-hung sashes with segmented arched heads. The houses each have modillioned cornices; No. 22 (Beaupre) has its original rendered parapet, while the segmented arched parapet at No. 24 (Laurista) appears to be a later alteration. Chimneys are rendered, with moulded caps.

Comparative Examples

Leylands, 38 Asling Street, Brighton

Lara, 40 Asling Street, Brighton

Bayview, 20 Huntley Street, Brighton

Talloch, 160 The Esplanade, Brighton

Significance

Beaupre and Laurista, at 22 & 24 Halifax Street, Brighton, are of aesthetic significance. The houses are of a terraced form, which, although typical in other municipalities, is very unusual in Brighton.

Source

Andrew C Ward & Associates

1 Rate Books 1891, 1906.

2 Rate Books 1889, 1890, 1891, 1906.

Building:	Billilla	Significance:	A
Address:	26 Halifax Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	1878
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 checked="" 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

The land bounded by Halifax, Hampton and Dendy Street was initially owned by Nicholas Were, purchaser of Dendy's half share in the Brighton estate, and elder brother of Dendy's agent, J B Were. The property was acquired in 1878 by Robert Wright, a gold rush immigrant, who commenced the construction of a substantial house of thirteen rooms. Wright went into bankruptcy the following year, and was forced to mortgage the house to the National Bank. Wright died in 1882, and his estate foreclosed by the bank in 1884. From 1884 until 1888 the house was let to tenants, and the last of these, Henry Butler, purchased the house from the bank, who in turn sold it to William Weatherly. Weatherly was an immigrant who had arrived in Australia in 1860, and worked for a time for the Chirnside family as the manager of their station in western Victoria, Carranballac. He later made his fortune from BHP shares which had dramatically increased in value in 1888 following the discovery of silver at Broken Hill.

Weatherly named the house Billilla, and it remained in the possession of his family until purchased by the Brighton City Council in 1973. He undertook alterations in 1888, to the design of architects Smith and Johnson, which appear to have been restricted to the rear of the house. Further alterations which included the addition of a second storey were proposed c.1900, in a conservative Italianate design by John Beswicke, but eventually a proposal by Walter Butler was executed in 1907. Butler's extensions were designed in an Art Nouveau manner and enveloped the earlier structure on three sides. The extensions included a new drawing room, library, enlarged dining room and additional bedrooms; additionally, many of the existing Victorian rooms were increased in height by one metre. More recent alterations have been associated with the opening of the house to the public and equipping it for catered functions.¹

Description

Billilla is a large single-storey residence, substantially intact to the extent of the 1907 Butler alterations, designed in an unusual Art Nouveau manner with classical references. The house has a box-like form with rendered walls and roofs concealed behind an undulating pierced gridded parapet. Semi-circular and bow windows project from the house on three elevations, all linked by a continuous plinth and moulded cornice. A large porch, convex in plan, projects on the entrance elevation, supported on columns with unusual foliated capitals. A squat tower exists to the rear, remodelled by Butler with a similar gridded parapet to the house, engaged circular columns at the corners and a modillioned cornice. The frieze below the cornice, the parapet and the tower are all embellished with low-relief Art Nouveau decoration.

As with the exterior, the interior, which retains some of the original Victorian elements, is a combination of classical and Art Nouveau elements, as well as having Arts and Crafts characteristics. The interior is largely intact, and includes timber panelling, leadlight windows and decorative plaster ceilings and retains many original fittings and fixtures.

A number of original outbuildings survive to the rear of the property, including the butler's quarters, dairy, meat house, stable, garden store and coach house.

The garden appears to retain much of the original layout, with the two entrance points linked by a gravel driveway. Iron palisade gates at either entrance are original features, however the timber picket fence along the front boundary appears to be a more recent addition. A relatively large concrete and stone fountain is situated in the centre of the garden, as well as a small birdbath, both of which may be of significance to the site.

Significance

Billilla, at 26 Halifax Street, Brighton, is of outstanding aesthetic and historical significance.

Billilla, its outbuildings and garden are of cultural significance for the outstandingly intact nature of the Edwardian and Victorian fabric, services and fittings and in the manner in which they display the lifestyle and working of a wealthy Edwardian household.

Billilla is also of cultural significance for its stylistic departure within Walter Butler's varied and distinguished oeuvre. Externally it is his most comprehensive and prominent work using the Art Nouveau and classical idioms as the main stylistic sources, while internally, it is of significance for the fine quality and wide stylistic variety of its architectural embellishment, particularly in the plasterwork of the ceilings, and all the associated fittings such as door furniture, light fittings, and hearths.

Within Victoria, the house is of aesthetic significance as one of few comprehensive essays in the Art Nouveau, expressed in rendered ornamentation, over a large house, and it represents a prominent departure from the norm of residential architecture at that time.

While of little historic importance at a state or national level, the property is of historic significance to Brighton. It is one of the prominent mansions in the area and is distinctive for its Edwardian rather than Victorian appearance. Combined with its large garden, Billilla has been a landmark in the area for over one hundred years.²

The garden at Billilla is of regional significance as an example of a large, late nineteenth century garden. The garden retains a number of significant mature trees and features, with the Canary Island Pine recorded on the National Trust (Victoria) Register of Significant Trees. The garden forms a suitable and contemporary setting to a significant Victorian building. The gardens contribute significantly to the heritage character of the surrounding area.

Sources

Andrew C Ward & Associates

Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986.

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- 1 Information for this history derived from Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986, pp. 6-25.
 - 2 Extract from Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986, p. 46

Building:	Residence	Significance:	B
Address:	27 Halifax Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	c.1880
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

Halifax Street is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey. The street bounded the Town Reserve. 27 Halifax Street is located within the original intended Town Reserve.

27 Halifax Street was built c.1880. It is located on the north side of Halifax Street between Church Street and Black Street.

In c.1885, there was one house between Church Street and Black Street on the north side of Halifax Street. By c.1890, this had increased to three properties, one being the premises of the Loller Bros. By c.1910, there were four properties: the Loller Bros., Mrs Jane Loller, Colin Donald at Centra and A E Richardson at Kardinia.¹

Description

The house at No. 27 Halifax Street is a double-fronted asymmetrical Victorian polychromatic brick villa. The hipped roof, probably originally slate, has been reclad with glazed terracotta tiles, and is penetrated by matching brick chimneys. The return verandah has a shallow convex corrugated iron roof, supported on cast iron columns with cast iron lacework. The canted bay window has round arched windows containing timber-framed double-hung sashes. The brickwork is tuckpointed, with cream brick quoining, eaves brackets, voussoirs and window surrounds.

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
29 Halifax Street, Brighton
767 Nepean Highway, East Brighton
Concord, 79 Outer Crescent, Brighton
50 Roslyn Street, Brighton
Methven, 8 South Road, Brighton

Significance

The house at 27 Halifax Street, Brighton, is of aesthetic and historical significance. The house is an interesting and well-composed example of a late nineteenth century Italianate villa; of note is the bold use of polychromatic brickwork. Historically, it demonstrates the development of residential settlement in the area in the late nineteenth century.

Identified By

Allom Lovell & Associates

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

Building:	Residence	Significance:	B
Address:	29 Halifax Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	c.1880
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

Halifax Street is located within the 1842 H B Fool survey of the Brighton Estate, Henry Dendy's Special Survey. The street bounded the Town Reserve. 29 Halifax Street is located within the original intended Town Reserve.

29 Halifax Street was built c.1880. It is on the north side of Halifax Street between Church Street and Black Street.

In c.1885, there was one house between Church Street and Black Street on the north side of Halifax Street. By c.1890, this had increased to three properties, one being the premises of the Loller Bros. By c.1910, there were four properties: the Loller Bros., Mrs Jane Loller, Colin Donald at Centra and A E Richardson at Kardinia.¹

Description

The house at 29 Halifax Street is a single-storey polychromatic Italianate villa, asymmetrically planned with a hipped slate roof. Walls are of tuckpointed brown brick, with contrasting cream brick quoining and red and cream brick window voussoirs. Windows are double-hung sashes; those to the projecting semi-octagonal bay have semi-circular arched heads. The return verandah is supported on Corinthian cast iron columns, and has a convex profile corrugated iron roof. Chimneys are of brown and cream brick, with corbelled caps.

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
767 Nepean Highway, East Brighton
Concord, 79 Outer Crescent, Brighton
50 Roslyn Street, Brighton
Methven, 8 South Road, Brighton

Significance

The house at 29 Halifax Street, Brighton, is of aesthetic significance. The house is a good and substantially intact example of an Italianate villa; of note is the decorative use of polychromatic brickwork. Historically, it is demonstrative of the development in the area in the late nineteenth century.

Identified By

Allom Lovell & Associates

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

Building:	Grutle	Significance:	B
Address:	57 Halifax Street, Brighton	Melway Map Ref:	67 F12
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

According to the *Sands & McDougall Melbourne Directory* for 1885, there was only one house on the west side of Halifax Street, between Loller and Wilson Streets, and it was occupied by a Robert Whitaker. By 1891, two more houses had been built beside Whitaker's, respectively occupied by George Wharton and Gustav Stahel. Stahel's house, now No. 57 Halifax Street, was described as an eight room brick and timber house, valued at £70, on a site with a 250' frontage. Wharton's adjacent house survives as No. 59 Halifax Street (see separate datasheet). Gustav Stahel was still living there in 1905, at which time the house was identified as Grutle.¹

Description

Grutle is a single-storey bichromatic brick Italianate villa with a hipped slate roof with bracketed eaves. The body bricks are black, relieved by white quoins and banding. The cast iron return verandah has cast iron columns and lacework frieze. A small double-storey tower terminates the verandah on the south elevation. A central chimney stack penetrates the roof, decorated with a tiled panel.

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

Hazelhurst, 59 Halifax Street, Brighton

Colombo, 417 New Street, Brighton

Lumeah, 85 Outer Crescent, Brighton

Thanet Cottage, 2 Southey Street, Brighton

Toiyabe, 42 Were Street, Brighton

Significance

Grutle, at 57 Halifax Street, Brighton, is of aesthetic significance. The house is a richly decorated and distinctive Italianate villa and is representative of several importers who built their homes in Brighton.

Source

Andrew C Ward & Associates

¹ Rate Books 1895, 1906.

Building:	Hazelhurst	Significance:	B
Address:	59 Halifax Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

According to the *Sands & McDougall Melbourne Directory* for 1885, there was only one house on the west side of Halifax Street, between Loller and Wilson Streets, and it was occupied by a Robert Whitaker. By 1891, two more houses had been built beside Whitaker's, respectively occupied by George Wharton and Gustav Stahel. Wharton's house, now No. 59 Halifax Street, was described as a seven room brick and timber house, valued at £70, on a site with a 250' frontage. Stahel's adjacent house survives as No. 57 Halifax Street (see separate datasheet).

George Wharton had apparently died by 1897, when the owner of the house was listed as the Executors of the late G Wharton. At that time, the house was occupied by Frederick Ludbrook, a dentist, and he was still living there in 1900. The house was acquired by the Equity Trustees Company by 1905, who rented it to a succession of tenants. It was occupied by John Bindon, a merchant, in 1905, then by Edwin Rankin, gentleman, in 1910, and then by Thomas Williams, a clerk, by 1917.¹ At that time, the house was identified as Hazelhurst.

Description

The house at 59 Halifax Street is a single-storey symmetrical bichromatic brick Victorian house. The front elevation comprises a central door flanked by paired timber-framed double-hung windows. The hipped slate roof has coupled eaves brackets and is penetrated by two brick chimneys with corbelled caps.

There is no verandah. The chimneys retain their bichromatic brickwork, but the remainder of the external brickwork has been painted.

Comparative Examples

Beltana, 6 Allee Street, Brighton	Grotto, 57 Halifax Street, Brighton
Hazelwood, 15-19 Barnett Street, Brighton	Colombo, 417 New Street, Brighton
400 Bay Street, Brighton	Lumeah, 85 Outer Crescent, Brighton
Coggeshall, 92 Beach Road, Hampton	Thanet Cottage, 2 Southey Street, Brighton
9 Black Street, Brighton	Toyabe, 42 Were Street, Brighton

Significance

The house at 59 Halifax Street, Brighton, is of aesthetic significance. It is a typical symmetrical Victorian house which retains some characteristic architectural elements, including a slate roof and eaves brackets. The appearance of the house has been particularly marred by the painting of the bichromatic brickwork.

Identified By

Allom Lovell & Associates

¹ Rate Books, various.

Building:	Carolside	Significance:	B
Address:	60 Halifax Street, Brighton	Melway Map Ref:	67 G12
Building Type:	Residence	Construction Date:	1885
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 first time 60 Halifax Street can be identified in the rate books is in 1885 when Thomas De la Court was owner/occupant of the seven room brick dwelling.¹ In 1889, William Weatherly owned the property, renting it to Russell Brown, a merchant.² Weatherly was the owner of Billilla (26 Halifax Street; see separate datasheet), and was occupied by Mrs Weatherly's mother, Agnes Wilson after she emigrated from Scotland.³ In 1900 George Gerrard lived there, Weatherly continuing as owner.⁴

Carolside was one of two houses on the Billilla property apart from the main house and its outbuildings, the other being Dresden. Dresden was demolished soon before the 1907 works to Billilla were undertaken, and was situated very close to the house to the north-west.⁵

Description

Carolside is a rendered single-storey Italianate villa with a hipped slate roof. The roof is decorated with a band of patterned purple slates and has bracketed eaves. A verandah supported on cast iron columns runs across the front elevation and returns along the south elevation, terminated by a projecting bay. Tripartite double-hung sash windows, separated by twisted colonettes, flank the central panelled entrance door. Chimneys are rendered, with moulded caps.

A garage has been recently constructed to the north.

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
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
Stanton, 3 Wellington Street, Brighton

Significance

Carolside, at 60 Halifax Street, Brighton, is of aesthetic and historical significance. The house is associated with wealthy Brighton resident William Weatherly, the owner of Billilla. Now separated from Billilla by a later subdivision, Carolside is the surviving house of the original two associated houses on the Billilla property. Substantially intact, Carolside is a typical example of a Boom period Italianate villa.

Sources

Andrew C Ward & Associates

Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986

1 Rate Books 1884, 1885.

2 Rate Book 1889.

3 Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986, p. 6.

4 Rate Books 1892, 1900.

5 Allom Lovell & Associates, *Billilla Conservation Analysis and Management Plan*, revised August 1986, p. 16.

Building:	Tanderagee	Significance:	B
Address:	70 Halifax Street, Brighton	Melway Map Ref:	67 G12
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

In 1885 George Worthington owned 2.2 acres [0.9 ha] of land on the south-east side of Halifax Street. In 1890, Worthington, a judge, built a 13-room brick house for his own residence.¹ By 1900, he had leased the property to James Harbinson, a medical practitioner who had formerly lived at Ightham, at 21 Black Street (see separate datasheet). He was no doubt a relative of William Harbison, who arrived in Brighton in the 1850s and became a prominent timber merchant and councillor. William Harbison's business was located on the corner of Cochrane and Bay Street, where he erected Burgess House in 1862 (see separate datasheet).

In 1905, James Harbison was still living in the house, which by that time was known as Tanderagee.²

Description

Tanderagee is a large, double-storey rendered Italianate villa with a symmetrical facade. The facade is divided into three bays, the two outer bays projecting slightly, imparting a late Regency character to the house. Above the central recessed entrance is a semi-circular arched loggia. A verandah extends across the facade, supported on cast iron Corinthian columns and with a corrugated iron roof. Windows at ground floor level are paired narrow double-hung sashes. External corners are quoined.

Tanderagee contains a number of original garden elements associated with a late nineteenth century house. Original garden plantings consist of a mature Canary Island Palm (*Phoenix canariensis*) and two Southern Magnolias (*Magnolia grandiflora*) positioned either side of the central driveway. The high masonry front fence also appears to be original, and is completely covered with Ivy (*Hedera helix*). The balance of the garden is immaculately kept and consists of recent plantings, although the overall layout may be of significance.

Comparative Examples

Viervill, 18 Black Street, Brighton	Shirley, 2 Manor Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Eling, 139 North Road, Brighton
Craigmilla, 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
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Edgecome, 134 Were Street, Brighton
Jesmond, 66 Hanby Street, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Tanderagee, at 70 Halifax Street, Brighton, is of aesthetic significance and historical interest. The house is a substantial and unusual example of an Italianate villa, distinguished by its symmetrical composition. Of note is the arcaded first floor loggia. Its association with James Harbison, a local doctor and member of the prominent Harbison family, is of some interest.

The garden at Tanderagee is of local interest as it provides an example of garden plantings of the late nineteenth century, and forms a setting contemporary with the house. The trees contribute to the character of the streetscape and to the amenity of the precinct generally.

Source

Andrew C Ward & Associates

1 Rate Books 1885, 1890.

2 Rate Books 1900, 1906.

Building:	Hampton State School, later Hampton Elementary, presently Hampton Primary School	Significance:	B
Address:	Hampton Street, Hampton	Melway Map Ref:	76 E4
Building Type:	School	Construction Date:	1913 with later additions
Architect:	Public Works Department	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

Following an appeal in 1909 to the Premier and notable Brighton resident, Sir Thomas Bent, a new school opened in Hampton at the corner of Ludstone and Hampton Streets.¹ The land was purchased the following year from the Smith family, the owners of Castlefield which at that time retained its large grounds.² The four-room Hampton State School opened in 1913 with James Weddell as Head Teacher, then also the president of the Victorian State School Teachers' Union. Following increasing enrolment numbers and overcrowding, additions were undertaken in 1919, further buildings constructed, and neighbouring church halls leased. By this time the school had become the Hampton Elementary School, the first elementary school in Melbourne.³

In 1934 the children were transferred to the new Infant School erected further down Ludstone Street. In the following year, however, the Hampton Elementary became a High School, and it was decided to locate the HES to the new Ludstone Street site.⁴ In 1945 further land was acquired to extend the playgrounds and, to cope with ever-increasing enrolments, pre-fabricated classrooms were erected in the 1950s.⁵

The school is presently the Hampton Primary School.

Description

The main building of Hampton Primary School is a double-storey brick building. Walls are of red face brick with rendered panels and dressings to sills and lintels. The hipped corrugated iron roof has louvered ventilating gablets and is penetrated by red brick chimneys with rendered caps. Windows are multi-paned timber-framed sashes.

Significance

Hampton Primary School, in Hampton Street, Hampton, is of aesthetic and historical significance. Aesthetically, it is a typically and relatively intact example of a large, inter-War institutional building. Historically, the school is evidence of the suburban development of Hampton in the inter-War period.

Identified By

Allom Lovell & Associates

1 Education Department of Victoria, *Vision and Realisation*, 1973. p. 432.

2 Education Department of Victoria, *Vision and Realisation*, 1973. pp. 432-433. Much of the Castlefield property was compulsorily acquired for War Service Commission housing in 1919.

3 Graeme Disney, pers. comm.

4 Education Department of Victoria, *Vision and Realisation*, 1973. p. 433.

5 Education Department of Victoria, *Vision and Realisation*, 1973. p. 433.

Building:	Residence	Significance:	B
Address:	316 Hampton Street, Hampton	Melway Map Ref:	76 F6
Building Type:	Residence	Construction Date:	c.1915
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

316 Hampton Street is located on Crown Portion 21 of the Parish of Moorabbin, purchased by Josiah M Holloway in the Parish of Moorabbin Land Sales on 28 January 1852.¹ The block, probably in its present size, was offered for sale as part of the Esmeralda Estate in 1887.

In c.1890 there were two houses between the railway station and Bamfield Street North. In c.1900-10 there were two houses on the east side of Hampton Street between Linacre Road and Bamfield Street North. By c.1920 there were nine houses between Linacre Road and Bridge Street.²

The house at 316 Hampton Street appears to have been built c.1915.

Description

The house at 316 Hampton Street is a single-storey Edwardian bungalow, situated on a corner block with a wide frontage to Hampton Street. The lower walls are clad in weatherboard, with fibrous cement sheet cladding above. The verandah on the Hampton Street elevation is supported on timber posts, encompassed within the broad, hipped terracotta tiled roof. The verandah has an unusual weatherboard frieze and curved timber brackets. The entrance door is located approximately in the centre, flanked by rectangular bay windows with leadlighted casements. A half-timbered gablet penetrates the roof above the north bay. The tapered chimneys are finished in roughcast render, and capped with red bricks.

The front garden contains two large palm trees.

Significance

The house at 316 Hampton Street, Hampton, is of local historical and aesthetic significance. The house is an unusual and early example of the bungalow style, with distinctive timber bracketed verandah posts and weatherboard frieze. Aesthetically the house is enhanced by its deep front garden with mature exotics. 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 Parish of Moorabbin, County of Bourke. Lithographed at Department of Lands and Survey, Melbourne, 14 May 1864. Altered to show landscape features, 18 March 1875.

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

Building:	Residence	Significance:	B
Address:	332 Hampton Street, Hampton	Melway Map Ref:	76 F6
Building Type:	Residence	Construction Date:	c.1900
Architect:	Unknown	Builder:	Unknown



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

History

332 Hampton Street is located on Crown Portion 21 of the Parish of Moorabbin, purchased by Josiah M Holloway in the Parish of Moorabbin Land Sales on 28 January 1852.¹ The block was offered for sale as part of the 'Esmeralda Estate' in 1887.

In c.1900-10 there were only two houses on the east side of Hampton Street between Linacre Road and Bamfield Street North. By c.1920 there were nine houses between Linacre Road and Bridge Street.²

The house at 332 Hampton Street was built c.1900.

Description

The house at 332 Hampton Street is a single-storey Queen Anne style residence, constructed of red brick with hipped and gabled slate roofs. Sited on a corner block at the intersection of Hampton Street and Linacre Road, the house is asymmetrically composed with shingled and bracketed gables facing each street. The main hipped roof extends over the return verandah which is supported on timber posts and has a timber fretted frieze. A small projecting gable with curved timber brackets marks the entrance, facing Hampton Street. The entrance door has a leadlight upper panel, sidelight and highlight. Windows are leadlight casements with leadlight highlights. Chimneys are red brick with rendered caps and terracotta chimney pots. The front 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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 332 Hampton Street, Hampton, is of individual aesthetic significance. The house is an intact example of the Queen Anne style, displaying typical features such as decorative timber verandah fretwork, leadlight casement windows and half-timbered and shingled gable ends.

Identified By

Allom Lovell & Associates

1 *Parish of Moorabbin, County of Bourke*. Lithographed by Department of Lands and Survey, Melbourne, 14 May 1864. Altered to show landscape features, 18 March 1875.

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

Building:	Hampton Baby Health Centre	Significance:	B
Address:	483 Hampton Street, Hampton	Melway Map Ref:	76 G5
Building Type:	Health Centre	Construction Date:	1927
Architect:	Mr G R Gough & W J Strong city engineer	Builder:	Mr Pretty



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

History

The first baby health centre in the City of Sandringham was opening in 1924, and occupied the Hampton Returned Soldiers Association Memorial Hall for seven years. Following protracted negotiations with the council, the Hampton Street building was completed in 1937 at a cost of £1263/14/3d, and was opened by Sir Walter Leitch KBE. The building was designed by Mr G R Gough under the guidance of City Engineer Mr W J Strong, and built by Mr Pretty.¹

Description

The Hampton Baby Health Centre is a small, single-storey building of clinker brick construction with a single-ridged, terracotta tiled gabled roof. A verandah supported on brick piers extends across the facade over the central entrance door and flanking leadlighted double-hung sash windows. The gable end is decorated with tapestry brickwork, and contains a rendered panel bearing the name and date of the centre in raised lettering.

Comparative Examples

Black Rock Baby Health Care Centre, 51 Bluff Road, Black Rock
Brighton Maternal & Child Health Centre, Parliament Street, Brighton
Elizabeth Bleazby Baby Health Centre, Palmer Avenue, East Brighton

Significance

The Hampton Health Centre, at 483 Hampton Street, Hampton, is of aesthetic and historical significance. Unlike many of the other Moderne style baby health centres constructed during the inter-War period, the Hampton Centre is designed in an English cottage style, imparting a domestic rather than civic character to the building.

Source

National Trust of Australia (Victoria)

¹ National Trust of Australia (Vic), *Baby Health Centre Study*, 1997, p. x.

Building:	Residence	Significance:	B
Address:	648 Hampton Street, East Brighton	Melway Map Ref:	76 G3
Building Type:	Residence	Construction Date:	c.1935
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 648 Hampton Street, on the southern corner of Heathfield Road, appears to have been built in the 1930s. This, however, cannot be confirmed, as rate books for that period are not available. The design of the house is almost identical to a house at No. 135 North Road, Brighton, which was erected about 1935 (see separate datasheet). It is thus probable that the design of the house may have been a standard package offered by a speculative building company.

In the 1940s, the house at 648 Hampton Street was occupied by Gordon Knight.¹

Description

The house at 648 Hampton Street is a single-storey, detached Classical Revival villa, constructed of rendered brick with a hipped, glazed terracotta tiled roof. The symmetrical street facade is divided by two pairs of capped piers which rise above the roof level. Tripartite windows—each containing a wide central fixed sash and a pair of double-hung sashes—flank the central portico, which is supported by Ionic columns and has a balustraded parapet. Pierced parapets with swagged ornamentation surmount the windows, and are penetrated by the hipped roof to form window hoods.

There is an attached garage with a curved parapet penetrated by pairs of projecting rafters. The garage door opening is flanked by fluted Ionic columns.

Comparative Examples

36 Dawson Avenue, Brighton
135 North Road, Brighton

Significance

The house at 648 Hampton Street, East Brighton, is of aesthetic significance. It is a good example of a small inter-War Classical Revival style villa, with fine rendered ornamentation. The hipped roof which penetrates the parapet is a distinctive and somewhat unusual detail.

Identified By

Allom Lovell & Associates

¹ *Sands & McDougall Victorian Directory*. 1947.

Building:	Former Watchhouse	Significance:	B
Address:	743 Hampton Street, Brighton	Melway Map Ref:	76 G1
Building Type:	Watchhouse	Construction Date:	1851
Architect:	Public Works Department	Builder:	John Daley



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

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

A Government advertisement in the *Argus* called for tenders for the Former Police Station and watchhouse, the first in the area, on 13 January 1850. The Victorian Blue Book No. 1 indicated that the building had been erected by June 1851 by John Daley, for the Public Works Department at a cost of £396.12.6.¹ The architectural plans show a small single-storey building comprising a central keeper's room flanked by two cells, with small window openings and a hipped roof.²

Description

The house at 743 Hampton Street is an asymmetrically planned, single-storey rendered masonry building, and may incorporate the original 1851 watchhouse. The front elevation is asymmetrical, with a semi-octagonal bay window to the north and a cast iron verandah to the south. The verandah appears to be a recent reconstruction, and has a bullnose-profiled corrugated iron roof. Windows are double-hung sashes. The chimney is rendered, with a moulded and dentillated cap.

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
South Leigh, 907 Hampton Street, Brighton	Winmarleigh, 20 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	South Lodge, 43 Were Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Euloura, 130 Were Street, Brighton
59 Milroy Street, East Brighton	Mia Mia, 22 William Street, Brighton
Roslyn, 61 Milroy Street, East Brighton	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

The building at 743 Hampton Street, Brighton, is of aesthetic and historical significance. The house occupies the site of Brighton's first watchhouse and may incorporate part of the 1851 building. As it presently exists, the house is a good example of a nineteenth century Italianate villa.

Source

National Trust of Australia (Victoria)

1 *Brighton Historical Society Newsletter*, No. 54, November 1979, p. 11.

2 National Trust of Australia (Victoria), File No. 4684.

Building:	Ingleside	Significance:	B
Address:	845 Hampton Street, Brighton	Melway Map Ref:	67 G11
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

In 1885, the triangular piece of land bordered by Halifax, Stanley and Hampton Streets was subdivided into 26 allotments as the Pine Hill Estate.¹ By 1889, Walter Bundy, an accountant, had acquired Lot 14, with a 60' frontage to Hampton Street. In 1890, he erected a six-room brick house for his own residence. He was still owner and occupant in 1905, at which time the rate books identified the house as Ingleside.²

Description

Ingleside is an asymmetrical double-fronted late Victorian bichromatic brick villa with some Queen Anne characteristics. It has a hipped slate roof, supported on paired brick brackets at the eaves line. The canted bay window in the projecting wing has its own gablet, infilled with half-timbering and Wunderlich pressed metal lining. The verandah has a bullnose corrugated iron roof, supported on iron columns.

Comparative Examples

Waverley, 63 Bay Road, Sandringham

52 Black Street, Brighton

West Craig, 75 Champion Street, Brighton

Mount Pleasant, 73 Champion Street, Brighton

Corra Lynn, 28 Elwood Street, Brighton

Glynn, 42 New Street, Brighton

Significance

Ingleside, at 845 Hampton Street, Brighton, is of aesthetic and historical significance. It is a distinctive and substantially intact example of a large Victorian villa displaying characteristics of the Queen Anne style. As one of a group of surviving late Victorian houses erected on the 1885 Pine Hill estate, it demonstrates an important phase of residential settlement in Brighton.

Source

Andrew C Ward & Associates

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

2 Rate Books 1889, 1890.

Building:	Omah	Significance:	B
Address:	896 Hampton Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1904
Architect:	Unknown	Builder:	William Kiddell



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

Condition:
 G[] F[x] 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 1903, William Kiddell, a builder and engineer, owned land lot 3 (65 x 281 feet) on the east side of Hampton Street, between Union and Flora Street. In 1904 Kiddell built a six-room brick dwelling as his residence which he named Omah.¹ Kiddell continued as owner/occupant in 1905.²

Description

Omah is a double-storey, tuck-pointed red brick Edwardian Queen Anne style villa with a steeply pitched hipped and gabled terracotta tiled roof. The roof extends over the verandah which is supported on turned timber posts with carved brackets. The verandah frieze has vertical timber struts between semi-circular arches, a pattern echoed in the rendered decoration of the tall red brick chimney stacks. Part of the veranda has been infilled. A small gabled dormer window punctuates the roof. Windows are timber-framed casements with highlights.

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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

Omah, at 896 Hampton Street, Brighton, is of aesthetic significance. The house is a good example of the Edwardian Queen Anne style, displaying typical features of the style such as tuck-pointed red brickwork, tall brick chimneys and timber fretted verandah.

Source

Andrew C Ward & Associates

1 Rate Book 1904, 1905.

2 Rate Book 1906.

Building:	South Leigh	Significance:	B
Address:	907 Hampton Street, Brighton	Melway Map Ref:	67 G11
Building Type:	Residence	Construction Date:	1874
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 1874 Thomas Bent built a house for himself in Hampton Street, described in the following year as a brick and stone mansion and grounds. In 1876 it was recorded as having five rooms and a kitchen.¹ Bent was a notable and active local resident and mayor, amongst whose achievements included the redirection of the Caulfield-Mordialloc line and the establishment of the electric street railway to Elwood and Brighton while Minister of Railways in the 1880s. By 1881 Bent and his wife relocated to nearby 400 Bay Street, and the house was purchased by James Thomas, a civil servant, had purchased the property for his residence.² By 1890 Thomas Cozens, a hardware merchant, owned and occupied the property and by 1896 it had changed hands again, having been purchased by Robert Hall, an importer.³ In 1905, the property, known as South Leigh, was owned and occupied by Herbert Turner, a solicitor, by which time it was described as having 11 rooms.⁴

Description

South Leigh is a single-storey rendered Italianate villa, asymmetrically planned with a gabled slate roof with bracketed eaves. Windows are double-hung sashes with moulded architraves. A cast iron verandah on the facade is terminated by a gabled bay with carved barge boards to the gable end.

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
Normanby, 11 Manor Street, Brighton	South Lodge, 43 Were Street, Brighton
Wangararu, 23 Marriage Road, East Brighton	Euloura, 130 Were Street, Brighton
59 Milroy Street, East Brighton	Mia Mia, 22 William Street, Brighton
Roslyn, 61 Milroy Street, East Brighton	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

South Leigh, at 906 Hampton Street, Hampton, is of aesthetic and historical significance. The house was constructed for Sir Thomas Bent, prominent Brighton resident, mayor and long-standing parliamentary representative, who later owned other homes including 400 Bay Street, Brighton, and Ripponlea in Elsternwick. Substantially intact, the house is a good example of a large nineteenth century Italianate style villa.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1874-1876.
 - 2 Rate Books 1878, 1891.
 - 3 Rate Book 1890, 1896.
 - 4 Rate Book 1906.

Building:	Jesmond	Significance:	B
Address:	66 Hanby Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	1885
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 1883, Cuthbert Ward owned eleven acres of land in Dendy Street south side on which he built a fifteen-room brick house for his residence in 1885. Ward, a gentleman, continued as owner and occupant until at least 1900. By 1905 the property had passed to Stella Ward, a widow, and was known as Jesmond.¹

Description

Jesmond, at 66 Hanby Street, Brighton, is a large double-storey asymmetrical Italianate rendered brick residence on a large corner site on the corner of Dendy Street. It has a double-storey cast iron verandah to two elevations terminated by projecting canted bays. Windows are timber-framed double-hung sashes. The hipped slate roof has eaves brackets and is penetrated by rendered brick chimneys with moulded caps.

Comparative Examples

Viervill, 18 Black Street, Brighton	Shirley, 2 Manor Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Eling, 139 North Road, Brighton
Craigmilla, 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
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Jesmond, at 66 Hanby Street, Brighton, is of aesthetic significance. It is a relatively intact example of a large, double-storey rendered brick Italianate house. Located on a large corner site on the corner of Hanby and Dendy Streets, it is an important heritage element in both streetscapes.

Source

Andrew C Ward & Associates

¹ Rate Books 1883, 1885, 1900, 1906.

Building:	Omeath Villa	Significance:	B
Address:	664 Hawthorn Road, East Brighton	Melway Map Ref:	67 K9
Building Type:	Residence	Construction Date:	1884
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

This house was under construction in 1884, and the owner was identified as Howard Berry, a commercial traveller. It was described as a six-room villa occupying a one-acre allotment. By 1890, James Murphy, importer, had become both owner and occupant. He still owned the house in 1905, but it was let to George Wade, a clergyman. The house was then identified as Omeath Villa.

Description

Omeath Villa is an asymmetrical large Victorian timber villa with a hipped and gabled slate roof penetrated by rendered brick chimneys, and supported on timber brackets at the eaves line. One elevation is asymmetrical, with a projecting gable-ended bay with timber bargeboards, finial and trellis infill. The other elevation is symmetrical, with a pair of canted bay windows with individual hipped roofs above. Both facades are block fronted, and are sheltered by a timber-framed return verandah which appears to be of recent origin.

Surviving out buildings include the former stables which have a jerkin head roof and decorative brackets on the Hurlestone Street alignment.

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	97 Park Road, Cheltenham
Jesmond, 17 Georgiana Street, Sandringham	

Significance

Omeath Villa, at 664 Hawthorn Road, East Brighton, is of aesthetic and historical significance. It is a large and substantially intact Victorian timber, which still retains some original or early outbuildings. Its particularly unusual form, with two equally prominent but different elevations, makes it a distinctive building on this prominent corner site.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	666 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Residence	Construction Date:	c.1950
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

Hawthorn Road is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

The house at 666 Hawthorn Road was built c.1950; it is on the west side of Hawthorn Road, between Alexander Street and Union Street.

In c.1940, there were two houses on the west side of Hawthorn Road, between Alexander Street and Union Street. This had doubled by c.1950; then increased to 11 by c.1960.¹

Description

The house at 666 Hawthorn Road, East Brighton, is a single-storey residence designed in the Waterfall style of the 1950s. Asymmetrically planned, the house has rendered walls with contrasting manganese brickwork used for the plinth, string course, chimney and window sills and heads, and a glazed terracotta tiled hipped roof with boxed eaves. The house has curved corners, curved steel-framed windows and a stepped rendered chimney. The corner entrance porch is also curved, and has a decorative stepped feature in the centre of the parapet.

The front fence is of matching manganese brickwork, with a wrought iron gate at the corner.

Comparative Examples

183 Charman Road, Beaumaris
1 Clonmult Avenue, Highett
573 Balcombe Road, Beaumaris
725 Hawthorn Road, East Brighton
64 Union Street, East Brighton

Significance

The house at 666 Hawthorn Road, East Brighton, is of aesthetic significance. The house is a distinctive example of the Waterfall style popular in the post-War period. Of note is the decorative use of ironwork, contrasting manganese brickwork and the Waterfall style elements such as the curved steel-framed windows, curved entrance porch and stepped chimneys.

Identified By

Allom Lovell & Associates

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

Building:	St John the Less Anglican Church	Significance:	A
Address:	709 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Church	Construction Date:	1850
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	[x]

Recommended Heritage Listings:

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

History

The site of St John the Less was part of the special survey of 5120 acres of land taken up by Henry Dendy in 1841. Dendy sold large parcels of the land to Nicholas Were and in 1846, Were sold a two acre site in the area known as "Little Brighton" to the Church of England. The construction of a new church for the site was completed with the volunteer help of local parishioners and a £35 grant from the Melbourne Diocesan Society. The small stone building, later known as St John the Less, was opened on 1 February 1850 as both a schoolroom and a church.

The name, St John the Less, was intended to distinguish the small stone building from the larger building already existing at East Brighton, (now Bentleigh) which was known as the Church of St John.

In the 1880s, the need for a new church had arisen and a triangular parcel of land was purchased by the Church on the Landcox estate. However, the site was later deemed unsuitable and was eventually sold. A decision was then made to erect the new church building on a site already held by the Church at Mill Street, (now Hawthorn Road). This new building was opened in 1890, resulting in the original stone church becoming known as the Small Hall.¹

Description

The former Church of St John the Less is a rendered ironstone three-bay nave and porch with red brick dressings to the openings and slated gable roof. A chimney stack, which is now partly demolished, is located on the south side. The stonework is roughly coursed.

Significance

The former Church of St John the Less at 709 Hawthorn Road, East Brighton, is one of the oldest churches in Victoria and is associated with the formerly isolated market garden settlement of 'Little Brighton'. The use of local ironstone is of note and compares with the former St Andrew's School Room and St Finbars Church.

Source

Andrew C Ward & Associates

1 Dorothy Cornish. *A Church Is Built: A Short History of the Parish of St Mark's, East Brighton, Melbourne, 1850-1960*. 1960. pp.4-11.

Building:	St Mark's Anglican Church	Significance:	B
Address:	719 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Church	Construction Date:	1958
Architect:	Louis R Williams	Builder:	J A MacAulay



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

St Mark's Memorial Church was designed by Louis R Williams and built in 1958 by parishioner and builder, J A MacAulay.¹ The church replaced the earlier St Mark's Church (see separate data sheet), which was built in 1890.

The rebuilding fund for the new church was launched by St Mark's parish in 1945, and Louis Williams, FRAIA, was appointed architect.² The original building program included completion of the 1890 church, which had never been finished, but the estimated cost of £38,000 was deemed too high. A new building on a site further north in Hawthorn Road was designed, to a budget of £25,000.³ Tenders were called in October 1957. The contract was awarded to J A MacAulay, at £28,560.⁴ Building work began in February 1958, and the foundation stone, blessed by the Archbishop of Melbourne, the Most Rev. Frank Woods, was laid on Saturday 29 March 1958. The names of the Archbishop, the Vicar (the Rev. W G Backhouse), the architect and the builder were recorded on bricks set into the building's footings.⁵ The completed church was dedicated by the Most Rev. Frank Woods on 18 March 1959.⁶ The church was officially named St Mark's Memorial Church, in memory of the St Mark's parishioners who had died during the two World Wars.

The furniture, predominantly of mountain ash and blackwood, was designed by architect B J Talbot, the Honorary Secretary of the Vestry, and made by T McCarthy & Co. Pty Ltd. of Collingwood. The altar, communion rails, credence table, prayer desk and four pews from the 1890 church were re-used in the chapel of the present building.⁷

Louis Williams was associated with the design of several Anglican churches, and also designed the St Mark's vicarage in 1940.⁸

Description

St Mark's Anglican Church is a small cream brick building, with a gabled roof clad in copper. Skillion-roofed projections exist to the north and south, with the north section containing the entrance porch. The gable end faces the street, and features a vertical panel of coloured 'Sãoivo' mosaic tiles. A glazed link connects the church to the base of the bell tower, constructed to the south. The tower, which is separate from the main building, comprises an open structure of fins clad in mosaic tiles containing a bell, and is surmounted by a metal crucifix. Tall, narrow windows on the north elevation are of stained glass.

A small Edwardian weatherboard building with a gabled corrugated iron roof and multi paned-hopper windows has been constructed to the north of the church.

Significance

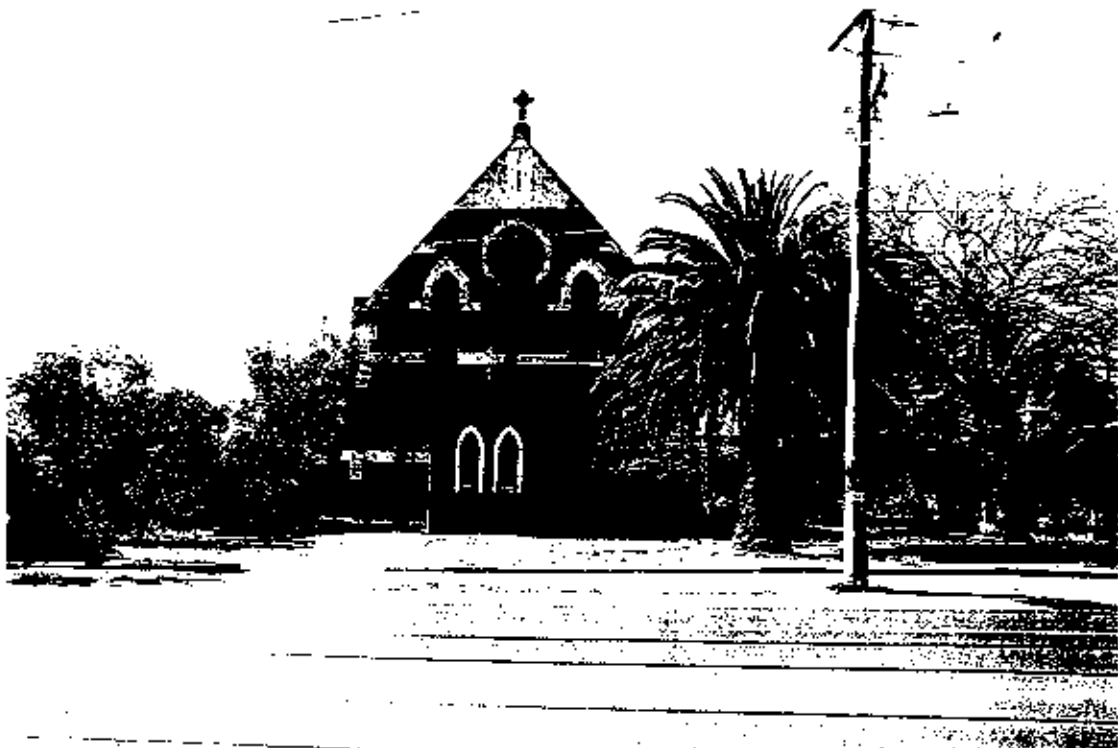
St Mark's Anglican Church at 719 Hawthorn Road, East Brighton is of historical and aesthetic significance. The church replaced the earlier St Mark's Church which held its last sermon on the day this church was opened. The building's design is a modern interpretation of traditional church architecture, characteristic of the post-War work of prolific church architect, Louis Williams. Of particular note are the distinctive spire and decorative mosaic panel in the gable end.

Identified By

Allom Lovell & Associates

-
- 1 Dorothy Cornish. *A Church Is Built: A Short History of the Parish of St Mark's, East Brighton, Melbourne, 1850-1960*. 1960. p 51.
 - 2 Dorothy Cornish. *A Church Is Built*. pp 44-45.
 - 3 Dorothy Cornish. *A Church Is Built*. pp 45-46.
 - 4 Dorothy Cornish. *A Church Is Built*. p 46
 - 5 Dorothy Cornish. *A Church Is Built*. p 47
 - 6 Dorothy Cornish. *A Church Is Built*. p 54
 - 7 Dorothy Cornish. *A Church Is Built*. p 57
 - 8 Dorothy Cornish. *A Church Is Built*. pp 24-25.

Building:	Former St Mark's Anglican Church	Significance:	B
Address:	723 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Church	Construction Date:	1890
Architect:	Harry B Gibbs	Builder:	Grundy & Williams



Intactness:		Condition:	
G[] F[x] 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

St Marks Church, 723 Hawthorn Road, was designed by Harry B Gibbs, FVLA, and constructed by Messrs Grundy & Williams of Brighton.¹

The building was originally designed to hold 500 people, and the budget set at £2500, however only the first section of the church, able to accommodate 150 worshippers and costing £1223/10/3, was built. It was opened on 25 April 1890.² The timber porch at the west end was added at a later stage.³

The opening ceremony was reported in the *Southern Cross*:

On Friday evening, 25 ult. (St Mark's Day), the Bishop of Melbourne opened the new Anglican Church in Mill Street, Brighton, henceforward to be known as St Mark's... At the opening ceremony the Bishop of Melbourne, Dr Field Flowers Goe, was assisted by the Revs. H B Macartney, A Caffin, A R Raymond and Mr G N MacDonnell. Over 200 people were present...⁴

The church was consecrated on 17 February 1910 by Henry Lowther, Archbishop of Melbourne. St Mark's was declared an independent parish in May 1938.⁵

The last sermon preached in St Mark's was on 15 March 1959, the same day the new St Mark's Church (see separate data sheet), designed by Louis Williams, was opened.⁶

The church superseded the earlier St John's the Less, a small stone church which had been built to serve the community of Little Brighton, as the area was originally known. After the construction of the 1890 church, this building was used as St Mark's schoolroom, then later as the church hall.⁷

Description

The former St Mark's Church is a small red brick building, rectangular in plan with a gabled slate roof. The church is designed in a simplified Gothic Revival style, with pointed arch windows, staged red brick buttresses and a rose window on the west elevation. A crucifix surmounts the apex of the west gable. Rendered string courses encircle the building, and some of the windows have rendered hood moulds. A small weatherboard porch projects on the west side, and there is a weatherboard section to the east with a gable corrugated iron roof. Small gabled louvered vents penetrate the main slate roof. The building is presently disused and most of the windows have been boarded up.

Significance

The former St Mark's Church at 723 Hawthorn Road, East Brighton, is of historical and aesthetic significance. The church was the second of three Anglican churches on Hawthorn Road, replacing St John's the Less. The church itself was replaced by the new St Mark's Church, opened in 1958. The building is largely intact externally and is a typical example of the late nineteenth century Gothic Revival style.

Identified By

Allom Lovell & Associates

1 Dorothy Cornish. *A Church Is Built*. p 13.

2 Dorothy Cornish. *A Church Is Built*. p 13

3 Dorothy Cornish. *A Church Is Built*. p 14.

4 *Southern Cross*. 3 May 1890. Quoted in Dorothy Cornish. *A Church Is Built*. p 14

5 Dorothy Cornish. *A Church Is Built*. p 18

6 Dorothy Cornish. *A Church Is Built*. p 54.

7 Dorothy Cornish. *A Church Is Built*. p 15.

Building:	Residence	Significance:	B
Address:	725 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Residence	Construction Date:	c.1950
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

Hawthorn Road is located within the 1842 H B Foot survey of the Brighton Estate, Henry Dendy's Special Survey.

The house at 725 Hawthorn Road was built c.1950; it is on the east side of Hawthorn Road, between Union Street/Beddoe Avenue and the Nepean Highway.

In c.1940 there were two churches and five houses between Union Street and the Nepean Highway. By 1950, this had increased to sixteen houses and one church between Beddoe Avenue and the Nepean Highway alone. By c.1960 there were 20 houses, one youth centre, one bank and one church.¹

Description

The house at 725 Hawthorn Road is a single-storey, double-fronted residence situated at the corner of Hawthorn Road and Beddoe Avenue, designed in the Waterfall style popular in the 1950s. The house displays typical characteristics of the style, including rendered walls with curved corners, feature manganese brickwork to the plinth, window sills and heads, curved corner entry, stepped and curved brick chimneys, curved steel-framed windows and a hipped glazed terracotta tiled roof with boxed eaves. The original front fence is of matching manganese brick, and has a wrought iron gate at the corner.

The house is complimented by the exotic front garden. The original attached garage exists to the rear.

Comparative Examples

183 Charman Road, Beaumaris
1 Clonmult Avenue, Highett
573 Balcombe Road, Beaumaris
666 Hawthorn Road, East Brighton
64 Union Street, East Brighton

Significance

The house at 725 Hawthorn Road, East Brighton, is of aesthetic significance. The house is a distinctive example of the Waterfall style popular in the post-War period, and displays a range of decorative features including ornamental ironwork, contrasting manganese brickwork and other typical Waterfall style elements such as the curved steel-framed windows, curved entrance porch and curved and stepped chimneys.

Identified By

Allom Lovell & Associates

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

Building:	Uniting Church	Significance:	B
Address:	739 Hawthorn Road, East Brighton	Melway Map Ref:	67 K10
Building Type:	Residence	Construction Date:	1891
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 Methodist congregation of East Brighton first met in the home of Mr Thomas in Union Street from 1841. A wattle-and-daub church was erected on the corner of Hodder and Union Streets in 1845; which was replaced by a random brick church, on the site of the present church, in 1851. The brick church remained in use as both church and day-school until the present church was erected in 1891. The old brick church was then used as a Sunday School and meeting hall.

In 1918, a cyclone removed the spire from the new church. In 1964 the interior of the church was refurbished; at which time an entrance porch and new spire were built.¹

Description

The Uniting Church is a small nineteenth century brick Gothic Revival style church, rectangular in plan with a gabled slate roof. Walls are of brown brick, with rendered string courses, window heads and sills and eaves brackets. The west gable has three tall pointed arched windows contained within a large pointed archway. The side elevations also have pointed arched windows, separated by staged brick buttresses. An iron crucifix surmounts the west gable. A small tower with a castellated parapet and metal clad spire exists to the north. A concrete block addition has been constructed in front of the church c.1960s, and has a low pitched gabled roof.

Significance

The Uniting Church, at 739 Hawthorn Road, East Brighton, is of historical and aesthetic significance. It is one of a small number of nineteenth century churches constructed in the suburb, and is a typical example of the late nineteenth century Gothic Revival style. A church has continuously occupied this site since 1851. The appearance of the building is marred by the 1964 addition which obscures the front elevation.

Identified By

Allom Lovell & Associates

1 'A Christian Cavalcade in Brighton, 1841-1991. A History of New Street, 1841; Hawthorn Road, 1841; Male Street, 1851-1979; Black Street, 1853; John Knox, 1869; Were Street, 1886-1991; Hunt Memorial, 1911-1972; and Scots, Marriage Road, 1934-1980. Hitherto Has The Lord Helped Us.' [1991?] p. 13.

Structure:	Donald Macdonald Monument	Significance:	B
Address:	Macdonald Reserve, Haydens Road, Beaumaris	Melway Map Ref:	86 B6
Building Type:	Monument	Construction Date:	1939
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 Donald Macdonald Fountain Memorial was designed by Stanley Hammond in 1939 to commemorate Donald Macdonald, who died in Black Rock in 1932. The Macdonald Reserve was declared by the City of Sandringham in 1938 and the memorial was unveiled the following year. In 1989 the memorial was restored and relocated to commemorate its Fiftieth Anniversary. In 1992 the Friends of the Donald Macdonald Reserve were formed to help protect and care for the gardens.¹

Donald Macdonald (1859?-1932) was a journalist and nature writer, who taught before writing for the *Corowa Free Press* (from 1876), the *Melbourne Argus* (from 1881), and the *Australasian*—when his pen name was sometimes ‘Gnuyang’ (a gossip). He was the first Australian war correspondent. He commonly wrote on Australian themes, such as *Gum Boughs and Wattle Blossom* (1887), *Tourists’ Handbook of Australia* (1905), *Bush Boys Book* (1911) and the *At the End of a Moonpath* (1922). He was known, by the *Argus*, as ‘about the most versatile man on the Melbourne Press’. Towards the end of his life he lived in Black Rock.²

Description

The Macdonald Monument is a small structure constructed of quarry faced sandstone. The monument has four buttress-like piers arranged in a cruciform plan, tapering slightly as they rise. The piers support a shallow sandstone urn, which is surmounted by a bronze statue of a bird. A bronze plaque bears the following inscription:

DONALD MACDONALD
FRIEND OF THE CREATURES OF THE WILD
CHOSE THIS DISTRICT IN WHICH TO LIVE
AND TO END HIS DAYS
BORN AT FITZROY 1857
DIED AT BLACK ROCK 1932
ERECTED BY READERS OF HIS NATURE NOTES IN ‘THE ARGUS’

Significance

The Donald MacDonald Monument is of historical significance and aesthetic interest. The monument commemorates the death of important Australian writer, journalist and resident of Black Rock, Donald Macdonald. As a piece of public art, it is of some interest for its unusual composition and detailing.

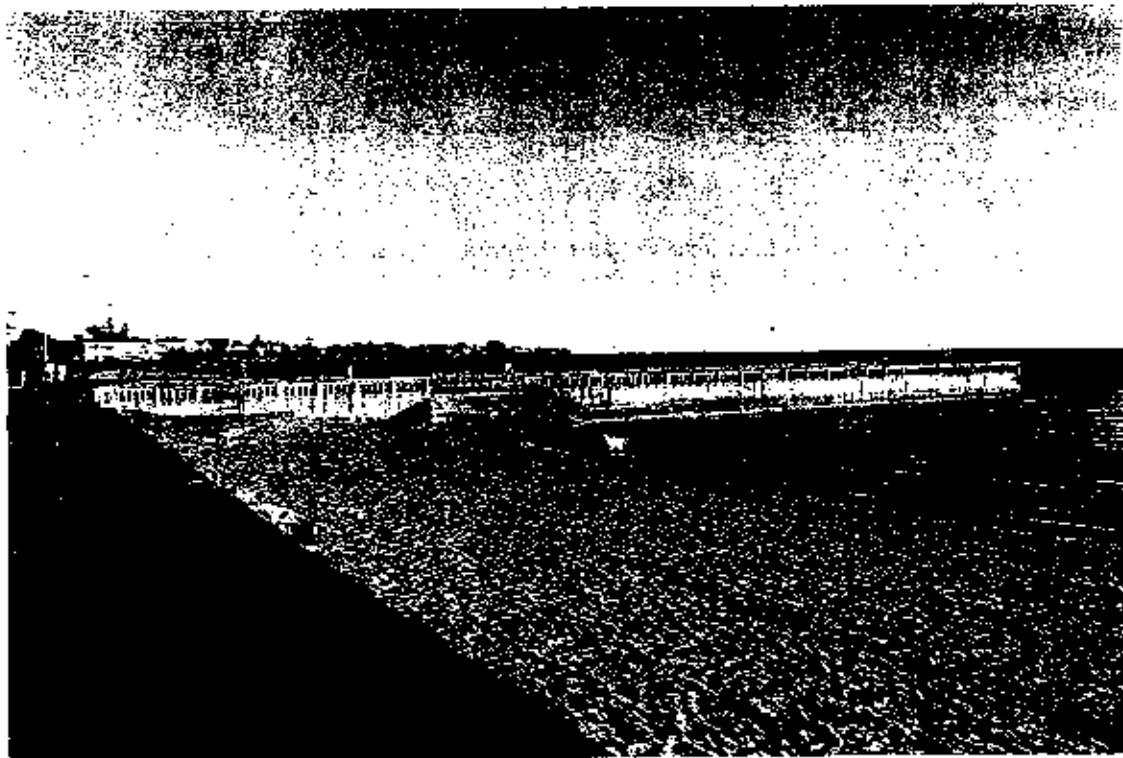
Identified By

Bayside City Council

1 Sign in the Donald Macdonald Reserve.

2 H Anderson, ‘Donald Alaster Macdonald’, *Australian Dictionary of Biography*, Volume 10: 1891-1939, Lat-Ner, Melbourne 1986, p. 249.

Structure:	Concrete Pier	Significance:	B
Address:	Head Street, Brighton	Melway Map Ref:	67 B4
Building Type:	Pier	Construction Date:	1930s
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

The history of the concrete pier is unknown.¹ It was certainly erected after 1929, as it does not appear on a map of Brighton prepared that year.² The style of the pier seems to support the contention that it was erected in the 1930s.

Description

The pier at the end of Head Street, Brighton, is of reinforced concrete construction and projects west into Port Phillip Bay. The pier has concrete balustrading, comprising vertical balusters set between piers. Two sets of concrete stairs descend into the water on either side of the pier; the stairs are in derelict condition.

Significance

The concrete pier at the end of Head Street, Brighton, is of aesthetic significance. Although presently in poor condition, the pier is a picturesque element in the foreshore area.

Identified by

Bayside City Council

1 No information about the pier is held at the Brighton Historical Society or at the Brighton Library.

2 Map 821.09 gab 1929, Map Collection, State Library of Victoria.

Building:	Ratho, now St John of God Hospital	Significance:	A
Address:	29 Heathfield Road, East Brighton	Melway Map Ref:	76 H3
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	[x]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

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 Hiawatha, was built for Niven on the southern part of the land, in 1882.² An identical mansion, Bona Park, was built for Thompson on the northern part of the land (now 203 Were Street; see separate datasheet).

By 1891, Niven's property was owned and occupied by Alfred Shaw, an importer. Shaw also owned 19 acres of land which extended to South Road.³

By 1896, the rate books again list John Niven as owner, with the property being rented to Andrew McKellar, an agent. By 1905, the property, by then known as Ratho, was owned by the executors of the late John Niven and was rented to George Clauseur, a manufacturer.⁴

The property is now occupied by the St John of God Hospital.

Description

Ratho is a large double-storey rendered brick Italianate mansion. The symmetrical front elevation has a balustraded lower 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.

The house has been considerably altered. A three-storey light brown brick wing was added to the rear of the house c.1960s. The verandah balustrading on the house has been replaced, and an external staircase added.

Comparative Examples

Cluden, 4 Archer Court, East Brighton
Parana, 7 Bagley Street, Brighton
Wyuna, 35-37 Black Street, 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

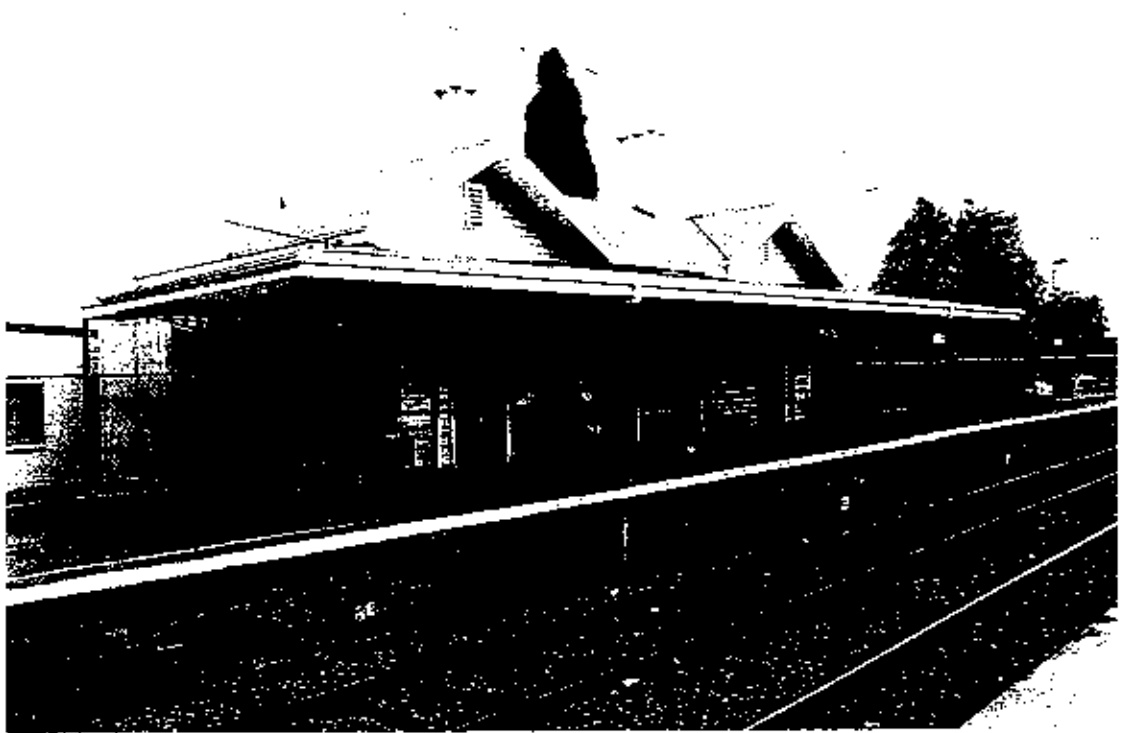
Ratho, at 29 Heathfield Road, East Brighton, is of outstanding aesthetic significance. Although altered, Ratho remains a good example of a Boom style mansion. It is of particular interest as one of a pair of identical mansions built in Hampton Street for publishing partners Andrew Thompson and John Niven. The appearance of the building is marred by the 1960s addition to the rear of the building.

Source

Andrew C Ward & Associates

-
- 1 Rate Book 1881.
 - 2 Rate Books 1882, 1883.
 - 3 Rate Books 1891.
 - 4 Rate Books 1896, 1906.

Building:	Highett Railway Station	Significance:	B
Address:	Highett Road, Highett	Melway Map Ref:	77 E9
Building Type:	Railway Station	Construction Date:	1883
Architect:	Victorian Railways Department	Builder:	J Batty



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 railway from Caulfield to Mordialloc, built in 1881, was another of Thomas Bent's achievements while Minister of Railways, and was responsible for the redirection of the line through Highett.¹ There were eight stations on the line, including Highett and Cheltenham. Bent also dictated the use of the uncommon 'cottage style' stations, which were more expensive than station buildings used elsewhere.² Highett Railway Station was built in 1883 by J Batty.³ It is one of the last remaining 'cottage' style stations on the line.

Description

The Highett Railway Station comprises two station buildings: the east platform building, a small nineteenth century weatherboard building with a double gabled corrugated iron roof and a timber post canopy with decorative cast iron brackets, and the west platform building, also of weatherboard but with a transverse corrugated iron gabled roof and cantilevered canopy. The east building has two brick chimneys with bracketed moulded caps.

The station is relatively intact; alterations include removal of the king post gable ends, replacement of the original slate roof⁴ and the painting of the chimneys.

Comparative Examples

Cheltenham Railway Station, Charman Road, Cheltenham

Significance

The Highett Railway Station is of historical and aesthetic significance. The station is associated with Thomas Bent, Minister of Railways in the late nineteenth century who was responsible for the redirection of the line from Caulfield to Mordialloc through Highett. The design of the station directly reflects the influence of Bent, who insisted upon the use of the 'cottage' style on this line: the earliest example of a standard design being developed for suburban use.⁵

Source

A Ward & A Donnelly, *Victorian Railway Stations: An Architectural Survey*, Vol. 3., March 1982.

-
- 1 Australian Heritage Commission, Register of the National Estate Database Citation No. 101043, 1998.
 - 2 J Cribbin, *Moorabbin: A Pictorial History, 1862-1994*, City of Kingston 1988, p. 77.
 - 3 A Ward & A Donnelly, *Victoria's Railway Stations: An Architectural Survey. Volume 3: The Great Railway Age, 1880-1900*, March 1982, p. 101.
 - 4 A Ward & A Donnelly, *Victoria's Railway Stations: An Architectural Survey. Volume 3: The Great Railway Age, 1880-1900*, March 1982, p. 101. The station building was described in this report as having a slate roof.
 - 5 A Ward & A Donnelly, *Victoria's Railway Stations*, Volume 3, p. 90.

Building:	Residence	Significance:	B
Address:	174 Highett Road, Highett	Melway Map Ref:	77 C8
Building Type:	Residence	Construction Date:	c.1880
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
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

Highett Road is located within Crown Portion 36 purchased by James Murphy in the second Parish of Moorabbin Land Sales held on 28 January 1852. The original date of construction of the house at 174 Highett Road is unknown, but it appears to have been constructed c.1880. In 1949 Gilarth and Miller Streets were created and the area in the vicinity of the present house subdivided into 100 suburban allotments. 174 Highett Road, at the corner of Miller Street, was located on allotment 9; the only other existing structures shown on the 1949 lodged plan were a weatherboard house on allotment No. 6 and a brick house on allotment No. 3.¹

Description

The house at 174 Highett Road is a double-fronted weatherboard Italianate villa, situated on a wide block with a deep front garden. The house has a hipped slate roof with timber bracketed eaves and a corrugated iron-roofed verandah across the front elevation. The verandah is supported on cast iron Corinthian columns, and has an ornate cast iron lacework frieze. The central four-panelled entrance door is flanked by tripartite double-hung sash windows with moulded timber architraves. Chimneys are rendered, with moulded caps.

Comparative Examples

Shenal, 47 Bayview Crescent, Black Rock
Ingleside, 11 Carpenter Street, Brighton
Sevenoaks, 13 Carpenter Street, Brighton
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
Doonside, 19 William Street, Brighton

Significance

The house at 174 Highett Road, Highett, is of historical and aesthetic significance. The house is one of a very small number of surviving nineteenth century houses in Highett, demonstrating an early and important phase of settlement of the area. The house is a typical and relatively intact example of a double-fronted weatherboard Italianate villa.

Identified By

Allom Lovell & Associates

1 Lodged Plan No. 19057, declared 16 February 1949. Land and Survey Information Centre.

Building:	Residence	Significance:	B
Address:	12 Hillcrest Avenue, Brighton	Melway Map Ref:	67 G9
Building Type:	Residence	Construction Date:	1923-24
Architect:	Unknown	Builder:	Joseph Nichols



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

Hillcrest Avenue was created in 1917, when a tract of land on the north side of Bay Street was subdivided into 15 allotments.¹ Six of these had 16' frontages to Bay Street, and were obviously intended for commercial development. The remaining fifteen lots, which were all about 60' by 117' in size, fronted Hillcrest Avenue and Cowra Street.

By 1920, seven of the allotments, including Lots 12 to 16, had been acquired by Wright and Norris Pearson, builders.² However, they did not develop their land. By 1922, Lot 14 on the east side of Hillcrest Avenue had been acquired by Joseph Johnson, a civil servant. The following year, it was purchased from him by Dorothy Nichols, a married woman. By the end of the 1923, Mrs Nichols had commenced building a seven-room brick house on the site. It was completed in 1924 and Joseph Nichols, a builder, lived there.

Description

The house at 12 Hillcrest Avenue is a distinctive double-storey Arts and Crafts style bungalow, of brick construction with a cross-ridged gabled terracotta tiled roof. The front elevation is symmetrical, dominated by a broad gable containing a large semi-circular arched opening with brick voussoirs and bracketed sill, flanked by tall, tapered random riverstone chimneys. Characteristic of the style, walls are roughcast rendered and gable ends are shingled. Windows are double-hung sashes.

The interior is largely intact and includes stained timber wainscoting, strapped fibrous plaster ceilings, deep convex cornices with art nouveau floriated motifs and original light fittings.

There is a recent addition at the rear containing a kitchen and dining room.

Significance

The house at 12 Hillcrest Avenue, Brighton, is of aesthetic significance. It is an interesting and unusual expression of an Arts and Crafts-style bungalow with a distinctive symmetrical front elevation. Notable architectural elements include the riverstone chimneys, brick voussoired arch and dominant cross-ridged gabled roof. The addition at the rear is of no significance.

Source

Andrew C Ward & Associates

1 Lodged Plan No. 7332, declared 17 December 1917. Land and Survey Information Centre.

2 Rate Book 1920.

Building:	Residence	Significance:	B
Address:	13 Hillcrest Avenue, Brighton	Melway Map Ref:	67 G9
Building Type:	Residence	Construction Date:	c.1924
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

Hillcrest Avenue was created in 1917, when a tract of land on the north side of Bay Street was subdivided into 15 allotments.¹ Six of these had 16' frontages to Bay Street, and were obviously intended for commercial development. The remaining fifteen lots, which all measured about 60' by 117' in size, fronted Hillcrest Avenue and Cowra Street.

By 1920, seven of the allotments, including Lots 12 to 16, had been acquired by Wright and Norris Pearson, builders.² However, they did not develop their land. Lot 15, on the west side of Hillcrest Avenue, had been purchased by Charles William Gibbard, manufacturer, by 1923. He had erected a six-room brick house for himself, valued at £25, by 1925. The house was later purchased by Maria Bromley, spinster, who was renting it to Lucy Bodington, also a spinster, by 1930.³

Description

The house at 13 Hillcrest Avenue is a single-storey asymmetrical red brick bungalow with a broad gabled roof clad in terracotta tiles. The gable end faces the street, and its intersects with a secondary gable over the projecting front porch. Both gable ends have deep eaves supported on exposed purlins, and are infilled with timber framing, roughcast and shingles. The porch roof is supported on heavy brick piers with rendered caps and unusual squat balusters. Beside the porch is a wide window with a painted rendered head and a shingled skirt below the sill. It contains four casement sashes rectilinear leadlight.

The brick front fence has piers with unpainted rendered capping and it appears to be original. The double-storey section at the rear of the house is an addition.

Significance

The house at 13 Hillcrest Avenue is of aesthetic significance. Although altered at the rear, it remains a substantially intact example of a typical inter-War brick bungalow with a number of distinctive architectural elements, including the squat balusters supporting the porch, as well as the unusual treatment of the gable ends and window surrounds.

Identified By

Allom Lovell & Associates

1 Lodged Plan No. 7332, declared 17 December 1917. Land and Survey Information Centre.

2 Rate Book 1920.

3 Rate Books 1923, 1925, 1930.

Building:	Former Sandringham Technical School	Significance:	B
Address:	Holloway Road, Sandringham	Melway Map Ref:	77 A11
Building Type:	School	Construction Date:	1949
Architect:	Public Works 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

The first proposals to establish a technical school in Sandringham were raised by the Sandringham City Council in 1941. In 1943 representatives of the Brighton, Sandringham and Moorabbin City Councils agreed that further facilities were required to relieve pressure on the existing Brighton Technical and Hampton High Schools. In 1944 the Sandringham Council acquired a 10 acre site on Holloway Road, adjacent to the Sandringham East Primary School, subsequently extended by a further 8 acres. The first school council met on 15 December 1948, and on 1 February 1949 Principal M C Biresford opened the school to 120 boys. Girls were enrolled from 1959, and were temporarily located in the Presbyterian Church Hall and in the Girl Guides Hall. In 1965 co-education was introduced, and by 1968 the school enrolment had grown to 1,401. By this time the school had an oval, provided in 1963, and an assembly hall, erected in 1967.¹

The school is presently known as the Sandringham Secondary College.

Description

The former Sandringham Technical School is a double-storey, asymmetrically planned brick building designed in the Moderne style. The walls of the classroom wings are of cream brick with brown brick string courses above and below the windows, whilst the entrance and stair tower is of brown brick. The flat roofs are concealed behind plain parapets. Characteristic of the style, horizontality is emphasised by the windows which run in continuous strips across the elevations and around corners. Windows are timber-framed, arranged in banks of 9 or 12 panes and separated by timber mullions. The entrance is asymmetrically located beneath a cantilevered concrete awning with a corrugated profile.

Comparative Examples

Sanitarium Health Food Company, Warburton, 1936-37 (architect: E F Billson)

Significance

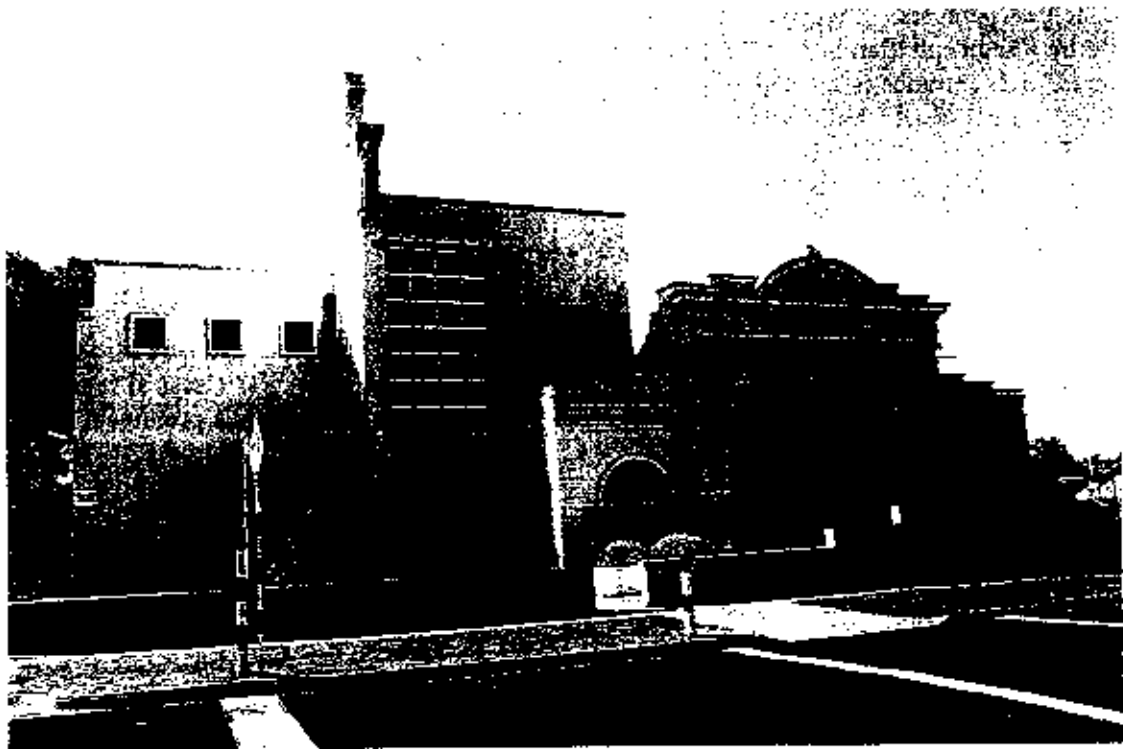
The Sandringham Secondary College in Holloway Road, Sandringham, is of aesthetic significance. The school is a late example of the Moderne style, displaying typical features of the style such as irregular cubic massing, cream and brown brickwork and horizontal strips of windows.

Identified By

Allom Lovell & Associates

¹ L J Blake (ed.). *Vision and Realisation: A Centenary History of State Education in Victoria*. Melbourne, 1973. Vol. 3, p. 393.

Building:	St Mary's Primary School	Significance:	B
Address:	59 Holyrood Street, Hampton	Melway Map Ref:	76 E5
Building Type:	School	Construction Date:	1924
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

St Mary's Primary School, Holyrood Street, Hampton is located within Crown Portions 5 and 6, purchased by Moses Benjamin and William Highbett and John Anthony Cowrie in the Parish of Moorabbin Land Sales on 7 May 1851. Some of the land was subdivided into the Bay View Estate in 1874 by C J & T Ham, by 'private treaty'. The land now the site of St Mary's Primary School was probably Allotments 14, 15 and 16 in this sale, with a combined street frontage of 66 feet (20 metres).¹

The foundation stone of St Mary's was laid by the Most Rev. Daniel Mannix in November 1924.²

Description

St Mary's Primary School comprises two main sections: the original 1924 building, and the later, possibly 1940s, building to the west. The 1924 building is single-storey, with a rendered classical revival style facade to Holyrood Street comprising a taller central section flanked by lower wings with stepped parapets. Engaged Ionic columns support a classical entablature, surmounted in the centre by a segmented arched pediment containing a small statue of Mary within a corbelled aedicule. The entrance is located within a small projecting pedimented entrance porch. The west addition is a two-storey building and is also rendered, but is designed in an asymmetrical Moderne style. The entrance is contained within a double-height space featuring a vertical grid of windows. A rendered wing wall bisects the building, and features another statue of Mary and a rendered crucifix.

Significance

St Mary's Primary School at 59 Holyrood Street, Hampton, is of historical and aesthetic significance. The original 1924 building is a good example of the inter-War classical revival style. The classical facade denotes the institutional function of the building, and is a prominent element in the streetscape.

Identified By

Allom Lovell & Associates

-
- 1 *Plan of the subdivision of the Bay View Estate fronting The Esplanade South Brighton. For sale by C J & T Ham by Private Treaty. 1874.*
 - 2 Foundation stone, St Mary's Primary School, Holyrood Street, Hampton.

Building:	Residence	Significance:	B
Address:	1 Hoyt Street, Hampton	Melway Map Ref:	76 E4
Building Type:	Residence	Construction Date:	c.1905
Architect:	Unknown	Builder:	Unknown



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

History

In c.1890 there was no Hoyt Street listed in the Sands & McDougall directory. By 1900, Hoyt Street was listed (no sides) and the sole occupant was George Lockington. This is probably 11 Hoyt Street. By c.1910, the west side of the street had been developed with six houses listed. It is likely that 1 Hoyt Street was constructed during this decade.

Description

The house at 1 Hoyt Street, Hampton, is a single-storey Edwardian villa with roughcast lower walls and weatherboard upper walls. A return verandah with a timber fretwork frieze terminates at projecting gabled bays on the front and side elevations. The hipped and gabled terracotta tiled roof has decorative terracotta cresting and finials, and is penetrated by red brick and roughcast chimneys.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	The Ramble, 10 Littlewood Street, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	Marimo, 10 Menzies Avenue, Brighton
3 Berwick Street, Brighton	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
Myora, 6 Linacre Road, Hampton	Elouara, 12 Young Street, Brighton

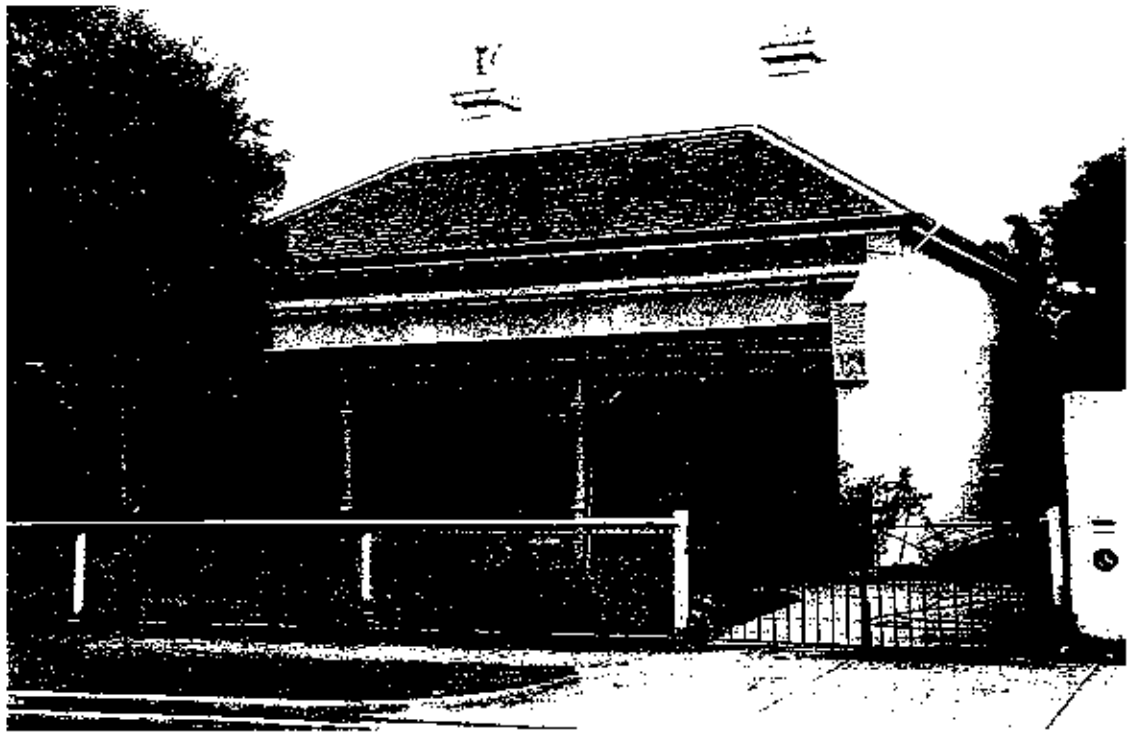
Significance

The house at 1 Hoyt Street, Hampton, is of aesthetic significance. It is a substantially intact example of a typical large Edwardian villa, characterised by its asymmetrical planning, complex roof plan, timber fretwork and terracotta roof details.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	11 Hoyt Street, Hampton	Melway Map Ref:	76 E4
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

11 Hoyt Street is located on Crown Portion 3 of the Parish of Moorabbin, purchased by Francis Dawe Wickham in the first Parish of Moorabbin Land Sales on 7 May 1851.

11 Hoyt Street, on the west side of Hoyt Street between South Road and Gordon Street, was built c.1895.

In c.1890 there was no Hoyt Street listed in the Sands & McDougall directory. By 1900, Hoyt Street was listed (no sides) and the sole occupant was George Lockington. This is probably 11 Hoyt Street. By c.1910, the west side of the street had been developed with six houses listed. The east side of the road was not developed and by c.1920, there was still only one house on this side of the street.¹

Description

The house at 11 Hoyt Street is a single-storey, double-fronted detached villa of rendered brick construction, with a hipped slate roof with bracketed eaves. The front verandah is supported on cast iron columns, and has an ogee-profiled corrugated galvanised steel roof, a cast iron lacework frieze and tessellated tiled floor. The verandah is terminated by rendered wing walls with curved parapets and vermiculated corbels. The central front door has flashed glass sidelights, and is flanked by tripartite double-hung sash windows. Chimneys are rendered, and have moulded caps and barrelled tops; the south chimney has a non-original terracotta pot.

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

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
Stanton, 3 Wellington Street, Brighton

Significance

The house at 11 Hoyt Street, Hampton, is of historical interest and aesthetic significance. Construction of the house is associated with the first period of speculative suburban subdivision of Hampton in the late nineteenth century. The form of the house—a double-fronted Italianate villa—although common elsewhere, is unusual in the suburb.

Identified By

Allom Lovell & Associates

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

Building:	Residence	Significance:	B
Address:	2 Huntingfield Road, Brighton	Melway Map Ref:	76 E1
Building Type:	Residence	Construction Date:	post-1929
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 1928, James Higgins, a dairyman, owned a six-room wood house on eight acres of land in Dendy Street between Burrows and Halifax Streets. The situation remained the same in 1929. The Huntingfield Road subdivision, took place some time after 1929.

Description

The house at 2 Huntingfield Road is a single-storey symmetrical house in the English Domestic Revival style. Walls are rendered brick with the central gabled dormer and two flanking dormers clad in stained weatherboards. The steeply-pitched transverse gabled terracotta shingle roof is penetrated by wide brick chimneys.

Significance

The house at 2 Huntingfield Road, Brighton, is of aesthetic significance. It is a particularly unusual example of an English Domestic Revival style villa. Of note are the symmetrical composition, steeply-pitched roof and chimney details, whilst the use of terracotta shingles and stained weatherboard cladding contribute to the picturesque composition.

Source

Andrew C Ward & Associates

Building:	Bayview	Significance:	B
Address:	20 Huntley Street, Brighton	Melway Map Ref:	67 E4
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

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

According to the date inscribed in the parapet, Bayview was constructed in 1889.

In c.1890 there were three houses and three vacant houses on the east side of Huntley Street. In c.1900, it was listed in the Sands & McDougall directory that there were no residences, just a dairy and hop beer manufacturer. By c.1910, there were three houses and a laundry. It is possible that the three buildings vacated were to be demolished.²

Description

The house at 20 Huntley Street is a double-storey, nineteenth century Italianate style residence. The house has a terrace form, with wing walls terminating a cast iron verandah and balcony. The narrow front facade is rendered, whilst the side walls are of face brick. A semi-octagonal bay window with double-hung sashes projects at ground floor level; the windows have highlights fitted with Edwardian leadlighting. At first floor level are two pairs of French doors opening onto the balcony. The facade is surmounted by an ornate balustraded parapet with pressed cement urns and a scrolled pediment bearing the name and date of the house, BAYVIEW 1889, in raised rendered lettering.

Comparative Examples

Leylands, 38 Asling Street, Brighton

Lara, 40 Asling Street, Brighton

Beaupre & Laurista, 22 & 24 Halifax Street, Brighton

Tatloch, 160 The Esplanade, Brighton

Significance

The house at 20 Huntley Street, Brighton, is of aesthetic significance. The form of the house, a double-storey terrace, is very unusual in the municipality. The house is also a good and substantially intact example of the nineteenth century boom style, featuring ornate render and cast iron decoration.

Identified By

Allom Lovell & Associates

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

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

Building:	Residence	Significance:	B
Address:	5 Inner Crescent, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	c.1911
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

The house at 5 Inner crescent is first listed in the Sands & McDougall directory in 1911. The occupant is Alfred E Murfin, who continued to occupy the house until at least 1933.¹

Description

The house at 5 Inner Crescent is an asymmetrical, single-storey Edwardian-style residence, constructed of brick, now overpainted. The hipped and gabled slate roof is penetrated by brick chimneys with typical Edwardian curved, rendered caps and terracotta chimney pots. The return verandah, possibly a reconstruction, has a convex-profile roof and cast iron lacework frieze. The gable end to the front elevation has fish-scale patterned pressed metal infill.

Significance

The house at 5 Inner Crescent, Brighton, is of aesthetic significance. The house is an unusual and relatively intact example of the Edwardian Queen Anne style displaying characteristic features of the style including tall, paired windows and pressed metal gable ends.

Identified By

Allom Lovell & Associates

¹ Sands & McDougall, *Melbourne Directory*, 1910, 1911, 1915, 1920, 1933.

Building:	Residence	Significance:	B
Address:	7 Inner Crescent, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	1910-1911
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

In 1908 Walter Lucas owned land of 165 x 157 feet on the west side of Inner Crescent between St Andrews and Barkly Streets. Eleanor Lucas owned the land in 1909, subdividing it into three lots, each with a frontage of 55 feet, and selling two blocks, the middle one to Charles Livesey. In 1910 Livesey, a rate collector, commenced building a six-room house for his residence. The 1912 rate book records the house as completed.¹

Description

The house at 7 Inner Crescent is an asymmetrical, single-storey Edwardian Queen Anne style residence, constructed of red brick with a hipped and gabled roof. The roof is clad in slate—a transitional Victorian element—with terracotta ridge cresting and finials. Characteristic of the Queen Anne Style, the house is a picturesque composition of tall red brick chimneys and half-timbered gables. A corner gablet interrupts the verandah which is supported on turned timber posts and has a fretted timber frieze.

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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 7 Inner Crescent, Brighton, is of aesthetic significance. The house is a typical and substantially intact example of the Edwardian Queen Anne style displaying characteristic features of the style including red brickwork, half-timbered gables, tall red brick chimneys and an ornate timber fretted verandah.

Source

Andrew C Ward & Associates

¹ Rate Books 1908, 1909, 1910, 1912.

Building:	Residence	Significance:	B
Address:	22 James Avenue, Highett	Melway Map Ref:	77 D10
Building Type:	Residence	Construction Date:	1939
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

James Avenue, Highbett, does not appear in the *Sands & McDougall Victorian Directory* until 1939. At that time, there was only one house in the street, and it was listed as 'house being built'. It was occupied by Frederick Parsons in 1940, but was listed as 'vacant' the following year. In 1942, the occupant was Jack S Mathews. He was still living there in 1947, when the directories listed three new houses being built in James Avenue. Mathews was still living in his house in 1970; at that time, it was identified as No. 22 James Avenue, and there were twelve other houses on that side of the street.

Description

The house at 22 James Avenue is a symmetrical Austerity-style weatherboard bungalow with a hipped terracotta tile roof that has a subsidiary hip forming a porch at the street front. The porch is supported on rendered tapered piers, which in turn rest on square cream brick piers. The central doorway is recessed, and is flanked by tripartite windows comprising three timber-framed double-hung sashes with lozenge pattern glazing in the upper sashes.

The front fence is probably original. It consists of square timber posts with chamfered tops, with woven wire running between. The matching gate has typical curvilinear wrought iron ornament.

Significance

The house at 22 James Avenue, Highbett, is of historical significance and aesthetic interest. Erected in the late 1930s, it was the first house in James Avenue, and one of the earliest surviving houses in an area which is completely dominated by post-War development. The house is of interest for its combining of Austerity materials and composition with elements from earlier styles such as the California Bungalow pillars and the Tudor Revival lozenge glazing.

Identified By

Allom Lovell & Associates

Building:	Park House	Significance:	B
Address:	7 Keith Court, Brighton	Melway Map Ref:	67 C12
Building Type:	Residence	Construction Date:	c.1850s
Architect:	Charles Webb	Builder:	James Webb



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

James Webb, a prominent builder during the 1840s, arrived in 1839 and formed a partnership with John Allee. In 1848 he bought Brighton Park from Dendy and in 1849 engaged in business with his brother, Charles Webb, who was to become a prominent local and Melbourne architect. James Webb let Dendy's house out as a school and built Park House, probably during the 1850s. It was one of Charles Webb's major works in Brighton.

Description

Park House is a generally double-storey complex of ten apartments built around the original Webb building. The main west facade is symmetrical with central entrance flanked by staircases and surmounted by a balcony and shingled gable. Three storey flanking shingled towers are dominant elements, being balanced by free standing pavilions'. The entire complex is cement rendered, with slated roofs, the obvious elements of the earlier residence being the front elevation and roof.

Comparative Examples

Riviera, 120 The Esplanade, Brighton

Significance

Park House, at 7 Keith Court, Brighton is of historical significance. The building is an important local work of the architect, Charles Webb, and constitutes the most important remaining early link with Dendy's Brighton Park, in that it was the second house built for this estate, subdivision commencing as early as 1853.

Source

Andrew C Ward & Associates

Building:	Former Tea Rooms	Significance:	B
Address:	1 Keys Street, Beaumaris	Melway Map Ref:	86 39
Building Type:	Shop and Dwelling	Construction Date:	1890, c1920s
Architect:	Unknown	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 building now known as No. 1 Keys Street was erected in 1890 for James Chipperfield as a shop with an attached dwelling. It operated as refreshment rooms, and was identified in the 1901 *Sands & McDougall Victorian Directory* as a store and tea rooms operated by Mrs Charlotte Chipperfield. At that time, it was the only property in Keys Street. The original shop front was later remodelled, or completely rebuilt, to its present form, most likely in the 1920s. In the 1960s, the building was used as a Post Office.¹

Description

The rear portion of this building, which dates from 1890, is a weatherboard house with a hipped corrugated iron roof and matching skillion verandah. The shopfront portion, which appears to date from the 1920s, is a painted brick structure with a gabled roof that is concealed behind a raked parapet between two capped piers. It has a cantilevered corrugated iron canopy. The actual shop windows and door have been replaced by modern equivalents.

Significance

The former Tea Rooms at 1 Keys Street, Beaumaris, are of historical significance. Dating from 1890, the building was the first to be erected in Keys Street, which later developed as a major retail and commercial centre in the area.

Source

National Trust of Australia (Victoria), File No. 4806.

¹ National Trust of Australia (Victoria), File No. 4806.

Building:	Coombe	Significance:	B
Address:	6 King Street, Sandringham	Melway Map Ref:	76 G8
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

Coombe is situated on lot No. 120 of Josiah Morris Holloway's Gipsy Village subdivision plan of 1853.¹ Although part of the original subdivision, King Street does not appear in the Sands & McDougall directories until 1888, and the only building listed is the police station, occupied by Constable Thomas Murphy.² This building later became a residence: in 1891 Mrs A H Durant is listed at this address and no other buildings are recorded in the street.³ In the following two decades the house saw numerous changes of occupants: in 1895 Benno Scherek is listed as occupant, in 1899 the house was occupied by Walter J Harton, in 1901 by Miss Mary Turner, in 1905 by James Gillepsie, a school teacher and in 1910 by Randolph Bedford. In 1937 the house at No. 6, then occupied by Jas Goodwin, is still listed as the only property in the street.⁴

Description

Coombe is a detached, single-storey, weatherboard Italianate style villa with a hipped slate roof with bracketed eaves and a corrugated iron roofed verandah. A projecting hipped roofed bay to the north has a tripartite double-hung sash window with a timber-bracketed and scalloped hood. The verandah is supported on timber posts and has a cast iron frieze. Beneath the verandah is the entrance door, which has narrow sidelights and highlights, and a non-original window. Chimneys are rendered, with moulded caps.

Comparative Examples

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

Significance

Coombe, at 6 King Street, Sandringham, is of aesthetic and historical significance. The house served for a brief period as the local police station, and is one of the oldest remaining buildings within the Gipsy Village subdivision. Relatively intact, the house is a typical example of a nineteenth century weatherboard Italianate villa.

Identified By

Bayside City Council

1 G Disney & V Tarrant, *Bayside Reflections: History & Heritage of Sandringham, Hampton, Black Rock and Beaumaris*, Sandringham (Vic) 1989, p. 23.

2 Sands & McDougall, *Melbourne Directory*, 1888.

3 Sands & McDougall, *Melbourne Directory*, 1891.

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

Building:	Cornhill	Significance:	B
Address:	7 Lawrence Street, Brighton	Melway Map Ref:	67 F12
Building Type:	Residence	Construction Date:	1888
Architect:	Unknown	Builder:	William Ellis



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 1887 the north-east side of Lawrence Street was mostly vacant land. In 1888 William Ellis owned land at the north end which he commenced developing, building four, four-room wood houses. No. 7 was probably one of these. By 1889 No. 7 was owned by William Ellis and occupied by James Barrow, a gardener. By 1891, W Cooper owned the property leasing it to Richard Landers, a labourer.

In 1905, Jessie Simpson, a widow, was owner with Barbara Simpson, also a widow, tenant. The property at that time was known as Cornhill.¹

Description

Cornhill is a simple single-fronted late Victorian gable roofed timber worker's cottage with ashlar boarding and convex timber posted verandah with cast iron lace. The gable end treatment is distinctive and recalls a classical pediment. The barges have heavy moulds and dogs tooth ornamentation with a bracketed 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
4 Sims Street, Sandringham
15 & 17 Lynch Street, Brighton
26 Nepean Avenue, Moorabbin
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

Cornhill, at 7 Lawrence Street, Brighton, is of aesthetic significance. The house is unusual for its pedimented treatment which compares with the better known Cambridge Street houses in Armadale, also built in 1887-1888. In contrast to them it lacks a round louvered gable ventilator.

Source

Andrew C Ward & Associates

1 Rate Books 1887, 1888, 1889, 1891, 1906.

Building:	Residence	Significance:	B
Address:	9 Lefevre Street, Sandringham	Melway Map Ref:	76 J11
Building Type:	Residence	Construction Date:	c.1930
Architect:	J H Esmond Dorney	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

Although there was no Lefevre Street listed in the c.1940 Sands & McDougall directory, architect J H Esmond Dorney (1906-1991) constructed the house at 9 Lefevre Street for himself c. 1930,¹ prior to his departure in 1939 to serve in World War Two. He was captured and held in a Japanese concentration camp. Upon his return he moved to Tasmania and changed his architectural style, professing dislike for his earlier buildings.² According to his biographer, Rory Spence, Dorney was 'intoxicated with exploitation of view', which he utilised in buildings such as the circular house for his own use at Fort Nelson, Tasmania (1966). Esmond Dorney also designed the Sandringham Hospital, Victoria (1957-64).³

Description

J H Esmond Dorney's house at 9 Lefevre Street, Sandringham, is a double-storey, asymmetrically planned Moderne style residence, constructed of orange brick. The house is an asymmetrical composition of curved and cubic forms reminiscent of the work of the Dutch architect, W Dudok, of the 1920s. Roofs are concealed behind the brick parapets, and a curved bay with a projecting concrete hood faces the street. Windows are steel-framed and have brick sills. The first floor is set back, and opens onto a roof terrace.

Significance

The house at 9 Lefevre Street, Sandringham, is of individual aesthetic significance. The house is a good example of the early Moderne work of eclectic architect J H Esmond Dorney, and was designed as his own residence. Of note is the asymmetrical composition of cubic and curved brick forms.

Identified By

Allom Lovell & Associates

1 Letter from Dr Earl Dorney (the architect's son) to Simon Reeves, 24 July 1997.

2 *Architecture Australia*, April 1992, p. 10.

3 *Architecture Australia*, April 1992, p. 10.

Building:	Blair Athol	Significance:	A
Address:	5 Leslie Grove, Brighton	Melway Map Ref:	76 D2
Building Type:	Residence	Construction Date:	1870
Architect:	Lloyd Taylor	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

Blair Athol was built in 1870 for Mr William Campbell, squatter, who lived there until 1883.¹ Mr Edward Felstead, formerly of Church Street, Brighton, was resident there in 1890. The Blair Athol estate extended from Hartley Street, formerly Foote's Lane, and Leslie Street, named after a former land owner in the immediate vicinity, to the Brighton Beach railway station. Access was off Foote's Lane. By 1904, William H Felstead, of Beath, Schiess and Company and committee member of the Citizen's Reform League, was in residence there and in 1906, Mrs Catherine Menzies, lived at Blair Athol. A portion of the estate was subdivided in 1906, and in 1912, following the death of Catherine Menzies, the balance was subdivided.²

Description

Blair Athol is a double-storey Victorian bichromatic brick house. Walls are of dark brown brick with cream brick dressings. The house incorporates a number of Gothic-inspired elements, including pointed segmental-arched window heads with dog tooth ornamentation to reveals, chamfered stone mullions and reveals to windows and a steeply pitched slate roof. The timber-framed windows have louvered timber shutters. The roof has bracketed eaves, small ventilators and cast iron finials, and is penetrated by coupled cream brick chimney stacks with corbelled brick caps.

The house is surrounded by an established garden.

The fence at the corner of Menzies Avenue and Hartley Street is an important remnant of the former boundary of the Blair Athol estate.

Comparative Examples

Marama, 161 Church Street, Brighton

Invermay, 18 Stanley Street, Brighton

Calabria, 167 Church Street, Brighton

Goombah, 186 Church Street, Brighton

Kiaora, 81 South Road, Brighton

Hazelwood, 66 Wilson Street, Brighton

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

Significance

Blair Athol, at 5 Leslie Grove, Brighton, is of aesthetic and historical significance. Aesthetically, the house is a substantially intact, large bichromatic brick house with unusually picturesque composition and Gothic-inspired elements. Historically, the house is one of a number of substantial double-storey houses built on large, rural-style estates in the 1860s and 1870s. The house and its fence are important remnants of the Blair Athol estate. The association with William Campbell, a prominent Brighton landowner, is also of interest.

Source

Andrew C Ward & Associates

1 Brighton Historical Society.

2 Brighton Historical Society.

Structure:	Almeida Memorial Fountain	Significance:	B
Address:	Triangle Gardens, Linacre Road, Hampton	Melway Map Ref:	76 G7
Building Type:	Drinking Fountain	Construction Date:	c.1925
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 Almeida Memorial was erected in c.1925 by the Commercial Bank of Australia, Hampton to commemorate the death of its employee, William Almeida in November 1924. Almeida, 22 years of age and in charge of the Hampton agency, was preparing the daily balance when he was held up and shot by two robbers. As they fled he chased them with the bank's pistol, apprehended them and brought the two men back to the bank. He passed the gun over to Mr Sillitoe, the local estate agent, and then collapsed. Almeida died in hospital the following day. Money for the memorial was raised by the Commercial Bank, the Bank Official's Association and Almeida's friends.¹

Description

The Almeida Memorial Fountain is a small granite structure, square in plan, on a stepped bluestone plinth. The base of the fountain is tapered, above which is a pedestal bearing the inscription:

ERECTED IN MEMORY OF
WILLIAM G F ALMEIDA
OF THE COMMERCIAL BANK HAMPTON
WHO NOBLY GAVE HIS LIFE
IN DEFENCE OF HIS TRUST
28 NOV 1921 AGED 22 YEARS
A TRIBUTE FROM
THE BANK OFFICIALS ASSOCIATION
AND HIS MANY ASSOCIATES

Four small, squat granite columns with moulded capitals and bases support a pyramidal top.

Significance

The Almeida Memorial Fountain, Triangle Gardens, Sandringham, is of historical significance, commemorating the tragic death of local bank clerk William G F Almeida in 1924 following a bank robbery.

Identified By

Allom Lovell & Associates

¹ G Disney & V Tarrant, *Bayside Reflections: History & Heritage of Sandringham, Hampton, Black Rock and Beaumaris*, Sandringham (Vic) 1989, p. 142.

Building:	Residence	Significance:	B
Address:	3 Linacre Road, Hampton	Melway Map Ref:	76 G7
Building Type:	Residence	Construction Date:	c.1960
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

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

The house at 3 Linacre Road was built c.1960; it is on the north side of Linacre Road between Orlando Street and Hampton Street.

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

Description

The house at 3 Linacre Road is a double-storey residence of concrete block construction, designed in a style reminiscent of the Prairie style work of Frank Lloyd Wright. The house is an asymmetrical composition of rectilinear planes and cubic forms, arranged to emphasise horizontality. Windows are continuous strips of timber-framed casements, and roofs are flat with deep overhanging eaves.

Comparative Examples

491 Balcombe Road, Beaumaris

Significance

The house at 3 Linacre Road, Sandringham, is of individual aesthetic significance. The house is an interesting example of the modernist style of the 1960s, characterised by the use of concrete blockwork and cubic forms recalling the work of Frank Lloyd Wright.

Identified By

Allom Lovell & Associates

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

Building:	Myora	Significance:	B
Address:	6 Linacre Road, Hampton	Melway Map Ref:	77 A7
Building Type:	Residence	Construction Date:	1906
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 1906 C Hartsman owned lot 5 with a 100 feet frontage onto Linacre Road, south side between Hampton Street and the railway line. In the same year a five-room timber house was built on the site, Emily Mallet being owner/occupant.

In 1908 Walter Lloyd became owner/occupant. By 1910 Lloyd had subdivided his land into two housing blocks, No. 6 being reduced to a 50 feet frontage. By 1916 Rose Young had purchased the property for her residence. At that time, it was known as Myora.¹

Description

Myora is a substantial timber Edwardian villa with corner balustraded verandah terminated by projecting wings with half timbered gable ends. The terracotta roof tiles have ornamental ridges, and the diagonal axis is emphasised by a dormer window with a view to the Bay, and a faceted window bay at verandah level.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Sunne Brae, 15 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	The Ramble, 10 Littlewood Street, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	Marimo, 10 Menzies Avenue, Brighton
3 Berwick Street, Brighton	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Myora, at 6 Linacre Road, Hampton, is of individual aesthetic significance. The residence is a prominent and substantial Edwardian villa and is a distinctive element in the Linacre Road precinct.

Source

Andrew C Ward & Associates

¹ Rate Books 1906, 1907, 1908, 1910, 1916.

Building:	Le Grange	Significance:	B
Address:	13 Linacre Road, Hampton	Melway Map Ref:	77 A7
Building Type:	Residence	Construction Date:	1904
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 13 Linacre Road, Hampton, was built in 1904 for James Carter.

The rate books for 1904 (prepared in February) show Carter, a civil servant whose address is given as Law Courts, Melbourne, as the owner of Lot 137a in Linacre Road. The land, with a frontage of 129'6", had an NAV of £10.¹ By December 1904, Carter is listed as the owner and occupier of a seven-room weatherboard house valued at £40.² Carter occupied the house, which was known as Le Grange³, until at least 1926.⁴ More recently, the house was owned by Lesley Falloon, mayor of the City of Sandringham in the early 1990s.⁵

Description

Le Grange is a symmetrical, single-storey weatherboard Edwardian villa with a central recessed verandah flanked by gabled projecting wings with rectangular bay windows. The verandah is supported on turned timber posts and has a timber lattice frieze. The bays have casement windows with highlights and bracketed hoods. Square edged weatherboards are relieved with shingled banding, and the terracotta tiled roof features terracotta ridge ornamentation. Gables are half-timbered and roughcast rendered, and the tall red brick chimney stacks are surmounted by terracotta chimney pots.

A double-storey addition has been constructed at the rear, and the tall timber picket fence is not original. Council building permit files record that the house was restumped in 1993, the same year alterations and additions were made. A swimming pool was added in 1997.⁶

Comparative Examples

Residence, 6 Black Street, Brighton

Significance

Le Grange, at 13 Linacre Road, Hampton, is of aesthetic significance. The house is a distinctive Edwardian style house, its symmetrical composition unusual for the style. Architectural elements of note include the bay windows, timber verandah frieze and window hoods. The house makes an important contribution to the Edwardian character of the Linacre Road streetscape.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1903.
 - 2 Rate Books 1904.
 - 3 Sands & McDougall directory 1908, 1914, 1920.
 - 4 Sands & McDougall directory 1926.
 - 5 Peg Uting, Sandringham Historical Society. pers. comm.
 - 6 City of Bayside Building Permit Records (Microfilm Copy).

Building:	Sunne Brae	Significance:	B
Address:	15 Linacre Road, Hampton	Melway Map Ref:	77 A7
Building Type:	House	Construction Date:	1903
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

On 1 October 1903, de Henzell Storey auctioned the pre-existing Linacre Park Estate. In 1903 Edward Duncombe, a gentleman, built a seven room wood house on lot 145 in Linacre Road, on the north side between Hampton and Deakin Streets, as his residence. Duncombe continued as owner/occupant in 1908. By 1910 Silius Webb had purchased the property. Sidney Webb was the occupant. By 1916 the ownership of the property had passed to Sidney Webb, a newsagent, at which time it was known as Sunne Brae.¹

Description

Sunne Brae is an Edwardian timber villa with terracotta tiled roof and ornamental ridge tiles, half timbered barge to gable end, verandah to front and side elevation with square posts and diagonal axis marked by angled bay windows.

Comparative Examples

Colonsay, 23 Albert Street, Brighton	Myora, 6 Linacre Road, Hampton
Craigie Lea, 14 Black Street, Brighton	The Ramble, 10 Littlewood Street, Hampton
Buxton, 54 & 56 Bamfield Street, Sandringham	Marimo, 10 Menzies Avenue, Brighton
3 Berwick Street, Brighton	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Sunne Brae, at 15 Linacre Road, Hampton, is of aesthetic significance. The Edwardian villa is substantially intact and is a member of the Linacre Road group. The angled bay windows, verandah and terracotta tiled roof are of note.

Source

Andrew C Ward & Associates

¹ Rate Books 1903, 1904, 1908, 1910, 1916.

Building:	Panitya, later Cowl Cowl	Significance:	B
Address:	17-19 Linacre Road, Hampton	Melway Map Ref:	77 A7
Building Type:	House	Construction Date:	1893
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 (Tree Register)	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1893 George Grant, a surveyor built a brick house on lots 139 and 144 Linacre Road, north side, between Hampton and Deakin Streets, as his residence.¹ Grant, a civil servant, continued as owner in 1908, leasing the property, described as brick with six rooms, to Frank Keane, an accountant.

By 1910 Helen Keane was owner, the property then occupying lot 144 and part lot 145 with a 115 feet frontage. By 1916 the property was known as Panitya and was held in the estate of Helen Keane. Ernest Roughton was an occupant of the house.²

Description

Cowl Cowl is a picturesque late Victorian villa with roughcast rendered walls, a steeply pitched slated roof, elaborate half-timbering to barges with extended finials and supporting brackets. Projecting wings to the west and south originally flanked an elaborate return verandah, since demolished.³ A third projecting wing to the north faces the rear garden.

The garden at Cowl Cowl provides examples of late nineteenth century garden plantings. The majority of the garden is screened from view behind a high solid timber fence and gate, which is a later addition to the property. Of note are a mature Moreton Bay Fig (*Ficus macrophylla*) and Monterey Cypress (*Cupressus macrocarpa*), remnant features of the original garden planting on the site. Further investigation would be required to determine the integrity of the rest of the garden planting and layout.

Significance

Cowl Cowl, at 17-19 Linacre Road, Hampton is historically and aesthetically significant. The house was constructed in the late nineteenth century and displays characteristics of the Queen Anne style combined with the Cottage Orne traditions of the 1850s. The decorative elements of the bay window, including the half-timbering, barge boards and supporting brackets are of particular interest.

The garden at Cowl Cowl is of local interest as an example of late nineteenth century garden plantings associated with a significant house. The two mature trees noted on the site are significant for their age, size, form and contribution to the garden landscape and to the heritage and amenity of the locality generally.

Source

Andrew C Ward & Associates

1 First entry Rate Book.

2 Rate Books 1893, 1908, 1910, 1916.

3 c. 1912 photograph in the possession of the owners.

Building:	Emohruo	Significance:	B
Address:	18 Linacre Road, Hampton	Melway Map Ref:	77 A7
Building Type:	Residence	Construction Date:	1908-1910
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 1908 Arthur Kerr and Mrs J A Kerr owned lot 12 with a 100 feet frontage to Linacre Road south side, between Hampton Street and the railway line. By 1909 the land had been subdivided and the construction of a six room brick house was commenced on the eastern block. The house was completed by 1910. Arthur Kerr owned and occupied the property and continued to do so in 1916 when the property was known as Emohruo.¹

Description

The house at 18 Linacre Road is an Edwardian timber bungalow with the main gabled slate roof extending over the verandah. The house features a terracotta ridge, half timbered gable ends, bracketed posts to the verandah and a bay window to the side elevation.

Comparative Examples

Higham Grange, 18 Asling Street, Brighton	Keyham, 60 New Street, Brighton
Ballara, 47 Bay Street, Brighton	Huia, 358 New Street, Brighton
Elgin, 83 Centre Road, East Brighton	Windarra, 54 North Road, Brighton
Umfra, 144 Cochrane Street, Brighton	Meanyet, 27 Outer Crescent, 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
22 Martin Street, Brighton	Mucklebar, 10 Wellington Street, Brighton
17 New Street, Brighton	

Significance

Emohruo, at 18 Linacre Road, Hampton, is of individual aesthetic significance. The rectangular form of the house is distinctively unusual for the period. The house retains its early spacious setting in Linacre Road.

Source

Andrew C Ward & Associates

¹ Rate Books 1908, 1909, 1910, 1916.

Building:	The Ramble	Significance:	B
Address:	10 Littlewood Street, Hampton	Melway Map Ref:	76 G5
Building Type:	House	Construction Date:	1900
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

Littlewood Street was subdivided in 1888 as part of the Hampton Beach Estate. In 1900, Mrs Caroline Langdale owned Lot 18 on the south side of Littlewood Street between Hampton and Hood Streets. By February 1901 a weatherboard home had been built there with Mrs Langdale as the owner/occupant.¹ The house was believed to have originally been a display at the Great Exhibition of 1888, dismantled from its stand and reerected on its present site for a holiday house.² The weatherboards are thought to be of French origin.³

Description

The Ramble is a substantial Edwardian style timber villa with a high pitched corrugated iron roof, cast iron verandah columns and side porch columns, projecting gabled wing and an unusual lining to a portion of the front elevation.

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	Marimo, 10 Menzies Avenue, Brighton
3 Berwick Street, Brighton	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleeveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

The Ramble, at 10 Littlewood Street, Hampton is of historical and aesthetic significance. The house is a relatively intact example of a simple Edwardian weatherboard villa which incorporates some notable elements, including a gabled side porch and unusual timber cladding to the front elevation. Historically, the house is associated with the Hampton Beach Estate subdivision of 1888.

Source

Andrew C Ward & Associates

¹ Rate Books 1900, 1901.

² Graeme Disney, pers comm.

³ Graeme Disney, pers comm.

Building:	Residence	Significance:	B
Address:	1 Lorac Avenue (cnr Meek Street), Brighton	Melway Map Ref:	67 D8
Building Type:	Residence	Construction Date:	c.1935
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

Lorac Avenue is located within the H B Foot Survey of the Brighton Estate, Henry Dendy's Special Survey. Lorac Avenue is not listed in the *Sands & McDougall Victorian Directory* of 1930. The corresponding rate book for that year indicates that all of the land in the street was vacant, with Lots 7 to 19 being owned James Herbert Ryan. Rate books for the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No.1 Lorac Avenue indicates that a five-room brick house had been erected on Lot 19 by December 1937. It had a Net Annual Value of £90, and was owned by Robert Hutton, an importer.

Stylistically, the house has much in common with the concrete houses erected in Sandringham by the municipal engineer, W T Sunderland, and it is possible that he was the designer of No. 1 Lorac Avenue.¹ William Thomas Sunderland (1880-1954) was born in Castlemaine, where he worked as a teenager with his father, who was a builder. After ten years, the younger Sunderland began his own business of 'designing and erecting on my own account around the Castlemaine district'.² 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. In addition to his municipal duties, he designed several buildings in the area 'in an honorary capacity', which included his own house in Bamfield Street.

Description

The house at 1 Lorac Avenue is an unusual single-storey inter-War brick residence, designed in an austere Arts & Crafts style. The house is an asymmetrical composition of cubic forms, and has rendered walls and multi-paned double-hung sash windows. The roof is concealed behind a plain rendered parapet. A deep flat cornice encircles the house, supported on moulded corbels.

The front garden is enclosed by a high brick fence that is not original.

Comparative Examples

House, 23 Bamfield Street, Sandringham

House, 49 Victoria Street, Sandringham

House, 33 Black Street, Brighton

Significance

The house at 1 Lorac Avenue, Brighton, is of aesthetic and historical significance. The house is an unusual example of an inter-War bungalow; of note is the composition of cubic rendered forms and the continuous projecting concrete hood. Also of some importance is its possible connection with W T Sunderland, City Engineer of the former City of Sandringham.

Identified By

Allom Lovell & Associates

1 Bayside City Council.

2 'William Thomas Sunderland'. Architects' Registration Board of Victoria file, VPRS 8838/P2, Public Records Office Victoria.

Building:	Residence	Significance:	B
Address:	14 Lynch Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	1884, 1892
Architect:	Unknown	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 house at No. 14 Lynch Street occupies what was originally designated as Lot 52, a block with a depth of 90' and a frontage of 53' to Lynch Street. Rate books indicate that a four-room timber cottage had been erected on this site by 1885.¹ At that time, it was valued at £16, and was owned and occupied by George Peacock, an artist. By 1887, the house had been acquired by Joseph Wallwork, a railway engine driver. He was still living there in 1892, when the house was described as a six-room timber house valued at £20. The following year, the same house is identified for the first time as being of brick and timber, which implies that Wallwork had either substantially altered, or perhaps completely rebuilt, his house.

By 1894, Wallwork had purchased the adjacent block of vacant land, formerly Lot 51, and thus creating a frontage of 106' to Lynch Street. From 1898, Wallbrook ceased living in the house himself, and he rented it to a succession of tenants. These included Margaret May in 1898, John Cass, also a railway employee, in 1899, and Mary Moriarty, a widow, in 1900. At that time, the house was described in rate books as a six-room brick and timber house, valued at £14 and occupying a block measuring 106' by 90'. It was the only brick house in the street at that time.

Description

The house at 14 Lynch Street is an asymmetrical double-fronted Victorian brick villa with a hipped slate roof penetrated by a pair of brick chimneys with moulded caps. The front elevation has a projecting gabled bay with a pair of narrow double-hung windows beneath a timber-framed hood.

The house has been substantially altered. The brickwork, possibly originally bichromatic, has been painted. The skillion roof verandah, supported on square timber posts, is a reconstruction. A carport has been added on the south elevation. An addition to the rear has a hipped corrugated iron roof.

Comparative Examples

Kantara, 54 Bay Street, Brighton
Charlton, 34 Drake Street, Brighton
193 Church 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
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

The house at 14 Lynch Street, Brighton, is of aesthetic and historical significance. Although altered, it retains the Victorian villa form and typical elements including a slate roof. It was the only brick house to be built in Lynch Street in the nineteenth century, and thus it demonstrates an interesting aberration in the pattern of residential settlement in the area.

Identified By

Allom Lovell & Associates

¹ Rate Books 1884, 1885.

Building:	Residences	Significance:	B
Address:	15 & 17 Lynch Street, Brighton	Melway Map Ref:	76 F2
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

The pair of timber cottages at Nos. 15 and 17 Lynch Street were erected on a 26' by 79' block, originally designated as Lot 70. Rate books indicate that this land was vacant in 1890, valued at £5 and owned by 'The Owner'. The following year, 'The Owner' had erected two five-room timber houses, valued at £9 each. The first occupants, listed in 1892, were William Selman and Alexander Birrell, both railway employees. At that time, the owner was finally revealed as the East St Kilda Sawmill Company. In 1893, Selman still resided at No. 15, while No. 17 had become occupied by John Ralph Waters, an accountant. The following year, Waters had moved out, and John Barber, also a railway employee, had moved in.¹

By 1895, the pair of houses had been acquired by the Economic Building Society, who leased them to a succession of tenants over the next decade. No. 15 was occupied by George Austin in 1896, then by Horace Nelson, a photographer, in 1898, and then by John McMuskin, a butcher, from 1898. The house at No. 17 was, according to the rate books, occupied by the Economic Building Society for several years. David Ure, an accountant, was living there in 1898, and Jane Bolden, a widow, from 1899.²

In 1905, the two houses were still owned by the Economic Building Society, and were occupied respectively by Andrew Taig, a butcher, and John Biencourt, a painter. At the time, they were described as four-room timber houses, each valued at £9.³

Description

The houses at 15 and 17 Lynch Street are a pair of identical single-fronted late Victorian weatherboard cottages with gabled corrugated iron roofs. The street facades are block-fronted and asymmetrical, with a door and a pair of timber-framed double-hung sash windows. The verandah has a bullnose corrugated iron roof, supported on timber posts with a cast iron lacework frieze.

The two houses each have timber picket fences which are sympathetic but not original.

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
26 Nepean Avenue, Moorabbin
4 Sims Street, Sandringham
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

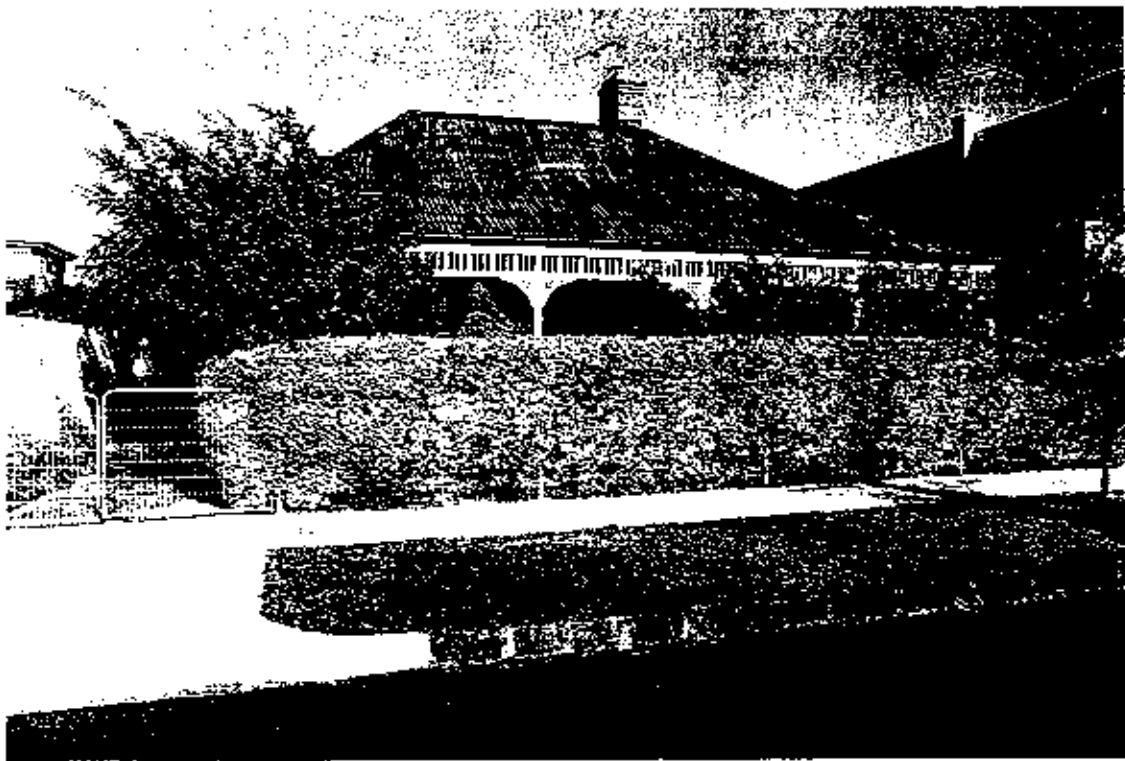
The houses at 15 and 17 Lynch Street are of aesthetic and historical significance. They are substantially intact examples of small timber worker's cottages, a type that is relatively rare in Brighton. As two of the oldest surviving houses in Lynch Street, they demonstrate what was made an important contribution to the streetscape.

Identified By

Allom Lovell & Associates

1 Rate Books 1890 to 1894.
2 Rate Books, 1895 to 1900.
3 Rate Books 1905.

Building:	Rochecliffe	Significance:	B
Address:	32 Lynch Street, Brighton	Melway Map Ref:	76 F2
Building Type:	Residence	Construction Date:	1884
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

The house at No. 32 Lynch Street first appears in the rate books for 1885. It was described as a six-room timber house on Lot 44, valued at £30. It was owned and occupied by Sarah Fletcher, whose occupation was 'domestic duties'.¹ By 1887, Fletcher had purchased the adjacent Lot 37, thus doubling the depth of her land and giving her a frontage to Whyte Street. She remained in the house until 1888, when it was acquired by William Lowden, a builder. The following year, Lowden, now described as a carpenter, was listed as the occupant, while an Elizabeth Lowden, presumably his wife, was listed as the actual owner.² In 1900, William Lowden, now described as an architect, was still occupant, with his wife Elizabeth still as the owner. By 1905, Elizabeth Lowden was listed as both sole occupant and owner. The house was identified as 'Rochecliffe', and described as a seven-room timber house, valued at £18 and occupying a 52'180' block on Lynch Street.³

Description

Rochecliffe is a single-storey weatherboard Victorian house. The double-pitched hipped corrugated iron roof encompasses a verandah which returns along the side elevations. The timber-framed verandah has a simple timber fretwork frieze with decorative brackets. One brown brick chimney with a corbelled brick and render cap remains.

Significance

Rochecliffe, at 32 Lynch Street, Brighton, is of aesthetic significance. It is a substantially intact example of a weatherboard Victorian villa. Its distinctive double-pitched roof and encircling verandah, unusual in Brighton endow it with a somewhat rural flavour.

Identified By

Allom Lovell & Associates

1 Rate Books 1884, 1885, 1886, 1887.

2 Rate Books 1888, 1889

3 Rate Books 1900, 1905.

Building:	Leichtenberg, later Kardinia House	Significance:	B
Address:	55 Male Street, Brighton	Melway Map Ref:	67 F11
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

Leichtenberg was built in 1888. The rate books show Francis Buckley, a superintendent, as the owner of fenced land on the north-west side of Male Street, between Black and Wilson Streets, in 1887. In 1888, George Pleasance, a chemist, owned and occupied an eight room brick dwelling on the site.¹ By 1900, the property was owned and occupied by Edward Weiss, a gentleman. By 1905, Weiss was leasing the property, known then as Leichtenberg to Frederick Hooper, a clerk. By 1914, by which time the property was known as Kardinia House, Margaret Eason was the owner and Samuel Eason the occupant.²

Description

Leichtenberg is a single-storey asymmetrical villa in an unusual late Victorian style. The walls are of polychromatic ruck-pointed brickwork with rendered dressings to window heads. There is a deep frieze, also rendered, beneath the eaves. The front elevation has a projecting bay surmounted by a stepped triangular pediment flanked by scrolls. Windows are timber-framed double-hung sashes with leadlight to the multi-pane top sashes. The hipped and gabled slate roof is penetrated by a simple red brick chimney with rendered cap.

The brick string courses and plinth have been painted. An unsympathetic carport has been added at the side of the building.

Significance

Leichtenberg, at 55 Male Street, Brighton, is of aesthetic significance. It is a particularly distinctive and unusual example of a late Victorian house which incorporates some interesting details. Of particular note are the window and eaves frieze detail, and the pedimented parapet.

Source

Andrew C Ward & Associates

Building:	Shirley	Significance:	B
Address:	2 Manor Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1890-91
Architect:	Charles Webb & Sons	Builder:	R A Kelly



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

Shirley was built in 1890-91 for Sarah Ann Webb to a design by Charles Webb & Sons.

The rate books for 1890 show Annie Webb as the owner of Land Lot 47 in Manor Street, valued at £12.³ In 1891, Sarah Ann Webb is listed as the owner of an eight-room brick house and land valued at £80 and occupied by Frank Welsh, a merchant.⁴ Webb continued to own the property, later known as Shirley⁵, until 1908, first as a spinster, and in 1906 to 1908 as Sarah Ann Wellard, a 'married woman'.⁶

From the time of its construction until at least 1916, the house was leased to a succession of tenants, most remaining in occupation for only a few years.⁷ Tenants included Rowland J Leech, a clerk (tenant 1895-1895)⁸, William George Sevier, an accountant (1896-1900)⁹ and Louis Berthon (1911-1915).¹⁰ The property is first listed as Shirley in the rate books of 1901.¹¹

The house was designed by Charles Webb & Sons¹², the company formed by prominent Brighton architect Charles Webb when he took his two eldest sons Charles and Alfred into partnership with him in 1888, operating from 161 Collins Street, Melbourne.¹³ The tender notice in the *Building Engineering and Mining Journal* advised that Charles Webb & Sons had accepted a tender for a '2-storey dwelling in Manor-st, Brighton'; the builder was R A Kelly, and the tendered amount £940.¹⁴ Shirley was designed during the last decade of Charles Webb's life, several years after his supposed last 'great' work, the Grand (now Windsor) Hotel (1893)¹⁵, and the extent of his personal contribution to the design is not known.

Charles Webb (1821-98) was born in Suffolk, England, and migrated to Australia in 1849, joining his brother James (b.1808) who had migrated in 1830. Both lived in Brighton, which was, at this time, the third largest settlement in the colony after Melbourne and Geelong, and was establishing itself as a fashionable 'out-of-town' address for wealthy Melburnians.¹⁶

Charles married Emma Bridges on 1 November 1853. Their first house was Chilton, at 1 Wellington Street, Brighton. Described as a 'small but elegant cottage', by 1865 Chilton had been outgrown by the Webb family, which by then included five children.¹⁷ In 1865, Webb designed Farleigh, a double-storey stone house in Park Street, Brighton, where he was to live until his death in 1898.¹⁸

The Webb brothers' first major collaborative design was for St Paul's Church, Swanston Street (1850), although in the early 1850s they designed a number of warehouses and private residences, the continuation of the design of St Stephen's, Richmond and many shops and houses in Brighton.¹⁹ James returned to England in 1854-56 and Charles practised alone, designing buildings including Wesley College (1864), Alfred Hospital (1869), Royal Arcade (1869), South Melbourne Town Hall (1878), Melbourne Orphan Asylum (1878), and the Grand Hotel (now the Windsor; 1884).

Of the approximately 25 commercial and major residential works designed by Webb (either as a sole practitioner or in partnership), twelve were in Brighton. The residential works are Chilton, 1 Wellington Street (1853); Stanton, 1 Wellington Street (1853); Park House, now 7 Keith Court (James Webb's house, 1856); Farleigh, now 6 Farleigh Grove (1856); Granton, New Street (1868); Shirley, 2 Manor Street (1890-91); 130(?) North Road (date unknown). Webb also designed two shops in New Street (1858) shops at 281 Bay Street, and four churches in Brighton. These are St Andrew's Church, where Charles a vestryman (1856); Methodist Church, New Street (1859); Congregational Church, Black Street (1875); John Knox Presbyterian Church, Gardenvale (1876). Webb was also responsible for the design of the Melbourne Orphan Asylum, Brighton (1878) and the West Brighton Club clubhouse (1881, alterations 1886).

Charles Webb was a founding member of the Victorian Institute of Architects (1856) and its president in 1882-83, a member of the Brighton Volunteer Rifle Corps (from 1860), a founding member of the Boating Club (now the Royal Brighton Yacht Club; 1875), and a member of the Melbourne Club and the Melbourne Cricket Club. He was a member of the prestigious West

Brighton Club, whose clubhouse he designed in 1881, and was its vice-president with E M Gibbs in 1885-86.²⁰ Charles championed the cause of a railway connection with Melbourne, and with James was a major shareholder in Victorian railway companies.

Sarah Ann Webb is believed to have the daughter of James Webb. James Webb had seven children, of whom Annie (a shortening of Sarah Ann) was one.²¹ Annie Webb was married at the age of sixty²², which accords with the recording of her status in the rate books as 'married woman' after 1906.²³ This would mean she was born in the 1840s, some thirteen years after James' Webb's marriage to Susannah Wellard in Tasmania in 1833.²⁴ Interestingly, Susannah Webb's maiden name, Wellard, appears again as the married name of her daughter Annie; the connection between Annie's husband and Susannah's family is unclear, although the name Wellard was a common one in the area.²⁵ The Sands & McDougall directories of the mid-1860s list a Thomas Wellard in Park Street and a Joseph Wellard in New Street, and by 1893 two Joseph Wellards listed in Brighton in 1893, one in Dendy Street and one in Durrant Street.²⁶

Description

Shirley is a large double-storey Italianate villa with a hipped slate roof with bracketed eaves. Walls are rendered with incised decoration. A double-storey verandah extends across the facade, supported on cast iron columns and with cast iron lacework friezes and balustrading. A segmented arched portico projects from the verandah at ground floor level. There is a stained glass window to the stair on the north elevation.

Ground floor windows on the front elevation have been altered, and there are extensive additions at the rear. Council building permit files record that in 1976, a garage was converted to a bedroom and a new carport erected, as well as a cabana. A pool was constructed in 1981, and a fence in 1989.²⁷

Comparative Examples

Viervill, 18 Black Street, Brighton	Jesmond, 66 Hanby Street, Brighton
Bonleigh, 4 Bonleigh Avenue, Brighton	Eling, 139 North Road, Brighton
Craigmilla, 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
Thornleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Houses in Brighton designed by Webb:

Chilton, 1 Wellington Street, Brighton (1853)
Stanton, 1 Wellington Street (1853)
Farleigh, 6 Farleigh Grove (1856)
Park House, 7 Keith Court (1856)

Significance

Shirley, at 2 Manor Street, Brighton, is of aesthetic and historical significance. Aesthetically, the house is a substantial double-storey Italianate villa, displaying architectural elements typical of the late nineteenth century including ornate render and cast iron decoration. The house has important historical associations with the prominent Webb family, and particularly with its designers Charles Webb & Sons.

1 All further listings were for 6 rooms.
2 Rate Books 1887, 1888, 1900, 1915.
3 Rate Books 1890.

- 4 Rate Books 1891.
- 5 Rate Books 1901.
- 6 Rate Books 1892-1908.
- 7 Rate Books 1891-1916.
- 8 Rate Books 1895, 1896.
- 9 Rate Books 1896-1900.
- 10 Rate Books 1911-12, 1915. Sands & McDougall directory 1910.
- 11 Rate Books 1901.
- 12 Australian Architectural Index. Microfiche held at the State Library of Victoria.
- 13 Sands & McDougall directory 1888.
- 14 *Building Engineering and Mining Journal*. 21 December 1889, s p 5. The same notice was also published in the *Australasian Builder and Contractor's News*. 21 December 1889, p 609.
- 15 Dr Charles Bridges-Webb. 'Charles Webb: An Early Melbourne Architect 1821-1898.' Traralgon, 1965. Manuscript held at the State Library of Victoria.
- 16 Charles Bridges-Webb. 'Charles Webb'. *Australian Dictionary of Biography*, Volume 6: 1851-1890, R-Z. Carlton (Vic) 1976. pp. 370-71.
- 17 Charles Bridges-Webb. 'Charles Webb (1821-1898): An Early Melbourne Architect'. *The Victorian Historical Magazine*. Vol. 41, August-November 1970. p 416.
- 18 Bridges-Webb. 'Charles Webb'. *Australian Dictionary of Biography*, Volume 6: 1851-1890, R-Z. Carlton (Vic) 1976. pp. 370-71.
- 19 Bridges-Webb. 'Charles Webb'. *Australian Dictionary of Biography*, Volume 6: 1851-1890, R-Z. Carlton (Vic) 1976. pp. 370-71.
- 20 Noel V Nixon. *The West Brighton Club: The First 100 Years*. Brighton, 1981. p 184 ff.
- 21 Information provided by Irene Binks (grand-daughter of James Webb) to Brighton Historical Society. May 1971.
- 22 Information provided by Irene Binks to Brighton Historical Society. May 1971.
- 23 Rate Books 1906-1908.
- 24 Dr Charles Bridges-Webb. 'Charles Webb: An Early Melbourne Architect 1821-1898.' Traralgon, 1965. Manuscript held at the State Library of Victoria.
- 25 Hillary Bullock (historian, Brighton Historical Society) Pers. comm.
- 26 Sands & McDougall directories 1863, 1865, 1893, 1901.
- 27 City of Bayside Building Permit Records (Microfilm Copy).

Building:	Bristol	Significance:	B
Address:	6 Manor Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1891
Architect:	James & Elsdon?	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

Bristol was built for Elizabeth Power in 1891 on 150' of land on the east side of Manor Street, which in 1890 had been owned by David Munro. The rate books for 1891 record a twelve-room brick house owned by Elizabeth Power and occupied by Thomas Power, an importer.¹

By 1905, Elizabeth Power, then a widow, was listed as owner and occupier of the property, by then known as Bristol.²

Description

Bristol is a substantial double-storey symmetrical Italianate villa. The walls are of English bond brown face brick with rendered string courses and dressings to openings. A double-storey verandah extends across the facade, supported on coupled twisted cast iron columns and with ornate cast iron lacework and balustrading and a small central pediment at first floor level. Segmented arched tripartite double-hung sash windows flank the panelled entrance door; windows at first floor level are semi-circular and segmented arched double-hung sashes. The hipped slate roof has a bracketed eaves and iron ridge cresting, and is penetrated by rendered chimneys with moulded cappings.

Significance

Bristol, at 6 Manor Street, Brighton, is of aesthetic significance. It is a substantially intact example of a large, symmetrical late Victorian house with a typically ornate Italianate verandah and particularly bold rendered moulded dressings contrasting with the face brickwork.

Source

Andrew C Ward & Associates

1 Rate Books 1890, 1891.

2 Rate Books 1906.

Building:	Dendy Manor	Significance:	B
Address:	8 Manor Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Flats	Construction Date:	1940-41
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 site of 8 Manor Street was formerly occupied by a nine room brick mansion on an 85' by 215' allotment. This house, known as Dudleigh, was owned by George Betts in 1930.¹ Brighton rate books for the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 8 Manor Street indicates that George Betts was still the owner of the nine room brick house in 1937.² He died the following year, and the house was acquired by Hubert Keetley, a builder. Keetley demolished the mansion and had erected six new brick flats by 1941.

The six flats varied in their size and Net Annual Value. Flats One, Two, Four and Five each had five rooms, and were valued respectively at £91, £96, £100 and £91. Flats Three and Six had four rooms, and were valued at £87 each. At the time of completion, Hubert Keetley, the owner, was listed as the occupant of Flats One, Three, Five and Six. Timothy Wilfred, a traveller, lived in Flat Two, and Alfred Kirby, a journalist, lived in Flat Four.

In 1942, all six flats were sold to Eric Rogers. At that time, Flat One was occupied by Lewis McFarlane, an auctioneer; Flat Two by Alma Osbourne, married woman; Flat Three by Alan Darlington, merchant; Flat Four by Reginald Lamb; Flat Five by John Johnston, an auctioneer, and Flat Six by Alfred Kirby, the journalist who had lived in Flat Four the previous year.

Description

Dendy Manor is a double-storey, asymmetrically planned block of flats, constructed of orange brick and set back from the street with a deep front garden. Typical of flats of the post-War period, the building has a stepped, triple-fronted plan form, boxed eaves and a glazed terracotta tiled hipped roof. A series of three recessed red brick string courses encircle the building, dividing the two storeys. The entrance is located to the rear of the block, beneath by a curved concrete hood. Windows are timber-framed double-hung sashes with horizontal glazing bars—a late Moderne characteristic—combined with large fixed panes. Chimneys are of orange brick, with red brick string courses. The name of the building in steel lettering is affixed to the front of the building.

To the south is another double-storey block of flats, of similar orange brick construction and with a hipped tiled roof, probably constructed c.1960s.

Significance

The Dendy Manor flats, at 8 Manor Street, Brighton, are of aesthetic significance. Largely intact they are characteristic of flat design of the post-War with typical moderne details. The adjacent block of flats (c.1960s) is of no heritage significance.

Identified By

Allom Lovell & Associates

1 Rate Books 1930.

2 Rate Card, No. 8 Manor Street, Brighton.

Building:	Normanby	Significance:	B
Address:	11 Manor Street, Brighton	Melway Map Ref:	76 D12
Building Type:	Residence	Construction Date:	c.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

In early 1883, the land bordered by The Esplanade, Wellington, Dendy and New Streets was subdivided. This created an estate of 84 allotments with frontages to these streets as well as to Sussex and Manor Streets.¹ There were seven blocks on the west side of Manor Street, designated as Lots 10 to 16. By 1891, a six room timber house, valued at £70, had been erected on Lot 12. It was owned and occupied by Herbert Hayball, an accountant, who was still living there in 1905.² He was a doubtless a descendant of Robert Hayball, a Brighton pioneer who arrived in 1843 and established a timber yard in New Street which soon grew to become one of the most prominent and successful businesses in the area.³

By 1910, Herbert Hayball's house in Manor Street had been acquired, or more likely repossessed, by the Northern Assurance Company. At that time, the house was identified as Normanby. By 1917, Louisa Davey, a widow, was owner and occupant of the house, then known as No. 11 Manor Street.⁴

Description

The house at 11 Manor Street is a detached, asymmetrically planned, single-storey Italianate style villa with a hipped slate roof with bracketed eaves. The house has a return verandah supported on cast iron columns, and abuts an unusual elaborate rendered entrance porch on the street elevation. The classically composed porch has a semi-circular arched opening with rendered mouldings and keystone, and is surmounted by a segmented arched and scrolled pedimented parapet. The pediment contains a shield in low relief. A canted bay projects on the north elevation. Eaves have coupled timber brackets, and the rendered chimney stacks have moulded cappings.

The rendered brick and steel palisade fence is a relatively recent addition, and a pair of windows to the south of the porch is a later alteration.

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
Wangararu, 23 Marriage Road, East Brighton	Eulora, 130 Were Street, Brighton
59 Milroy Street, East Brighton	Mia Mia, 22 William Street, Brighton
Roslyn, 61 Milroy Street, East Brighton	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Normanby, at 11 Manor Street, Brighton, is of aesthetic significance. The house, substantially intact, is distinctive example of the nineteenth Italianate style, distinguished by its unusual ornate entrance porch.

Identified By

Allom Lovell & Associates

1 Lodged Plan No. 485, declaration undated (early 1883). Land Survey and Information Centre.

2 Rate Books 1897, 1900, 1905.

3 Weston Bate, *A History of Brighton*. p 271.

4 Rate Books 1910, 1917.

Building:	Brighton Park, later Wangararu	Significance:	B
Address:	23 Marriage Road, East Brighton	Melway Map Ref:	76 H1
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	[x]	Heritage Overlay Controls	[x]

History

In 1885 Alfred Turner, an inspector, owned five acres of land on the north side of Marriage Road, north side, between Hampton Street and Carrington Grove. In 1890, the rate books record a twelve-room brick house on the site, owned and occupied by Turner. Turner owned and occupied the house, then known as Wangararu, until at least 1905.¹ In 1945, it was purchased by a Mr Allmand from the estate of Rev. V H Ruthven, who named it Brighton Park. The name of Wangararu recalls Turner's wife's place of birth in New Zealand.

Description

Wangararu is a substantial, rendered brick, single-storey Victorian villa. The front elevation has a projecting canted bay beside a verandah. The verandah has a corrugated iron skillion roof supported on paired Corinthian columns on rendered plinths. The entrance is marked by a shallow gable. The tripartite windows have timber-framed double-hung sashes. The hipped slate roof has bracketed eaves and is penetrated by rendered chimneys with moulded caps.

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	Winnarleigh, 20 Were Street, Brighton
South Leigh, 907 Hampton Street, Brighton	South Lodge, 43 Were Street, Brighton
Normanby, 11 Manor Street, Brighton	Eulora, 130 Were Street, Brighton
59 Milroy Street, East Brighton	Mia Mia, 22 William Street, Brighton
Roslyn, 61 Milroy Street, East Brighton	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Wangararu, at 23 Marriage Road, East Brighton is of aesthetic significance. The house is a substantially intact example of a large Victorian villa. Architectural elements of note include the paired Corinthian verandah columns, the verandah frieze, and the chimney cap details.

Source

Andrew C Ward & Associates

1 Rate Books 1885, 1889, 1890, 1906.

Building:	Residence	Significance:	B
Address:	1 2 Martin Street, Brighton	Melway Map Ref:	67 C6
Building Type:	Residence	Construction Date:	1930
Architect:	Unknown	Builder:	Unknown



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

History

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

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

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

Description

The house at 2 Martin Street is a large double-storey residence constructed of clinker brick, designed in the English Domestic Revival style popular during the inter-War period. The Martin Street elevation is symmetrical, with two projecting gabled sections at each end and a projecting central entrance porch with a half-timbered gable and semi-circular archway. The steeply pitched gabled roofs are clad in terracotta tiles, and have projecting rafter ends and corbelled brick gable ends. Windows are timber-framed double-hung sashes, with clinker brick sills and heads.

The low clinker brick front fence is original.

Significance

The house at 2 Martin Street, Brighton, is of aesthetic significance. The building is a good example of the inter-War English Domestic Revival style, featuring typical characteristics of the style such as clinker brickwork, steeply pitched gables and half-timbering. The symmetrical entrance elevation is a prominent element in the local streetscape.

Identified By

Allom Lovell & Associates

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

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

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

Building:	Keefer Brothers Factory	Significance:	B
Address:	11 Martin Street, Beaumaris	Melway Map Ref:	86 E8
Building Type:	Factory	Construction Date:	c.1940
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 1843, James Bickford Moysey and Nicholas Moysey obtained a government lease for their run 'Beaumaris', which then 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 subdivided into 100 acre (40 hectares) allotments for the second Parish of Moorabbin Land Sales on 28 January 1852. Martin Street, Beaumaris, is within Crown Portion 49B, originally purchased by James Moysey.

In c.1910, there were two houses on the south side of Martin Street, between Tramway Parade and Dalgetty Street. By c.1920 there were three houses, one of which was occupied by George Keefer. He was probably related to Charles Keefer, who established the baths in Beaumaris in 1901. He also purchased nearby boat sheds, from which he ran Keefer's Boat Hire. Keefer not only ran the baths and the boat shed but also built and repaired many of the boats himself, in addition to being a professional fisherman.²

The Keefer Brothers established their engineering business in 1928, but the present factory premises was not built until c.1940. The Sands & McDougall directory for that year indicates that the Keefer Brothers factory was on the north side of Martin Street, between George Keefer's own house, and the two other houses. By 1950, there were eight houses, one of which was occupied by Mrs S E Keefer, presumably George Keefer's wife.³

Description

The Keefer Bros Factory is a double-storey bichromatic brick building in the Moderne style. The Martin Street elevation is symmetrical, having a central entrance with a cantilevered concrete canopy, flanked by cream brick piers with flagpoles attached. The entry is accessed by a screen by a high brick wall on the street alignment. On either side of the entry are three window openings, each of which contain a pair of steel-framed casement sashes. Above these windows are narrow rectangular panels with rendered lettering stating the words MANUFACTURING and ENGINEERS respectively on each side of the facade. A similar square panel above the doorway has the inscription KEEFER BROS. PTY. LTD. ESTD. 1928.

Significance

The Keefer Bros Factory at 11 Martin Street, Beaumaris, is of historical significance and aesthetic interest. The building is one of a very small number of a factories constructed in the municipality, and is an interesting example of the inter-War Moderne style applied to an industrial building. Its association with the Keefer family of Beaumaris is also of some interest.

Identified By

Allom Lovell & Associates

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

2 G Disney & V Tarrant, *Bayside Reflections: History & Heritage of Sandringham, Hampton, Black Rock & Beaumaris*, City of Sandringham 1988, p. 68.

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

Building:	Residence	Significance:	B
Address:	22 Martin Street, Brighton	Melway Map Ref:	67 C6
Building Type:	Residence	Construction Date:	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

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

In 1910 Florence Anderson, a married woman, owned land lots 5 and 6, each 50 x 218 feet on the south side of Martin Street between St Kilda Street and the beach. In 1911, Mrs Anderson built a nine-room brick house known as Warrawee. William Anderson, a manufacturer lived there.²

Description

Warrawee is a large, red brick, single-storey Queen Anne style residence with a slate roof with terracotta ridge cresting. The roof extends to form a verandah supported on timber posts with fretted brackets, and there is a bracketed hood over a projecting bay with leadlight sash windows; above the hood is a half-timbered gable.

A carport has been constructed to the west.

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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

Warrawee, at 22 Martin Street, Brighton, is of aesthetic significance. The house is a large and substantially intact Edwardian villa, displaying typical features of the Queen Anne style including red face brickwork, leadlight windows and half-timbered gables.

Source

Andrew C Ward & Associates

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

² Rate Books 1910, 1912.

Building:	Residence	Significance:	B
Address:	33 Martin Street, Brighton	Melway Map Ref:	67 D6
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

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

The house at 33 Martin Street was built in the early 1920s.

In 1920, 25 Martin Street, occupied by Mr Field, was the only house between Drake Street and Foote Street. In 1923, 35 Martin Street was the only house between Drake Street and Foote Street on the north side of the road; the house was occupied by E L Rohan, builder. Presumably, Rohan bought the land between Drake and Foote Streets, demolishing 25 Martin Street, and constructing a number of houses in the 1920s, including his own residence.²

Description

The house at 33 Martin Street is a large double-storey, Arts and Crafts style bungalow, with rendered walls and a hipped terracotta tiled roof with exposed rafter ends. A double-storey porch, also with a hipped tiled roof, projects on the Martin Street elevation, and has arches at ground floor level and piers finished in pebbles which support squat rendered columns at first floor level. Windows are double-hung sashes, arranged in groups and with corbelled brick sills. A semi-circular bay window projects at the south-west corner at ground floor level.

The low front fence is original, and has rendered panels between clinker brick piers with rendered caps. The panels have decorative rectangular recesses and curved copings. A brick lych gate marks the corner entrance.

Comparative Examples

32 Cole Street, Brighton
29 Dawson Avenue, Brighton
11 Rennison Street, Beaumaris
26 St Ninians Road, Brighton

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

Significance

The house at 33 Martin Street, Brighton, is of aesthetic significance. The house is a substantial and notable example of the inter-War Arts and Crafts bungalow style, with distinctive pebble-dash piers to the entrance porch. The house is enhanced by the intact original front fence and corner lych gate. Historically, the house is demonstrative of the more substantial houses which were constructed in the area between the Wars.

Identified By

Allom Lovell & Associates

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

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

Building:	Sheppy Cottage	Significance:	B
Address:	91 Martin Street, Brighton	Melway Map Ref:	67 E6
Building Type:	Residence	Construction Date:	1877
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

The house at 91 Martin Street was built for Daniel Batchelor in 1877.

The rate books for 1876 show a several vacant land lots in Martin Street.¹ In 1877, Daniel Batchelor, a gardener is listed as the owner and occupier of a 'wood cottage and land' valued at £10.² Batchelor's was one of five new houses in this section of Martin Street in that year, and it joined the existing wooden residences of three other gardeners, A W Newell, George Kenner and Harry Nash.³ Batchelor owned and occupied the house until at least 1906.⁴ Until Martin Street was renumbered in the early 1920s⁵, Sheppy Cottage, as it was known in 1901⁶, was listed as No. 73.⁷

In her report on the property, Meredith Gould states that the building is 'constructed in 2 and possibly three parts', with '[the] oldest surviving portion [appearing] to be a verandahed, two room cottage, comprising two front rooms under a hipped roof.'⁸ this contention is supported by the rate books, which list only a two-room house in 1879.⁹

Gould's examination of the fabric of the four rear rooms, which share a skillion roof, suggests that these rooms were built at the same time. An MMBW Property Sewerage Plan dated 1908 indicates relocation of various plumbing fixtures at that time (presumably when the street was sewerred), so it is possible that the bathroom and kitchen (indeed, at least the two rear lean-to rooms) were constructed just prior to the sewerage of the property.

Gould estimates that the longitudinally gabled west wing was added in the 1970s, although a letter from architect Peter Wilson states that he prepared the working drawings for this side extension c.1963.¹⁰ It is interesting to note that this 1960s structure replicates an earlier west wing, as shown on the MMBW Sewerage Plan (1908).¹¹ This plan shows the front verandah extending across beyond the west wall of the front section and terminating in a projecting wing. A note on this plan states that a sink in the west wing was to be 'abolished' and moved to a position at the rear of the east side of the house. The similarity between the footprint of the house in 1908 its present footprint suggests that the work undertaken by Peter Wilson in the 1960s may have involved at least some remodelling of existing fabric, or at least adaptation of the plan form, rather than the construction of a completely new wing. Indeed, the gabled form of the wing is suggestive of Edwardian, rather than 1960s, design.

Gradual extension of the house is nonetheless indicated by the rate book descriptions. The house is listed as having two rooms in 1879, three in 1880 and 1884, and four in 1883 and from 1886 until 1900. Six rooms are indicated in 1901.¹² The effects of the 1890s Depression on the value of the house are particularly evident, with the NAV falling from £28 in 1886 to £12 in 1895.¹³ It is difficult, however, to reconcile the various additions with increases in the value of the house.

Description

The house at 91 Martin Street is a small, double-fronted, weatherboard cottage with a hipped corrugated galvanised steel roof. The front elevation comprises a central door flanked by single timber-framed double-hung sash windows beneath a timber posted skillion-roofed verandah. The main section of the house comprises two rooms, with a four-room skillion-roofed lean-to to the rear. To the west is a projecting wing with a longitudinally gabled roof and a centrally-placed front window. The two sections of the house are connected by a skillion-roofed section (approximately 1.5 metres wide) across the front of which the front verandah has been extended.

The internal and external intactness of the front two rooms of the house is good, although some mouldings are missing from the verandah posts and the timber floor has been replaced with a concrete floor. The front door joinery and two front windows are original. Internally, the intactness of the front two rooms is good to fair. The original joinery remains, although a dado lining has been added and the fireplace has been 'slightly modified'.¹⁴

The internal intactness of the rear four rooms is also good, with Edwardian-style internal doors and original fireplaces. The external intactness of this section is fair to poor, the windows and sheet roofing having been replaced.¹⁵

The overall condition of the house is fair. There are isolated areas of stud wall framing requiring repair, the sub-floor framing is generally in good condition. Repairs are required to parts of the downpipes and guttering, and internally, the kitchen and bathroom would benefit from upgrading. In general, however, the house is 'capable of refurbishment to meet current living standards without significant diminution of the heritage significance.'¹⁶

Comparative Examples

Shenval, 47 Bayview Crescent, Black Rock	8 Sydney Street, Cheltenham
Ingleside, 11 Carpenter Street, Brighton	10 Sydney Street, Cheltenham
Sevenoaks, 13 Carpenter Street, Brighton	9 Warriston Street, Brighton
174 Highett Road, Highett	171 Were Street, Brighton
8 Parliament Street, Brighton	Dunlop, 19 Willansby Avenue
Toowong, 19 Stanley Street, Brighton	Doonside, 19 William Street, Brighton

Significance

Sheppy Cottage, at 91 Martin Street, Brighton, is of historical significance. It is a particularly early example of a modest weatherboard worker's cottage, a dwelling type which is now relatively rare in Brighton. Although it has been extended and altered, the original front section remains relatively intact; the extensions are evidence of early adaptations of a very small house to the changing needs of its occupants.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1867.
 - 2 Rate Books 1877.
 - 3 Rate Books 1876, 1877.
 - 4 Victorian Post Office Directory 1906.
 - 5 Renumbering occurred between 1920 and 1927.
 - 6 Rate Books 1901.
 - 7 Sands & McDougall directory 1920.
 - 8 Meredith Gould Architects Pty Ltd. *Conservation Report for the City of Bayside: 91 Martin Street, Brighton*. November 1998.
 - 9 Rate Books 1879.
 - 10 Letter from Peter Wilson to Bayside City Council. 16 July 1998. p 2.
 - 11 MMBW Property Sewerage Plan. 1908. Supplied by South East Water Limited.
 - 12 Rate Books 1879-1881, 1883, 184, 1886, 1891, 1895, 1896, 1899, 1901.
 - 13 Rate Books 1886, 1895
 - 14 Meredith Gould Architects Pty Ltd. *Conservation Report for the City of Bayside: 91 Martin Street, Brighton*. November 1998. unpaginated.
 - 15 Meredith Gould Architects Pty Ltd. *Conservation Report for the City of Bayside: 91 Martin Street, Brighton*. November 1998. unpaginated.
 - 16 Meredith Gould Architects Pty Ltd. *Conservation Report for the City of Bayside: 91 Martin Street, Brighton*. November 1998. unpaginated.

Building:	Rosa Lee	Significance:	B
Address:	8 Mary Avenue, Highett	Melway Map Ref:	77 C10
Building Type:	Residence	Construction Date:	1951
Architect:	Unknown	Builder:	W Babbs?



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 address of Rosa Lee, 8 Mary Avenue, first appears in the Sands and McDougall directories in 1955, with two occupants listed as W Bywater and W Babbs, builder. However, W Babbs also appears in the Mary Avenue listing of the 1951 directory indicating that the house at 8 Mary Avenue was probably constructed by him in that year. By 1960, the occupant is listed as W Bywater, who continued to reside at the property during the 1970s.¹

Description

Rosa Lee is a single-storey brick residence displaying vernacular qualities characteristic to the Post-War period. The brick house has a hipped tiled roof and corner windows with casement openings. The front porch is marked by a curved brick parapet abutting a stepped brick chimney. The low brick front fence and wrought iron gates appear to date from the same period as the house.

Significance

Rosa Lee, at 8 Mary Avenue, Highett, is of aesthetic significance. The single-storey house is a good example of post-War vernacular housing. The face brickwork, tiled roof, parapet over the front entrance and low brick front fence are all characteristic of the period.

Identified By

Allom Lovell & Associates

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

Building:	Former Landcox	Significance:	A
Address:	1-7 Mavis Avenue, East Brighton	Melway Map Ref:	67 19
Building Type:	Residence	Construction Date:	1870
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

J B Were first acquired the land forming the Landcox estate and used it for farming purposes during the 1850s. Were was Henry Dendy's manager and agent and remained a major land owner in the area, long after Dendy's departure. He built Landcox in 1870, later selling the house and some 42 and a half acres to Archibald MacMillan, who had made his fortune in land dealings. His son, William MacMillan lived there also, selling to Thomas Bent, who was at various times councillor of the municipality of Brighton, Premier of Victoria, chairman of various local organisations, instrumental in construction of the St Kilda Street tramway and throughout his career, a notable land boomer. In 1881, a portion of the estate, which at that time extended from North Road to Union Street and embraced the present day Landcox Park, was subdivided.

In October 1904, the Argus advertised the sale of Landcox as a family mansion with 41 acres (16.5ha), being the estate of the late Sir Robert Officer. The Daughters of Charity of Saint Vincent de Paul arrived at Landcox, which they renamed Marillac House after the founder of their order, Louise de Marillac, in 1943. The house later used as part of a special school for handicapped girls, and is presently the Tara Institute, which houses a Buddhist temple.

Description

The former Landcox building is a double-storey Italianate mansion with a three-storey tower. Walls are of rendered brick with quoining to external corners, and banded rustication to the ground floor. The symmetrical front elevation has a central classically-derived portico surmounted by a balustraded balconette. Windows are timber-framed double-hung sashes with moulded dressings. The hipped roof has a central triangular pediment with an oculus. Deep eaves brackets alternate with rosettes beneath the eaves. The roof is penetrated by rendered brick chimneys with moulded caps. The tower has a shallow pitched pyramidal roof.

The house has been extended at the rear, and post-War buildings built on the site as part of its conversion to institutional use.

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
Gallia, 65 South Road, Brighton
St Leonards, 163 South Road, Brighton
Chevy Chase, 203 Were Street, Brighton

Significance

Landcox, at 1-7 Mavis Avenue, East Brighton, is of historical and aesthetic significance. Historically, the mansion is significant for its associations with prominent Brighton landowners J B Were and Thomas Bent, and with the adjacent Landcox Park. Aesthetically, the house, although altered, is a large and particularly ornate example of an Italianate mansion, distinguished by its classically-derived portico and three-storey tower.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	5 Menzies Avenue, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	c.1916
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 1906, Mrs Catherine Menzies became the owner of the mansion Blair Athol. She immediately subdivided a portion of the large estate, creating Menzies Avenue and 13 residential allotments on the south side of it.¹ After Mrs Menzies died in 1912, the northern side of Menzies Avenue was subdivided. Nine new allotments were created; most had 60' frontages, but Lot 6 (now 15 Menzies Avenue) was a one-acre site with a 287' frontage.²

The site of No. 5 Menzies Avenue was originally Lot 2 of the 1913 subdivision. In 1914, Lots 1 to 6 inclusive were still in the ownership of the Executors of the late Catherine Menzies. By 1917, a five-room brick house, valued at £60, had been erected on Lot 2. The occupant was listed in the rate books as Frank Lang, an accountant, while the actual owner was Phoebe Lang, presumably his wife. They were still living there in 1930.³

Description

The house at 5 Menzies Avenue is a single-storey symmetrical red brick inter-War bungalow. The front elevation has a central porch with paired Classically-derived columns, flanked by curved bay windows beneath gabled roofs with shingled gable ends. Windows are timber-framed double-hung sashes with leadlit upper panes. The hipped and gabled roof is clad in terracotta tiles and penetrated several tall red brick chimneys with terracotta chimney pots and rendered caps decorated with floral motifs.

The house is concealed behind a high cypress hedge.

Comparative Examples

7 Menzies Avenue, Brighton
99 Park Road, Cheltenham
72 The Esplanade, Brighton
Belbert, 2 Were Street, Brighton

Significance

The house at 5 Menzies Avenue, Brighton, is of aesthetic significance. It is an intact example of an interesting, symmetrical inter-War bungalow. The house incorporates architectural elements typical of the style including the gabled front bays with shingling. The prominent chimneys are particularly unusual. The hedge is also of particular note.

Identified By

Allom Lovell & Associates

1 Lodged Plan No. 4785, declared 14 May 1906. Land and Survey Information Centre.

2 Lodged Plan No. 6129, declared 22 July 1913. Land and Survey Information Centre.

3 Rate Books 1917, 1925, 1930.

Building:	Residence	Significance:	B
Address:	7 Menzies Avenue, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	c.1923
Architect:	Unknown	Builder:	Henry Hollow



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 1906, Mrs Catherine Menzies became the owner of the mansion Blair Athol. She immediately subdivided a portion of the large estate, creating Menzies Avenue and 13 residential allotments on the south side of it.¹ After Mrs Menzies died in 1912, the northern side of Menzies Avenue was subdivided. Nine new allotments were created; most had 60' frontages, but Lot 6 (now 15 Menzies Avenue) was a one-acre site with a 287' frontage.²

By 1914, William Steele, organist, had acquired Lot 4 on the north side of Menzies Avenue. He did not develop the site, and by 1920 it had been purchased by Samuel Barnes.³ By 1925, Henry Hollow, a builder, had erected a seven-room brick house for himself on Lot 4.⁴ He died soon after; the rate book for 1930 lists the owner as the Estate of the late Henry Hollow, and the occupant was Ethel Hollow, widow.⁵

Description

The house at 7 Menzies Avenue is a single-storey red brick inter-War Bungalow. The front elevation has a gabled porch with simple red brick piers and a bracketed, shingled gable end. Windows are timber-framed double-hung sashes with leadlit upper panes and bracketed sills. The hipped and gabled roof is clad in tiles.

The red brick front fence is original.

Comparative Examples

5 Menzies Avenue, Brighton
99 Park Road, Cheltenham
72 The Esplanade, Brighton
Belbert, 2 Were Street, Brighton

Significance

The house at 7 Menzies Avenue, Brighton, is of aesthetic significance. It is a substantially intact example of a red brick inter-War bungalow, with typical architectural elements including a prominent gabled porch and leadlit windows.

Identified By

Allom Lovell & Associates

-
- 1 Lodged Plan No. 4785, declared 14 May 1906. Land and Survey Information Centre.
 - 2 Lodged Plan No. 6129, declared 22 July 1913. Land and Survey Information Centre.
 - 3 Rate Book 1914, 1920.
 - 4 Rate Book 1925.
 - 5 Rate Book 1930.

Building:	Gaba Tepe	Significance:	B
Address:	8 Menzies Avenue, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	1915
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, Mrs Catherine Menzies became the owner of the mansion Blair Athol. She immediately subdivided a portion of the large estate, creating Menzies Avenue and 13 residential allotments on the south side of it.¹ After Mrs Menzies died in 1912, the northern side of Menzies Avenue was subdivided. Nine new allotments were created; most had 60' frontages, but Lot 6 (now 15 Menzies Avenue) was a one-acre site with a 287' frontage.²

In 1914, Emma Moore, married woman, owned Lot 9, a 70' by 130' block on the south side of Menzies Avenue. The following year, the land had passed to Charles Moore, a jeweller, who had erected an eight-room brick and wood house, known as Gaba Tepe.³

Description

Gaba Tepe is a single-storey Edwardian attic-style villa with walls finished in roughcast render. The central entrance porch has a ladder type arched frieze with large dormer and balcony with shingled balustrade over. The front door upper panel and window highlights are stained glass. The roof has been re-clad in Marseilles pattern tiles.

Comparative Examples

Moofred, 13 Glyndon Avenue, Brighton

Significance

Gaba Tepe, at 8 Menzies Avenue, Brighton, is of aesthetic significance. It is an interesting example of an early twentieth century villa with typically Edwardian composition and details. Of note is the ornate timber fretwork to the verandah, and the shingled dormer and balustrade.

Source

Andrew C Ward & Associates

-
- 1 Lodged Plan No. 4785, declared 14 May 1906. Land and Survey Information Centre.
 - 2 Lodged Plan No. 6129, declared 22 July 1913. Land and Survey Information Centre.
 - 3 Rate Books 1915, 1916.

Building:	Marimo	Significance:	B
Address:	10 Menzies Avenue, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	c.1912
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, Mrs Catherine Menzies became the owner of the mansion Blair Athol. She immediately subdivided a portion of the large estate, creating Menzies Avenue and 13 residential allotments on the south side of it.¹ After Mrs Menzies died in 1912, the northern side of Menzies Avenue was subdivided. Nine new allotments were created; most had 60' frontages, but Lot 6 (now No. 15 Menzies Avenue) was a one-acre site with a 287' frontage.²

In 1910, Mrs Menzies still owned Lots 7 to 9 on the south side of Menzies Avenue. By 1914 an eight-room brick and timber house, valued at £80, had been erected on Lot 8. The house was known as Marimo, and it was occupied by William Moore, a jeweller, with Emma Moore, presumably his wife, listed as the actual owner.³ By 1925, Emma Moore was still the owner, but she was renting the house to John Gaffey, an agent.⁴

Description

Marimo is a double-storey Edwardian villa. The verandah, formed by a continuation of the main roof, is carried on coupled timber posts, sparsely decorated, and returns around two elevations, terminating in projecting gabled wings. The complex terracotta gabled roof having ridge cresting and ball and dragon finials and a shingled attic room facing west.

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	Linn Mill, 7 Milroy Street, East Brighton
15 Campbell Street, Sandringham	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Marimo, at 10 Menzies Avenue, Brighton, is of aesthetic significance. It is a substantially intact example of an early twentieth century house incorporating a number of typically Edwardian details, including a complex roof plan, extensive terracotta decoration, and a shingled attic.

Source

Andrew C Ward & Associates

¹ Lodged Plan No. 4785, declared 14 May 1906. Land and Survey Information Centre.

² Lodged Plan No. 6129, declared 22 July 1913. Land and Survey Information Centre.

³ Rate Book 1910, 1914.

⁴ Rate Book 1925.

Building:	Ashford	Significance:	B
Address:	14 Menzies Avenue, Brighton	Melway Map Ref:	76 D3
Building Type:	Residence	Construction Date:	1907
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 1906, Mrs Catherine Menzies became the owner of the mansion Blair Athol. She immediately subdivided a portion of the large estate, creating Menzies Avenue and 13 residential allotments on the south side of it.¹ After Mrs Menzies died in 1912, the northern side of Menzies Avenue was subdivided. Nine new allotments were created; most had 60' frontages, but Lot 6 (now 15 Menzies Avenue) was a one-acre site with a 287' frontage.²

The rate book for 1907 indicates that James Elias Hooker, a fruiterer, owned vacant land on the south side of Menzies Avenue with a frontage of 120'. That same year, he purchased an adjacent 60' block from Catherine Menzies. It was on this block that Hooker erected a ten-room house for his own residence.³ The rate book for 1910 indicates that the house was valued at £90, and was known as Ashford. Its block measured 180' by 136', which comprised Lots 4 to 6 of the original 1906 subdivision.⁴ James Hooker, now described as a caterer, was still the occupant of the house in 1925, although the property had been acquired by Eleanor Lum, married woman, by 1930.⁵

Description

Ashford is a single-storey red brick Edwardian house. The front elevation has a projecting gabled bay with a curved bay window beneath the half-timbered and roughcast gable end. The timber-posted verandah has Art Nouveau-style carved timber brackets and is encompassed by the steeply-pitched transverse-gabled slate roof. The roof has terracotta ridge capping and is penetrated by a tall brick chimney.

Comparative Examples

Gaba Tepe, 8 Menzies Avenue, Brighton

Significance

Ashford is of aesthetic and historical significance. It is a particularly unusual early twentieth century house distinguished by its unusual composition of otherwise typical Edwardian architectural elements. Of particular note is the steeply-pitched transverse gabled slate roof. As one of many Edwardian houses built in the Menzies Avenue subdivision of 1906-12, it demonstrates an important phase of residential settlement in the area.

Source

Andrew C Ward & Associates

1 Lodged Plan No. 4785, declared 14 May 1906. Land and Survey Information Centre.

2 Lodged Plan No. 6129, declared 22 July 1913. Land and Survey Information Centre.

3 Rate Books 1906, 1907, 1908.

4 Rate Book 1910.

5 Rate book 1925, 1930.

Building:	The Pines	Significance:	B
Address:	10 Middle Crescent, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	1863 or earlier
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

The house at 10 Middle Crescent was built for William Durrant, a dairyman, in 1863 or earlier. The first definite listing of this house in the rate books occurs in 1863. In that year, a squatter named Brougham is listed as occupying a house and grounds owned by W Durrant and valued at £85.¹ Patrick Brougham went on to occupy William Durrant's house until 1869.² In 1869, the house was listed in the rate books as a pisa (sic) and wood house valued at £95.³

From 1872, the rate books list the house and variously a 'school room' and a 'wood school' on the site; from 1873 until at least 1877 the occupant is given as John Batten, a schoolmaster or teacher.⁴ In 1882, indeed, the Sands & McDougall directory list the property as Brighton College with Arthur Backhouse as the [school] master.⁵

The pisé construction of The Pines, apparently a blend of beach sand, lime and beach stones, is mentioned in the rate books in 1869, 1871, 1872 and 1873 as 'pisa'; from 1874 until 1876 it is called 'concrete', and in 1877 'brick or concrete'.⁶

The rate book entries for 10 Middle Crescent are unclear prior to 1863. In 1862, a single entry (No. 271) records the occupancy by 'W Durrant and others' of '7 cottages and 10 acres of land' in Middle Crescent, all owned by Durrant and with a total NAV of £135.⁷ It is unclear whether any of these cottages is the present building. The 1861 rate books, Brighton's first, however, are more detailed, and list individually the seven houses in Middle Crescent owned by Durrant. The net annual values of these houses ranges from £8-10 to £85 for Durrant's own house, a value which corresponds to that of the house occupied by Brougham in 1863.⁸

Description

The Pines is a double-fronted Italianate villa of pisé construction comprising beach sand, lime and beach stones. Walls are rendered with quoining. The central entrance door has sidelights and is flanked by pairs of double-hung sash windows with moulded architraves. The verandah has later, Edwardian-style brackets and turned timber posts and a concrete floor. The hipped roof is clad in slate.

Timber outbuildings adjoin the main house.

Comparative Examples

Seagrove, 12 Middle Crescent, Brighton

Significance

The Pines, at 10 Middle Crescent, Brighton, is of technological and historical significance. Largely intact externally, it is an early example of a pisé construction in Victoria, constructed of beach sand, lime and beach stones. Historically, the house is also of interest for its association with an early private school in Brighton

Source

Andrew C Ward & Associates

Constraints

The owner of this property did not give permission to enter the property, which has only been viewed from the street.

1 Rate Books 1863.

2 Rate Books 1863-1869.

3 Rate Books 1869.

4 Rate Books 1872-1877.

5 Sands & McDougall directory 1882.

6 Rate Books 1869-1877.

Building:	Seagrove	Significance:	B
Address:	12 Middle Crescent, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	pre-1871
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	[x]	Heritage Overlay Controls	[x]

History

In 1876 William Durrant, a dairyman, owned two acres of land on the north side of Middle Crescent between Barkly and St Andrews Streets, on which he built a nine-room concrete house in 1877. Durrant leased the property to a succession of tenants, including William Morris, a deputy registrar of the Diocese of Melbourne in 1878, Adolphus Gregory, a stockbroker in 1882, Phillip Dixon, a cordial manufacturer in 1883 and Francis Were, a broker in 1884.¹

By 1887, P Dixon owned the property, with Were continuing as tenant. By 1892 the property was in the hands of the Executors of Dixon, and William Jardine, a solicitor, was tenant. Ownership remained the same in 1900. George O'Hea, a solicitor, was tenant. By 1905, James Grout owned the property which at that time was known as Seagrove.²

Description

Seagrove is a symmetrical, single-storey Victorian villa. Its walls are apparently of pisé construction. The front elevation has a central door flanked by single windows, beneath a concave-profile verandah supported on coupled posts. The hipped roof is clad in slate.

Remaining on the site is a mature Moreton Bay Fig (*Ficus macrophylla*), with the balance of the garden consisting of recent plantings.

Comparative Examples

The Pines, 10 Middle Crescent, Brighton

Significance

Seagrove, at 12 Middle Crescent, Brighton, is of aesthetic and technological significance. Aesthetically, the house is a typical symmetrical Victorian villa which makes a positive heritage contribution to the Middle Crescent streetscape. It is apparently an early example of pisé construction in Victoria, constructed of beach sand, lime and beach stones.

Seagrove is of local interest for the remnant Moreton Bay Fig (*Ficus macrophylla*) in the front of the property. The tree is significant for its age, size and contribution to the amenity and heritage value of the local area. This species is rarely planted in contemporary situations and illustrates early garden fashions.

Source

Andrew C Ward & Associates

1 Rate Books 1876-1884.

2 Rate Books. 1887, 1892, 1900, 1906.

Building:	Melville	Significance:	B
Address:	32 Middle Crescent, Brighton	Melway Map Ref:	67 E9
Building Type:	Residence	Construction Date:	1880
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

Melville, described in the rate books as an eight-room brick house, was built for David Part, a plasterer, in 1880.¹ By 1884, the property was owned and occupied by Captain Thomas Webb, a shipowner.² By 1900, ownership had passed to Webb's widow Ellen, who continued to occupy Melville until at least 1906.³ Early extensions or alterations to Melville may have taken place, as from 1891 it is listed as having ten rooms and by 1906, as having twelve rooms.⁴

Description

Melville is a substantial single-storey rendered brick Italianate villa with hipped slate roof (with fish scale bands) and cast iron verandah to two elevations. The chimney stacks and external corners are vermiculated, the eaves are bracketed and a projecting section with distinctive truncated pyramidal roof forms an important element in the front facade. The front entrance is marked by a barrel vaulted section in the verandah roof.

Comparative Examples

Kantara, 54 Bay Street, Brighton
Charlton, 34 Drake Street, Brighton
193 Church Street, Brighton
14 Lynch Street, 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
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Melville, at 32 Middle Crescent, Brighton is of aesthetic significance. It is a substantially intact large Italianate villa residence with a number of distinct architectural elements, including the truncated pyramidal roof and barrel vault to the verandah. The house is a key heritage element within the Middle Crescent streetscape.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1880. No entry in 1879 Rate Book.
 - 2 Rate Book 1884.
 - 3 Rate Book 1906.
 - 4 Rate Books 1891, 1906.

Building:	Totnes	Significance:	B
Address:	36 Middle 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

Totnes was built for John Davy, a dentist, in 1892. It was described in the rate books as an eight-room brick house.¹ Totnes was owned and occupied by Davy until at least 1906, when the rate books describe Totnes as having eleven rooms.²

Description

Totnes, at 36 Middle Crescent, Brighton, is a substantial single-storey rendered brick Italianate villa. There is a squat balustraded tower to the south (Allee Street) elevation, and a return iron verandah with a cast iron lacework frieze to the south and east elevations. The timber-framed double-hung sash windows are set between rectangular panels with moulded decoration. The hipped slate roof has a distinctive timber fascia and is penetrated by rendered chimney stacks with moulded caps.

The 'balustraded portico' described in Andrew Ward's study appears to have been extended to form the squat, double-storey tower which penetrates the roof on the south elevation.

Comparative Examples

St Ronan's, 41 Black Street, Brighton
Otley, 1 Clive Street, East Brighton
Bronte, 2 Sussex Street, Brighton
Lozelle, 36 Roslyn Street, Brighton

Significance

Totnes, at 36 Middle Crescent, Brighton, is of aesthetic significance. It is a substantially intact example of a large, richly decorated Italianate villa which incorporates a number of distinctive details. Of particular note is the scalloped timber fascia. The house is an important heritage element in the Allee Street and Middle Crescent streetscapes.

Source

Andrew C Ward & Associates

1 Rate Book 1892.

2 Rate Book 1906.

Building:	Narbethong, now Arbuthnot	Significance:	B
Address:	41 Middle Crescent, Brighton	Melway Map Ref:	67 F9
Building Type:	Residence	Construction Date:	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

Narbethong, described in the rate books as an eight-room brick house, was built for William Ellis in 1890, on land he had acquired from Walter Lucas.¹ The first occupier of the property was Edith Crowe. By 1900, the property was owned by Richard Budd, a gentleman, and the occupier David Gordon, a clergyman. Budd owned the property until at least 1906.²

Description

Arbuthnot is a single-storey Victorian asymmetrical Italianate polychromatic brick villa. Walls are of dark brown brick with red and cream brick dressings and diaperwork. A return convex-roofed verandah terminates in projecting bays on the north and west elevations. The hipped roof has patterned slate cladding and bracketed eaves and is penetrated by three polychromatic brick chimneys with unpainted rendered moulded caps.

Comparative Examples

2 Allee Street, Brighton	Bulow, 50 Cochrane Street, Brighton
Kainga, 4 Allee Street, Brighton	26 Gordon Street, Beaumaris
Ronbaix, 55 Black Street, Brighton	Delville, 83 Outer Crescent, Brighton
Dunottar, 31-33 Bridge Street, Hampton	Esperance, 11 Warriston Street, Brighton
Toxteth, 66 Champion Street, Brighton	75 Well Street, Brighton
Engadine, 48 Cochrane Street, Brighton	

Significance

Arbuthnot, at 41 Middle Crescent, Brighton, is of aesthetic significance. It is a particularly intact example of a brick Italianate villa, notable for its ornate polychromatic brickwork and brick and unpainted render chimneys. The house is an important heritage element in the Middle Crescent streetscape.

Source

Andrew C Ward & Associates

1 Rate Books 1889, 1890.
2 Rate Book 1906.

Building:	Cathkin	Significance:	B
Address:	43 Middle Crescent, Brighton	Melway Map Ref:	67 F9
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	[]
National Trust	[]

Recommended Heritage Listings:

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

History

Cathkin was built for Andrew Thomson, a gentleman, in 1890, on land which he had owned since at least 1889. The rate books describe a ten-room brick house.¹ By 1900, the property was jointly owned by Thomson and Lawrence Patterson,² with Thomson continuing to occupy the house until at least 1905.³

Description

Cathkin is a large rendered brick Italianate villa. Walls are rendered brick with quoining to external corners, and moulded window dressings. The front elevation comprises a central entrance flanked by slightly projecting hip-roofed bays. The hipped slate roof has paired eaves brackets and is penetrated by rendered brick chimneys ornamented with particularly decorative mouldings, including swags.

The glazed skillion-roofed verandah above the main entrance is not original.

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
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
Oyanna, 22 Wellington Street, Brighton

Significance

Cathkin, at 43 Middle Crescent, Brighton, is of aesthetic significance. It is a relatively intact example of a large rendered brick Italianate villa. Of particular architectural note are the highly ornamented chimneys. The house is an important heritage element in the Middle Crescent streetscape.

Source

Andrew C Ward & Associates

-
- 1 Rate Books 1889, 1890.
 - 2 Rate Book 1900.
 - 3 Rate Book 1906.

Building:	Hazel Dell	Significance:	B
Address:	50 Middle Crescent, Brighton	Melway Map Ref:	67 E10
Building Type:	Residence	Construction Date:	c.1886
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 for 1887 indicates that a four room timber house had been erected in Middle Crescent, between St Andrew's and Allee Streets. It was valued at £14 and was owned and occupied by Thomas Boxshall, a gardener. By 1891, the house had been acquired by R Leonard, who was apparently renting it to John Savage, a dairyman.¹ From 1890 until at least 1894, the *Sands & McDougall Melbourne Directory* lists Richard Leonard as the occupant.

The house had been acquired, or more likely repossessed, by the County of Bourke Building Society by 1897. It was rented to a succession of tenants including William Harmer, a grocer, and Leonard Fairhall, a gardener.² By 1905, the house was owned by Granville Ward, constable, who rented it to Mr Preston, a baker. At that time, the house was described as having five rooms, and was known as Hazel Dell.³ Henry Pamphlon had acquired the house by 1910, and rented it to Charles Riley, a railway worker. By 1917, Selina Hilson, married woman, was both owner and occupant of Hazel-Del [sic], then identified as No. 50 Middle Crescent. By 1930, Mrs Hunt was renting the house to William Clive, a farmer.⁴

Description

Hazel Dell is a single-storey asymmetrical weatherboard Victorian villa. The front elevation has a projecting bay and a verandah with a convex-profile roof and cast iron lacework frieze. The roof is clad in corrugated iron.

The windows on the north-west elevation have been altered to incorporate large glass block panel.

Comparative Examples

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

Significance

Hazel Dell, at 50 Middle Crescent, Brighton, is of aesthetic significance. It is a relatively intact example of a Victorian timber villa with typical Italianate detailing. The house makes an important contribution to the Middle Crescent streetscape.

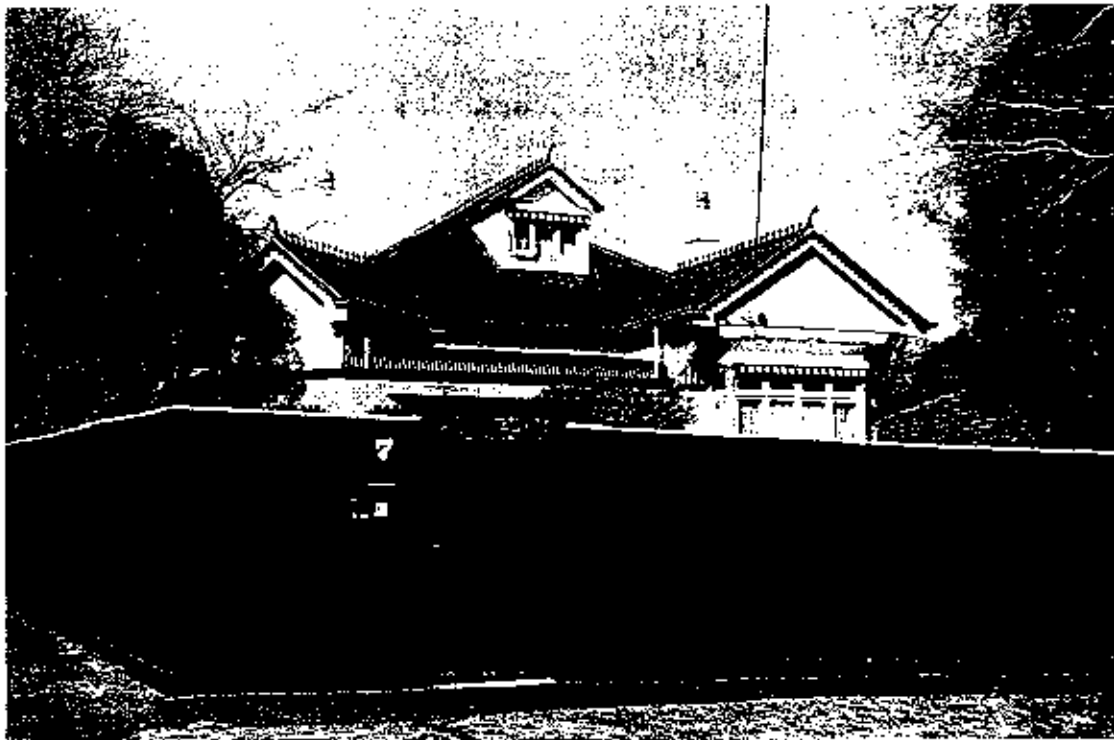
Identified By

Allom Lovell & Associates

-
- 1 Rate Books 1891.
 - 2 Rate Books 1897, 1898, 1899, 1900.
 - 3 Rate Books 1905.
 - 4 Rate Books, 1917, 1930.

Building:	Linn Mill	Significance:	B
Address:	7 Milroy Street, East Brighton	Melway Map Ref:	67 H9

Building Type:	Residence	Construction Date:	1914
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 1914, the east side of Milroy Street, between North Road and Lansdown Street was vacant land which had been subdivided into ten house blocks. Marion Graham, a married woman, owned the land on the south-east corner of Lockwood Avenue and Milroy Street, which was designated as Lot 4 and measured 53' by 240'. By November 1914, Mrs Graham had erected a five-room house known as Linn Mill. Thomas Graham, a lather, was the first occupant.¹

Description

Linn Mill is a large single-storey Edwardian timber villa. The corrugated iron roof, which has distinctive wrought iron ridging and brackets at the eaves line, is picturesque in composition. The main roof is hipped, with subsidiary gabled over the projecting bays to Milroy Street and Lockwood Avenue. There are smaller gables to the attic storey, and on the corner of the house above the verandah. All gable ends have dentillated bargeboards and half-timbered infill with roughcast render. The return verandah has a bullnose corrugated iron roof supported on square timber posts with a cast iron lacework frieze.

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	176 New Street, Brighton
68 Champion Street, Brighton	Warringa, 33 Service Street, Hampton
Hartley, 115 Cochrane Street, Brighton	Aghada, 35 Service Street, Hampton
Bellview, 31 Fernhill Road, Sandringham	Cleveland, 39 Service Street, Hampton
Balcomb, 11 Gillies Street, Hampton	Nareenya, 10 Young Street, Brighton
1 Hoyt Street, Hampton	Elouara, 12 Young Street, Brighton

Significance

Linn Mill, at 7 Milroy Street, East Brighton, is of aesthetic and historical significance. It is a large and substantially intact example of a transitional Edwardian house which retains some Victorian characteristics. The metal roof, with matching ornamental ridging, is unusual. The house is also important as one of the earliest houses in this part of East Brighton, which did not begin to fully develop until the inter-War period.

Source

Andrew C Ward & Associates

¹ Rate Books, 1914, 1915.

Building:	Residence	Significance:	B
Address:	59 Milroy Street, East Brighton	Melway Map Ref:	67 H9
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

In the 1880s, the land on the east side of Milroy Street, near the Nepean Highway intersection, was vacant. Most of it still formed part of Landcox Park, which had been created in 1881 following the subdivision of the vast grounds of the Landcox mansion.

The rate book of 1890 indicates that Dennis Durney had erected three 6-room brick houses on adjacent allotments, Lots 30, 31 and 32 on the east side of Milroy Street.¹ No. 59 was built on Lot 32, and in 1893 was occupied by John McDougall, who remained there until at least 1894.²

Description

The house at 59 Milroy Street is a single-storey asymmetrical Victorian brick villa. The front elevation is rendered with vermiculated quoins, whilst the side and rear walls have been painted. The front elevation comprises a projecting canted bay beside a skillion-roofed verandah with a decorative cast iron lacework frieze. Windows are timber-framed double-hung sashes, with those in the bay having semi-circular arched heads. The slate roof is penetrated by rendered brick chimneys with moulded caps. The roof appears to have been re-slatted.

The timber and woven wire front fence appears to date from the inter-War period.

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
Roslyn, 61 Milroy Street, East Brighton	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

The house at 59 Milroy Street, East Brighton, is of aesthetic significance and historical interest. Aesthetically, the house is a relatively intact example of a typical Victorian brick villa. Historically, the house is associated with the subdivision of the grounds of Landcox mansion in the early 1880s. The house, along with its counterparts at Nos. 61 and 63, makes an important contribution to the streetscape.

Source

Allom Lovell & Associates

1 Lodged Plan No. 363, declared 10 June 1881. Land and Survey Information Centre. Rate Book 1890.

2 Sands & McDougall, *Melbourne Directory*, 1893.

Building:	Roslyn	Significance:	B
Address:	61 Milroy Street, East Brighton	Melway Map Ref:	67 H9
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

In the 1880s, the land on the east side of Milroy Street, near the Nepean Highway intersection, was vacant. Most of it still formed part of Landcox Park, which had been created in 1881 following the subdivision of the vast grounds of the Landcox mansion. The rate book of 1890 indicates that Dennis Dumey had erected three six-room brick houses on adjacent allotments on the east side of Milroy Street.¹

The house now known as No. 61 Milroy Street was the middle of these three houses. By 1900, it had been purchased by William Swan, a civil servant, as his residence. Roslyn continued to be owned and occupied by Swan in 1905.²

Description

Roslyn is an asymmetrical double-fronted late Victorian rendered brick villa with a hipped slate roof penetrated by a matching rendered brick chimney, and supported on brackets at the eaves line. The projecting room has a canted bay window, with pilasters and semi-circular arched windows, and rusticated quoining at the corners. The corrugated iron verandah is supported on iron columns, with a frieze of cast iron lacework.

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	Florence Court, 26 William Street, Brighton
Heim Ruke, 63 Milroy Street, East Brighton	

Significance

Roslyn, at 61 Milroy Street, East Brighton, is of aesthetic and historical significance. As one of three identical large brick houses built as a speculative development in 1890, it demonstrates a particular phase of residential settlement in the East Brighton area. The house itself is a good and substantially intact example of an Italianate rendered brick villa, which, along with its counterparts at Nos. 59 and 63, makes an important contribution to the streetscape.

Source

Andrew C Ward & Associates

1 Rate Book 1890.

2 Rate Book 1906.

Building:	Heim Ruke	Significance:	B
Address:	63 Milroy Street, East Brighton	Melway Map Ref:	67 H9
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 the 1880s, the land on the east side of Milroy Street, near the Nepean Highway intersection, was vacant. Most of it still formed part of Landcox Park, which had been created in 1881 following the subdivision of the vast grounds of the Landcox mansion. The rate book of 1890 indicates that Dennis Durney had erected three 6-room brick houses on adjacent allotments on the east side of Milroy Street.¹

The house now known as No. 63 Milroy Street was the southernmost of these three houses. By 1900, the occupant was listed as Max Meyer, a gentleman. He was still in residence in 1905, at which time the house was identified as Heim Ruke.²

Description

Heim Ruke is an asymmetrical double-fronted late Victorian rendered brick villa with a hipped slate roof penetrated by a matching rendered brick chimney, and supported on brackets at the eaves line. The projecting room has a canted bay window, with pilasters and round-arched windows, and rusticated quoining at the corners. The corrugated iron verandah is supported on iron columns, with a frieze of cast iron lacework.

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	Florence Court, 26 William Street, Brighton
Roslyn, 61 Milroy Street, East Brighton	

Significance

Heim Ruke, at 61 Milroy Street, East Brighton, is of aesthetic and historical significance. As one of three identical large brick houses built as a speculative development in 1890, it demonstrates a particular phase of residential settlement in the East Brighton area. The house itself is a good and substantially intact example of an Italianate rendered brick villa, which, along with its counterparts at Nos. 59 and 61, makes an important contribution to the streetscape.

Source

Andrew C Ward & Associates

¹ Rate Book 1890.

² Rate Book 1906.

Building:	Bendurk, later Dulcabeena	Significance:	B
Address:	11 Montclair Avenue, Brighton	Melway Map Ref:	67 G8
Building Type:	Residence	Construction Date:	1901
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 family of Henry O'Neill owned a vineyard at the corner of North Road and Arthur's Seat Road from as early as 1858, possibly 1847.¹ The family holdings were extended in this vicinity during the 1880s.

The house at 11 Montclair Avenue first appears in the rate books in 1901, when it was owned by the Administrator of the late Richard O'Neill and occupied by Wilmot Fink, a mining investor. The eleven-room brick house was at that time known as Bendurk, and was situated on three roods (3/4 of an acre) of land off Asling Street.²

By 1902 until at least 1905, the property was owned by Sarah O'Neill, a spinster, and the property was known as Dulcabeena.³ From 1903 until at least 1905, the property was occupied by Herbert Symonds, a merchant.

In 1910, Sarah O'Neill's will contributed substantially to the Richard O'Neill college, in Gardenvale.

Bendurb [sic] (18 Montclair Avenue; see separate datasheet) was also built for the O'Neill family.

Description

Bendurk is a substantial double-storey red brick Edwardian house with a projecting gabled wing with paired windows to the front. The first floor of the projecting bay is richly ornamented with half-timbering and roughcast render and shingles to the gable end. A balcony to the first floor terminates at the projecting wing and features decorative turned timber posts. The entrance porch, located underneath the balcony, is marked with a semi-circular arched opening. The steeply-pitched terracotta tiled roof has terracotta ridge capping and is penetrated by tall, ribbed, red brick chimneys with terracotta chimney pots.

Significance

Bendurk, 11 Montclair Avenue, Brighton, is of aesthetic and historical significance. Aesthetically, the house is an interesting and somewhat eclectic early Edwardian composition. Of particular note is the picturesque combination of American and English stylistic elements. Historically, the house is associated with locally prominent O'Neill family, and with Henry O'Neill's vineyard of the 1850s.

Source

Andrew C Ward & Associates

1 Bate, W. *A History of Brighton*, p 114.

2 Rate Book 1901.

3 Rate Book 1903, 1904.

Building:	Bendurb	Significance:	B
Address:	18 Montclair Avenue, Brighton	Melway Map Ref:	67 G8
Building Type:	Residence	Construction Date:	1894-96
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

Bendurb was built for Richard O'Neill, a gentleman, between 1894 and 1896. The rate books for 1894 list Richard O'Neill as the owner of several properties off Asling Street, of which one was Bendurb, situated on one acre of land.¹ The rate books for the following year list a ten-room brick house still in progress. The following year, the house is listed as having being completed, with O'Neill as the owner and occupier.² By 1905, the property was owned and occupied by Sarah O'Neill, a spinster, who also owned Bendurk (later Dulcabeena), at 11 Montclair Avenue (see separate datasheet).³

In the mid-1980s, the house was in use as a private hospital called Padua, later renamed Montclair.

Description

Bendurb is a substantial double-storey late Victorian house on a large site. Walls are of tuck-pointed red brick with rendered string courses. The front elevation has a double-storey verandah with cast iron lacework decoration which terminates at a canted bay with arched windows. The hipped roof is clad in slate. The timber-framed verandah on the north elevation has been demolished.

The house is presently being conserved.

Comparative Examples

Bramber, 10 Black Street, Brighton

Significance

Bendurb, at 18 Montclair Avenue, Brighton, is of aesthetic and historical significance. Aesthetically, the house is a relatively intact example of a large, double-storey red brick Victorian house. Historically, the house is associated with locally prominent O'Neill family, and with Henry O'Neill's vineyard of the 1850s. The house is an important heritage element in the Montclair Avenue streetscape.

Source

Andrew C Ward & Associates

1 Rate Book 1894.

2 Rate Book 1895, 1896.

3 Rate Book 1906.

Building:	Narellan	Significance:	B
Address:	3 Moule Avenue, Brighton	Melway Map Ref:	67 C9
Building Type:	Residence	Construction Date:	1889
Architect:	J A B Koch?	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

Narellan, described in the rate books at a nine-room brick house, was built for John Duigan in 1889 on Lots 1 and 2 on the south side of Bay Street, which he had purchased in 1888. Duigan, a broker, owned the property until at least 1891, when it was occupied by Tussaint Dewey, an importer.¹

By 1900, the property had been acquired by David Etheridge, a commission agent, who occupied it until at least 1905, by which time it was known as Narellan.²

Narellan is thought to have been designed by J A B Koch, who also designed Ontario (now Labassa, Manor Grove, North Caulfield) and Ulimaroa (603 St Kilda Road, also designed 1889).

Description

Narellan is a large double-storey Italianate mansion. Walls are of rendered brick with moulded dressings to openings. The symmetrical north elevation, to Bay Street, comprises a central round-arched doorway surmounted by a balcony and flanked by canted bays. There are double-storey verandahs on the north-west corner and along the west elevation. The hipped slate roof has bracketed eaves and is penetrated by rendered brick chimneys with moulded caps. The cast iron lacework frieze and balustrading on the western verandah is particularly distinctive, incorporating a Greek key frieze.

There is evidence of considerable alterations having been made, with Edwardian-style windows remaining on the ground floor of the west elevation, and part of the west balcony having been filled in (some in brick), possibly at the time the house was converted for use as a private hospital. The house has undergone considerable restoration in the 1990s.

Comparative Examples

Ulimaroa, 603 St Kilda Road, St Kilda

Significance

Narellan, 3 Moule Avenue, Brighton, is of aesthetic and historical significance. The house is a good example of a highly ornate Italianate mansion. Architectural details of particular note include the unusual cast iron lacework to the west verandah, and the composition of the north elevation. Historically, the house is believed to have been designed by prominent architect J A B Koch, who also designed Ontario (now Labassa, Manor Grove, North Caulfield) and the comparable Ulimaroa (603 St Kilda Road).

Source

Andrew C Ward & Associates

1 Rate Books 1899, 1889, 1891.

2 Rate Book 1900, 1906.

Building:	Former Elsternwick Hall	Significance:	A
Address:	3 Murphy Street, Brighton	Melway Map Ref:	67 E6
Building Type:	Hall	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 type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

The Elsternwick Hall was built in 1888. By 1900, the rate books list two of the original trustees, J C Campbell and J Blyth, as the owners and occupiers.¹

Description

The former Elsternwick Hall is a richly ornamented Gothic style hall. Walls are of tuckpointed red brick with a bluestone plinth. Dressings are of unpainted render. The main body of the building has a parapeted gabled roof with a clerestory running along two thirds of its length. The front elevation comprises a central pointed arched entrance door flanked by similarly styled windows and surmounted by a highly ornamented window. To the north is a lower wing with a rendered parapet concealing a skillion corrugated iron roof.

There is an unsympathetic extension at the rear.

Significance

The former Elsternwick Hall, at 3 Murphy Street, Brighton, is of outstanding aesthetic significance. It is a substantially intact and richly decorated recreation hall which retains its original tuckpointed brick and unpainted render finishes. Although of a building type common in the nineteenth century, it is notable for its highly unusual Gothic-style decoration.

Source

Andrew C Ward & Associates

¹ Rate Books 1887, 1888, 1889, 1900.

Building:	Elrona	Significance:	B
Address:	11 Murphy Street, Brighton	Melway Map Ref:	67 E6
Building Type:	Residence	Construction Date:	1886
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

Elrona, described in the rate books as a ten-room brick house, was built for Hugh Reid in 1886. The previous year, the rate books list Reid, a ship owner, as the owner of land with a 396' frontage to Murphy Street. The house was owned and occupied by Reid until at least 1905, by which time it was known as Elrona.¹

Description

Elrona is a substantial single-storey Italianate villa. Walls are of rendered brick with moulded dressings to openings. The front elevation comprises a projecting canted bay flanked by skillion-roofed verandahs with decorative cast iron lacework. The hipped roof is clad in patterned slate, has bracketed eaves and is penetrated by rendered brick chimneys with moulded caps. Decoration includes collonettes to bay windows, vermiculated panels, architraves to segmental head windows terminated by Corinthian capitals and fluted pilasters flanking the front door.

Comparative Examples

10 Agnew Street, East Brighton	Esmerelda, 32 Park 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
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

Elrona, at 11 Murphy Street, Brighton, is of aesthetic significance. It is a substantially intact large and richly decorated asymmetrical Italianate villa which remains an important heritage element in the Murphy Street streetscape.

Source

Andrew C Ward & Associates

¹ Rate Books 1885, 1886, 1906.

Building:	Elsternwick Primary School No. 2870	Significance:	B
Address:	44 Murphy Street, Brighton	Melway Map Ref:	67 E6
Building Type:	School	Construction Date:	1910, 1929
Architect:	Public Works 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

The original building of Elsternwick Primary School was completed on 14 January, 1889, and the school, accommodating 216 pupils, was opened on 19 January. In 1910, an infant school, comprising five rooms and a staff room, was added. On 16 August, 1929, a new infant school was opened, comprising six classrooms, an office, a staff room and a hall.¹

Description

The original 1889 school building is a single-storey brick building. Walls are of tuckpointed red brick with rendered dressings to openings and staged buttress copings. Windows are multi-paned timber-framed double-hung and hopper sash openings. The entrance is surmounted by a tower with a belfry. A panel above the entrance bears the words ELSTERNWICK SCHOOL NO. 2870 in low relief. The steeply sloping gabled roof is clad in slate, with small dormer-style vents.

Significance

Elsternwick Primary School is of aesthetic significance. It is an example of a school building which incorporates elements of both the Gothic style, favoured by the Public Works Department until the late 1880s, and the Queen Anne / Edwardian style, introduced from the late 1880s.

Source

Andrew C Ward & Associates

1 Education Department of Victoria. *Vision and Realisation*, Volume 3. 1973. pp 389-90.

Building:	Residence	Significance:	B
Address:	12 Nepean Avenue, Moorabbin <i>144a East</i>	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1905
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

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

The style of the house at 12 Nepean Avenue, on the east side of the street, combines both Victorian and Edwardian elements, which suggests that it was built in the first decade of the twentieth century.

Description

The house at 12 Nepean Avenue is a modest single-storey symmetrical timber cottage with an unusual half-hipped corrugated iron roof. The street facade has a verandah with a corrugated iron roof supported on timber posts. Two double-hung sash windows flank the centrally located main entrance the chimney is red brick.

Comparative Examples

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

Significance

The house at 12 Nepean Avenue, Moorabbin is of aesthetic significance. The modest timber house combines Victorian composition and detailing with an unusual Edwardian-style half-hipped roof.

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	26 Nepean Avenue, Moorabbin <i>Winton East</i>	Melway Map Ref:	77 C5
Building Type:	Residence	Construction Date:	c.1892
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

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

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

Description

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

Comparative Examples

25 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
Barossa, 21 William Street, Brighton
15 Wright Street, Brighton

Significance

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

Identified By

Allom Lovell & Associates

Building:	Residence	Significance:	B
Address:	767 Nepean Highway, East Brighton	Melway Map Ref:	67 K12
Building Type:	Residence	Construction Date:	c.1888
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

According to the *Sands & McDougall Melbourne Directory* for 1885, there was only one house on the east side of Nepean Highway (then known as Arthur's Seat Road) between Agnew Street and Thomas Street. This house was occupied by Thomas Butler. By 1890, Butler's house was listed more precisely as being on Arthur's Seat Road, between Union and Mill Street. By that time, another house had been built between Centre Road and Thomas Streets. It was listed as vacant. By 1894, this house was listed more precisely as being on Arthur's Seat Road, between Montgomery and Thomas Streets. It was then occupied by William James, who was still living there in 1901.¹

Even as late as the 1940s, there were only three houses on the east side of Nepean Highway (then known as Point Nepean Road) between Montgomery and Thomas Streets. The one on the corner of Thomas Street was addressed as No. 767, and it was then occupied by Mrs Anas Hartnett.²

Description

The house at 767 Nepean Highway is a single-storey double-fronted asymmetrical late Victorian brick villa with a hipped slate roof supported on eaves brackets. The brickwork, which was originally bichromatic or polychromatic, has been painted white. The projecting room has a canted bay with narrow round arched windows containing timber framed double-hung sashes. The verandah has a shallow skillion roof of corrugated iron.

There are some well-established plantings on the site, including several prominent conifers.

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	Concord, 79 Outer Crescent, 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

The house at 767 Nepean Highway, East Brighton, is of aesthetic and historical significance. As one of the earliest surviving houses built on the east side of Nepean Highway, it demonstrates an important phase of residential settlement along this major roadway. Although altered, it is a good example of a typical brick villa of the Boom period. The house is enhanced by its prominent corner site and well-established landscaping.

Identified by

Allom Lovell & Associates

1 *Sands & McDougall Melbourne Directory*. 1893, 1894, 1901.

2 *Sands & McDougall Victorian Directory*. 1947.

Structure:	Mrs Bent Memorial Drinking Fountain	Significance:	B
Address:	Nepean Highway (corner Bay Street), Brighton	Melway Map Ref:	67 H9
Building Type:	Drinking Fountain	Construction Date:	1913
Sculptor:	Margaret Baskerville		



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

The Mrs Bent Memorial Drinking Fountain was commissioned by Mrs Elizabeth Beazby, daughter of Sir Thomas and Mrs Bent, in 1913. The fountain was executed by sculptor Margaret Baskerville, who was also working on the statue to Sir Thomas Bent in the years between 1911 and 1913. Both the statue and fountain were erected in the centre of the Nepean Highway and unveiled on the 27 October 1913 by Mrs Wilson, Maryoress of Brighton.

Margaret Baskerville was born in 1861 and studied painting and drawing at the National Gallery School in Melbourne, and attended life classes at the Victorian Artists Society. In 1904-1906 she travelled to Europe, studying at the Royal College of Art in South Kensington, London. Upon returning to Australia in 1906 she worked as assistant to G Douglas Richardson, whom she married in 1914. Her work included numerous commemorative memorials, war memorials and sculptures and reliefs.¹

According to an early description the Mrs Bent Memorial originally had polished red granite pillars supporting the canopy over the fountain. These have been replaced by grey Harcourt granite, possibly when the fountain was moved in 1980 to a paved area on the corner of Bay Street and the Highway due to road reconstruction works.

Description

The Mrs Bent Memorial Drinking Fountain is a small Harcourt granite memorial with a square base and four small pillars supporting a curved granite canopy. The canopy contains a bronze relieve medallion of Mrs Bent, and is flanked by cherubs. A bronze plaque affixed to the base bears the following inscription:

ERECTED
IN THE
MEMORY OF
MRS BENT
WIFE OF
SIR THOS. BENT KCMG
AND
PRESENTED
TO THE
TOWN OF
BRIGHTON
BY HER DAUGHTER
ELIZABETH BEAZBY

The fountain is located at the north-west corner of the intersection of the Nepean Highway and Bay Street, adjacent to the statue of Sir Thomas Bent.

Significance

The Mrs Bent Memorial Drinking Fountain is of historical interest and aesthetic significance. The memorial is a good example of the smaller commemorative work of sculptor Margaret Baskerville. The memorial commemorates the wife of notable local resident, Sir Thomas Bent, who was a long-standing parliamentary representative, mayor of Brighton and Premier of Victoria from 1904-09.

Source

National Trust of Australia (Victoria)

¹ National Trust of Australia (Vic), File No. 6673.

Structure:	Sir Thomas Bent Statue	Significance:	B
Address:	Nepean Highway (corner Bay Street), Brighton	Melway Map Ref:	67 H9
Building Type:	Monument	Construction Date:	1913
Sculptor:	Margaret Baskerville	Metalist:	C W Marriott



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

History

The statue of Sir Thomas Bent was executed by sculptor Margaret Baskerville between 1911 and 1913, who won the commission as a result of a competition held by the Brighton City Council in 1910 to preserve the memory of its famous resident. Baskerville also designed the Mrs Bent Memorial Fountain. Both the statue and fountain were erected in the centre of the Nepean Highway and unveiled on the 27 October 1913 by Mrs Wilson, Mayoress of Brighton.

Born in 1838, Sir Thomas Bent was mayor of Brighton ten times, chairman and president of Moorabbin eight times, a long standing Victorian parliamentary representative, minister for Railways and Premier of Victoria from 1904 to 1909.¹ Amongst his controversial achievements was the extension of the railway from St Kilda to Brighton Beach.

Margaret Baskerville was born in 1861 and studied painting and drawing at the National Gallery School in Melbourne, and attended life classes at the Victorian Artists' Society. In 1904-1906 she travelled to Europe, studying at the Royal College of Art in South Kensington, London. Upon returning to Australia in 1906 she worked as assistant to C Douglas Richardson, whom she married in 1914. Her work included numerous commemorative memorials, war memorials, sculptures and reliefs. The Thomas Bent statue was cast in bronze in several sections, welded by the firm C W Marriot and erected on its pedestal designed by Baskerville in the centre of the Nepean Highway.²

The statue relocated in 1980 to a paved area on the corner of Bay Street and the Highway due to road reconstruction works.

Description

The statue of Sir Thomas Bent is cast in bronze and rests on a tapered granite pedestal with a quarry-faced granite plinth. The pedestal bears the following inscription:

SIR THOMAS BENT
KCMG
SPEAKER OF THE LEGISLATIVE ASSEMBLY 1892-4
PREMIER OF VICTORIA 1904-09
PARLIAMENTARY REPRESENTATIVE
FOR BRIGHTON—FOR 32 YEARS
AND FOR 45 YEARS A COUNCILLOR OF
BRIGHTON AND MOORABBIN

The statue is located at the north-west corner of the intersection of the Nepean Highway and Bay Street, adjacent to the memorial fountain of his wife.

Significance

The statue of Sir Thomas Bent is of historical and aesthetic significance. The statue commemorates notable local resident, Sir Thomas Bent who was a long-standing parliamentary representative, mayor of Brighton and Premier of Victoria from 1904-09. The statue, a local landmark, is a major work of sculptor, Margaret Baskerville.

Source

National Trust of Australia (Vic)

1 W Bate, *A History of Brighton* (2nd ed), 1983.

2 National Trust of Australia (Vic), File No. 6673.

Building:	Wimmera	Significance:	B
Address:	9 New Street, Brighton	Melway Map Ref:	76 D4
Building Type:	Residence	Construction Date:	pre-1906
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

Wimmera was built prior to 1906. The Shire of Moorabbin rate books for 1906 list John Detheridge, as the owner and occupier of Lot 22 New Street, on the north-west corner of Seaview Avenue, in an area was known as The Wellington Estate.¹

J S Detheridge, listed in the rate books as a civil servant², was commissioner of the State Rivers and Water Supply Commission, and, in 1908, inventor of the Detheridge Meter Wheel.

The name of the house, and possibly its architectural form, recall Detheridge's association with Victoria's north west.

Description

Wimmera is a single-storey bichromatic Edwardian style villa. Walls are of red brick, with a cream brick string course and dressings to openings and chimneys. There is a wide verandah on all four sides, supported on square timber chamfered posts with decorative timber brackets. The roof is clad in corrugated iron and is penetrated by four red brick chimneys with cream brick bases and ribbing, corbelled caps and terracotta pots.

Part of the rear verandah has been enclosed, and some windows have been altered.

Significance

Wimmera, at 9 New Street, Brighton, is of historical significance and aesthetic interest. Historically, the house is significant as the home of J S Detheridge, commissioner of the State Rivers and Water Supply Commission and, in 1908, inventor of the Detheridge Meter Wheel. Aesthetically, the house is notable for its unusual plan form, with timber-framed verandahs on all elevations.

Identified By

Andrew C Ward & Associates

1 Moorabbin Rate Book 1906. MMBW map.

Building:	Residence	Significance:	B
Address:	17 New Street, Brighton	Melway Map Ref:	67 D10
Building Type:	Residence	Construction Date:	c.1918
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 portion of New Street on the south side of South Road falls outside the extent of the original Brighton Estate, which surveyor H B Foot created out of Henry Dendy's Special Survey in 1842. When properties were assigned street numbers in Brighton in the early years of this century, the sequence for New Street commenced at South Road, and continued north. The New Street properties south of South Road were numbered separately with a '0' prefix to distinguish them from the northern sequence.

By 1917, houses had been erected at Nos. 015 and 019 New Street, with a block of vacant land between. The rate book for that year indicates that the allotment, which measured 51' by 225', was valued at £7 and owned by Arthur Berry, gentleman. By 1920, a seven-room brick house, valued at £65, had been erected on the site. It was addressed as 017 New Street, and was owned and occupied by Joseph Sheldon, a clerk of works.¹

In 1925, all New Street addresses were renumbered. Those south of South Road dropped the '0' prefix, and the new sequence was continued north from there. The rate book for that year has handwritten amendments to all street numbers. The former 017 New Street became 17 New Street. It was then owned and occupied by Alexander Grey, a manager.²

Description

The house at 17 New Street is a single-storey asymmetrical Edwardian brick house with a hipped terracotta tile roof penetrated by red brick chimneys with rendered caps and terracotta pots. The main roof hip extends down to enclose a return verandah, and there are subsidiary gables over the projecting bays at the front and side of the house. The verandah is supported on timber posts with a wide fretwork frieze. The projecting rooms have timber and roughcast infill in the gable ends, and rectangular bay windows below which contain tripartite timber-framed casement sashes.

The house is no longer used as a residence; the front garden has been replaced by an asphalt-paved carpark.

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

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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

The house at 17 New Street, Brighton, is of aesthetic significance. It is a substantially intact example of an asymmetrically-planned early twentieth century red brick house, which incorporates a number of typical Edwardian elements including the gabled bays and ornamental timber fretwork.

Identified By

Allom Lovell & Associates

- 1 Rate Book 1917, 1920.
- 2 Rate Book 1925.

Building:	Sherwood	Significance:	B
Address:	38 New Street, Brighton	Melway Map Ref:	76 D4
Building Type:	Residence	Construction Date:	1912
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 [x]
Register of the National Estate [x]
Heritage Overlay Controls []

History

Rate Books for 1911 show James Clason Gates, a manager, as the owner of land 124' x 188' on the south-east corner of New Street and Seymour Grove, part of the Wolseley Park Estate, which had been subdivided in 1883. The following year, Gates is listed as the owner and occupier of a nine-room brick house, known as Sherwood.

Description

Sherwood is a substantial Arts and Crafts influenced attic-style house, cruciform in plan. Walls are of red brick and the steeply-pitched hipped and gabled roof is clad in terracotta tiles. The north elevation, to Seymour Grove, comprises an arched porch beside a curved-bay window, beneath a shingled oriel window set within the otherwise half-timbered and roughcast gable end. The porch is emphasised by a stepped chimney and small leadlit window. The west elevation, to New Street, has two bay windows beneath a shingled balconette. Windows are timber-framed casements. The roof is penetrated by slender, ribbed red brick chimneys with terracotta chimney pots. Many of the windows incorporate leadlighting.

Significance

Sherwood, at 38 New Street, Brighton, is of aesthetic significance. It is a good example of a picturesquely-composed house in the Arts and Crafts style. It incorporates a number of typically Arts and Crafts elements, including shingles, half-timbering, steeply gabled roofs and slender chimneys.

Source

Andrew C Ward & Associates

Building:	Glynn	Significance:	B
Address:	42 New Street, Brighton	Melway Map Ref:	76 D4
Building Type:	Residence	Construction Date:	1902
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 1901 the land on the north east corner of New Street and Seymour Grove was owned by the Executors of Mr Gilbert. The rate books for 1902 list Lionel Gilbert, a clerk, as the owner and occupier of an eight-room brick house. The property was owned by Gilbert until at least 1905, at which time William Bennetts, a merchant, was the occupier.¹

Description

Glynn is a single-storey asymmetrical polychromatic villa. The bullnose verandah has a timber floor, cast iron columns and cast iron lacework frieze. There is an unsympathetic extension at the rear. The hipped and gabled slate roof is penetrated by brick chimneys with moulded caps and chimney pots.

Comparative Examples

Waverley, 63 Bay Road, Sandringham

52 Black Street, Brighton

West Craig, 75 Champion Street, Brighton

Mount Pleasant, 73 Champion Street, Brighton

Corra Lynn, 28 Elwood Street, Brighton

Ingleside, 845 Hampton Street, Brighton

Significance

Glynn, at 42 New Street, Brighton, is of aesthetic significance. It is a substantially intact example of a typical polychromatic brick Italianate villa which makes an important heritage contribution to the New Street and Seymour Grove streetscapes.

Source

Andrew C Ward & Associates

¹ Rate Books 1902, 1903, 1906.

Building:	St Leonard's Uniting Church	Significance:	B
Address:	48 New Street, Brighton	Melway Map Ref:	76 E3
Building Type:	Church	Construction Date:	1956
Architect:	Bruce Kemp	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 foundation stone of the original church on this site was laid in 1892. In 1952, Bruce Kemp, a member of the congregation, was appointed architect for the design of a new church. Initial plans presented by Kemp were quickly approved and a building fund established, however it was not until 1956 that final plans were approved and the estimated expenditure of £41,750.00 approved.

The foundation stone, incorporating a stone from the old Greyfriars Church, Edinburgh to symbolise the Presbyterian link with Church of Scotland, was laid on 11 November 1956 and the church opened on 15 December 1957. The congregation of the church grew rapidly through the 1950s and 1960s but declined in the 1980s.

The unusual shape of the church was chosen by Kemp to give a reasonable setting to a large church on a small block of land and is arranged diagonally across the corner site. The shape also has a symbolic reference as it echoes the *vesica piscis*, an artistic device used in Christian art to surround the figure of Christ, representing Christ in the midst of the community. As represented in St Leonard's it consists of two opposing curves in plan meeting at a tower with convex sides at the west end and the sanctuary at the east end. The chapel on the north side with organ loft above echoes the curve of the north wall. The internal space is light and spacious, lit by narrow windows in staggered wall panels down each side of the nave. Simple coloured glass fills most windows, because the budget never enabled the intended stained glass to be installed, with the exception of the chapel in which glass by David Saunders of Sydney was installed in 1975.

The pipe organ was originally built by William Stone in about 1877 for the Presbyterian Church in Clarendon Street, South Melbourne and was purchased by St Leonard's when that church closed in 1932 and installed in the old church. It was relocated to the new building requiring extensive reconstruction at a cost of £3,328.00. It is currently being restored.

[Extract from Ian & Roslyn Coleman with Eleanor Bridger and Joanna Wills, *Twentieth Century Churches in Victoria*, January 1996.]

Description

St Leonard's is an expressionist building employing non-traditional forms. The orange brick church, curved in plan, is diagonally oriented on its corner site. A tall brick tower surmounted by a crucifix is situated at the corner, comprising three curved fins. The entrance doors are located adjacent to the base of the tower, beneath curved cantilevered canopies. The side elevations have angled walls separating vertical strips of glazing.

To the north is the original 1892 Gothic Revival style church; a small red brick building with rendered dressings and a gabled slate roof.

Comparative Examples

St Bernadette's Roman Catholic Church, 89 Bond Street, Ivanhoe

Significance

St Leonard's Uniting Church, at 48 New Street, Brighton, is of aesthetic significance. It is a unique and distinctive design which incorporates overt symbolism in its plan. The building is a notable example of post-War modern church architecture which explores new forms of liturgical expression.

[Extract from Ian & Roslyn Coleman with Eleanor Bridger and Joanna Wills, *Twentieth Century Churches in Victoria*, January 1996]

Source

Ian & Roslyn Coleman with Eleanor Bridger and Joanna Wills, *Twentieth Century Churches in Victoria*, January 1996.

Building:	Keyham	Significance:	B
Address:	60 New Street, Brighton	Melway Map Ref:	76 E2
Building Type:	Residence	Construction Date:	1903
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 of 1900 and 1902 show land known as Lots 1 and 2 to be owned and occupied by Maurice Griggin, a gardener.¹ By 1903, the rate books list Jean Moffat as the owner of a seven-room brick villa. The occupants are listed as James Moffat, a merchant, and Jean Moffat.²

Description

Keyham is a substantial single-storey red brick Edwardian villa. The house is a picturesque composition of gabled and gambrel-roofed bays linked by a timber-posted verandah with a timber fretwork frieze and tiled floor. Characteristic Edwardian elements include half-timbered and roughcast gable ends, and timber-framed window hoods. The steeply-pitched terracotta tiled hipped and gabled roof has terracotta ridge capping and finials, and is penetrated by red brick chimneys with brick ribbing and corbelled caps and terracotta chimney pots.

The garage and south wing are sympathetic and of an early date.

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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

Keyham, 60 New Street, Brighton, is of aesthetic significance. It is a substantially intact example of a picturesquely-composed Edwardian villa which makes an important contribution to the New and Were Street streetscapes.

Source

Andrew C Ward & Associates

1 Rate Books 1900, 1902.

2 Rate Books 1903.

Building:	Milverton	Significance:	B
Address:	82 New Street, Brighton	Melway Map Ref:	76 E2
Building Type:	Residence	Construction Date:	1886
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

Milverton, described in the rate books as an eight-room house, was built for Thomas Richards in 1886. Richards, a grocer, had owned the land since at least 1885. By 1889, the property was owned by Charles Henderson, a squatter. By 1891, the property had been acquired by Robert Bodington, an engineer. After Bodington's death, his widow Mary occupied the house. By 1906, the house, by then known as Milverton, was occupied by a clergyman, Alexander Robb.

Description

Milverton is a single-storey rendered brick Victorian villa with distinctive incised decoration to the rendered walls. The return verandah has a cast iron lacework frieze. The hipped slate roof has bracketed eaves and is penetrated by a central brick chimney. The front windows have been altered.

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
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
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Milverton, at 82 New Street, Brighton, is of aesthetic significance. The single-storey house is an intact example of a mid-Victorian house. The slate roof and bellcast verandah are notable features.

Source

Andrew C Ward & Associates

Building:	Holyrood	Significance:	B
Address:	108 New Street, Brighton	Melway Map Ref:	76 E2
Building Type:	Residence	Construction Date:	1886
Architect:	J Fleming?	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 1885, the land on which this house was built was vacant, and owned by M McLeod. By the following year, John Fleming, a cabinet maker, was the owner and occupier of a five-room timber house on the site. By 1889, the property was occupied by John Howden, a tailor, who purchased the property in 1891. By 1897, William Selman, a railway employee, owned and occupied the property. Selman retained ownership until at least 1906.¹

The unusual timber panelling on the front elevation may be the work of work of John Fleming.

Description

Holyrood is an asymmetrical Victorian timber villa. The side and rear walls are clad in double-beaded boarding, whilst the front elevation incorporates a distinctive panelled treatment, consisting of diagonally set boards at window level, and chamfered panels forming a dado below. The hipped slate roof has bracketed eaves and is penetrated by rendered brick chimneys with moulded caps. The adjoining house, No. 110, is identical, but less intact.

Significance

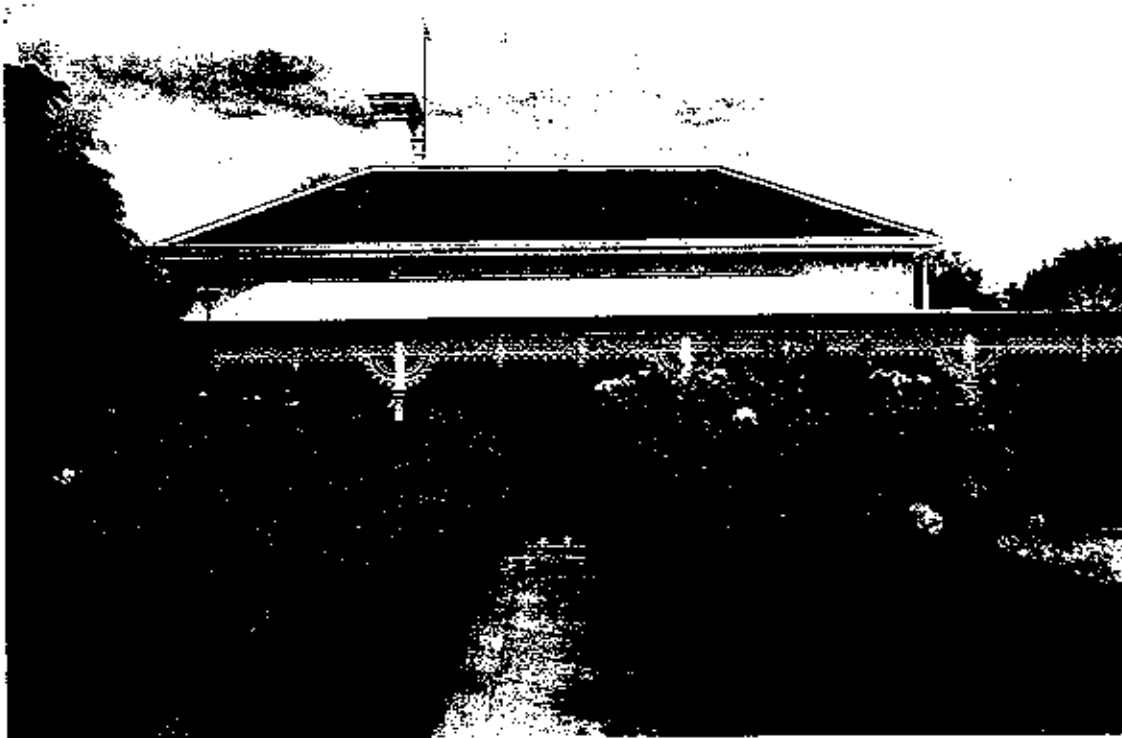
Holyrood, at 108 New Street, Brighton, is of aesthetic significance. Although typical of many Victorian villas in form, Holyrood is distinguished by the particularly unusual timber panelling to its front elevation.

Source

Andrew C Ward & Associates

¹ Rate Books, 1885, 1886, 1889, 1891, 1897, 1906.

Building:	Myrtle Bank	Significance:	B
Address:	153 New Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1884-86
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 1884, John Blanche, a clerk, owned two vacant lots, and a property known as Merivale, in New Street. By 1886, Blanche was the owner and occupier of a seven-room house immediately south of Merivale. The following year the new house was owned by David Munro, whose father, John Munro, the engineer, was the occupier. In 1890, Myrtle Bank was purchased by John Munro who occupied it until at least 1892. By 1897, ownership had passed to Alexander and Frederick Grant, who owned the property until at least 1906.¹

David Munro was a contractor and land developer during the Land Boom era. He was involved in the construction of several railway lines, the Falls Bridge, and Princes Bridge. David Munro had business associations with Thomas Bent through David Munro and Co. Ltd.

Description

Myrtle Bank is a single-storey double-fronted villa. Walls are of rendered brick and the hipped slate roof is penetrated by a rendered brick chimney with a moulded cap. The ogee-profile roofed verandah has a cast iron lacework frieze.

The verandah and lacework have been extended at one side to form a carport. The roof has been re-slated.

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
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
Stanton, 3 Wellington Street, Brighton

Significance

Myrtle Bank, at 153 New Street, Brighton, is of historical significance and aesthetic interest. Its historic significance derives from its association with the Munro family, and, in particular, with David Munro, a prominent contractor and land developer who was active in the Brighton area during the Land Boom. Aesthetically, the house is a relatively intact example of a typical rendered Italianate villa.

Source

Andrew C Ward & Associates

¹ Rate Books.

Building:	Casa Viejo	Significance:	B
Address:	161 New Street, Brighton	Melway Map Ref:	67 D12
Building Type:	Residence	Construction Date:	1844?
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

Casa Viejo was built c.1844, and subsequently used as a carpenter's shop, this residence was acquired by James Webb when he purchased Dendy's Manor House. In the early 1880s, the house was the residence of Dr Crowther. Crowther established a school there, before relocating it to the corner of Crowther Place and New Street.

Description

Casa Viejo is a double-storey brick house with a longitudinal gabled roof. The house is, unusually for Brighton, built to the street alignment. Windows are timber-framed double-hung sashes. The patterned render wall finish, window shutters and tiled roof are in a Spanish Mission / Mediterranean style and are alterations, although the quoining and string course may be original. There is a double-storey weatherboard wing to the rear.

Significance

Casa Viejo, at 161 New Street, Brighton, is of historical significance and aesthetic interest. Historically, the house derives its significance from its associations with Brighton Grammar School. Aesthetically, the house is of interest as a mid-nineteenth century dwelling, unusually sited on the street alignment, and with distinctive Mediterranean-styled alterations.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	176 New Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Residence	Construction Date:	c.1910
Architect:	Unknown	Builder:	Unknown



Intactness:		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

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

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

Description

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

Comparative Examples

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

Significance

The house at 176 New Street, Brighton is of aesthetic significance. The single-storey residence is a largely intact and distinctive example of an Edwardian house, enhanced by its prominent corner site.

Identified by

Allom Lovell & Associates

Building:	Marine Hotel, Stables and Hitching Post	Significance:	B
Address:	215 New Street, Brighton	Melway Map Ref:	67 D11
Building Type:	Hotel, Stables, Hitching Post	Construction Date:	pre-1859
Architect:	Unknown	Builder:	John Tout



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 (object of interest)	[<input checked="" type="checkbox"/>]	Heritage Overlay Controls	[<input checked="" type="checkbox"/>]

History

In 1861 the Marine hotel on the south-west corner of New and Park Streets, was owned by the Colonial Insurance Company, and operated by John Gisby. In 1862 1896, J Higgins was the licensee. In 1864, Miss O'Shea became owner and William Higgins took over as hotel keeper. Miss O'Shea continued ownership in 1877 when the hotel was described as brick with eighteen rooms. By 1881, B Isaacs owned the property and by 1906, Mary Locke was owner. At that time Everett Locke was the licensee and the hotel was described as brick with twenty rooms. It continued to be known as the Marine hotel.¹

Description

The Marine Hotel is a double-storey Victorian hotel with single level portico and main facade facing New Street. Extensive alterations in 1926, have altered the character of this building, which retains the following original elements: portico, upper level windows, quoining, hipped slate roof, and chimney stack. The former timber stables remain at rear.

Significance

The Marine Hotel, stables and hitching post are of historical significance. The hotel is a very early surviving hotel in the municipality, and the survival of its timber stables is unusual. Its links with John Tout, father in law of Thomas Wilson, are also of importance. The hitching post has historical associations with Adam Lindsay Gordon.

Source

Andrew C Ward & Associates

¹ Rate Books 1861-64, 1877, 1881, 1906.

Building:	Wilson House, now Borwick House	Significance:	B
Address:	263-275 New Street, Brighton	Melway Map Ref:	67 D10
Building Type:	Office building	Construction Date:	1920s
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 building now known as Wilson House was built originally as offices for the Brighton Gas Company in the 1920s. The company had been formed in 1876 after much petitioning from Tommy Bent, the *Southern Cross* newspaper, and local residents. Bent served as a director until 1884, when he resigned to form a rival gas company, the Central Brighton and Moorabbin Gas Company. The two firms merged amicably in 1887, and then subsequently became 'one of the pillars of the Victorian gas industry'.¹ The gasworks in New Street was able to produce sufficient gas for local use until 1939, when the company erected a second plant at Highett. The Brighton Gas Company wound up in July 1951 when it merged with other local companies to form the new Gas and Fuel Corporation of Victoria. The old gasworks in New Street were closed in 1952.²

In the 1920s, the original Brighton Gas Company offices, a timber Gothic-style building with a frontage to Outer Crescent, were acquired by Brighton Grammar School. The gas company erected a new brick office block at this time, which now survives as 263-75 New Street. When the gasworks closed in 1952, the school acquired further buildings and land. The lowest stage of the original retort house was converted to a gymnasium, and the former office block was retained as Wilson House, named after the headmaster of the time. The remaining buildings associated with the gasworks were demolished.

The present building was used as a retail and service centre by the Gas and Fuel Corporation until the 1970s, when it was also purchased by the school and renamed Borwick House, after the principal at the time.

Description

Borwick House is a double-storey red brick building with Classical Revival style details. The walls are of rusticated red brick with rendered dressings to openings. The symmetrical front elevation comprises a projecting central section with a Classically-derived entrance portico surmounted by a balconette, flanked by bays of multi-paned double-hung sash windows. Part of the hipped terracotta tiled roof is concealed behind a simple brick pediment.

Significance

Borwick House, at 263-275 New Street, Brighton, is of aesthetic and historical significance. Aesthetically, the building is a good and substantially intact example of a Classical Revival style inter-War building. Characteristic elements include the entrance portico, rusticated brickwork and symmetrical composition. The building is important as one of the only surviving remnants of the Brighton Gas Company works, which occupied the site from the 1870s. It also of some interest for its association with Brighton Grammar School.

Identified By

Allom Lovell & Associates

1 Ray Proudley, *Circle of Influence: A History of the Gas Industry in Victoria*. pp 332-34.

2 Ray Proudley, *Circle of Influence: A History of the Gas Industry in Victoria*. pp 215-16.

Building:	Wesleyan Uniting Church (& Organ)	Significance:	B
Address:	278 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Church (& Organ)	Construction Date:	1854 (1858, 1882, 1892)
Architect:	Charles &/or James Webb ?	Builder:	Charles &/or James Webb? (T J Crouch)



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

The Wesleyan Church was built in 1854 and is attributed to Charles and/or James Webb, notable Melbourne architects who lived and worked in Brighton. It is one of Melbourne's earliest churches, altered in 1858, when a porch was added, and 1892 when the church was extended. According to Miles Lewis the 'original portion interestingly combines a Regency stuccoed character with a Gothic triangular window of the type favoured by Charles Webb.'¹ The church was built the year James Webb returned to England, where the brothers were born, to practice for two or three years.

In 1848, James Webb had purchased Brighton Park from Henry Dendy, and Charles also settled in Brighton.² The brothers work included St Paul's, Swanston Street (1850), a number of warehouses and private homes, the continuation of the design of St Stephen's, Richmond and many shops and houses in Brighton.³ James returned to England in 1854-56 and Charles practised alone, buildings including Wesley College (1864), Alfred Hospital (1869), Royal Arcade (1869), South Melbourne Town Hall (1878), Melbourne Orphan Asylum (1878), and the Grand Hotel (now the Windsor; 1884). Both brothers were prominent, both in the local, and architectural, community.

In 1882, architect T J Crouch called for tenders for fittings, alterations and repairs to the Wesleyan Church in New Street, Brighton.⁴

The church contains a significant Fincham organ.

Description

The Wesleyan Uniting Church is a small Gothic Revival style building of rendered masonry with a gabled slate roof and parapeted gable ends. A small gabled entrance porch projects on the west elevation, and has staged corner buttresses. Stage buttresses are also located on the north and south side elevations. Windows are tall, pointed arched openings, with moulded window hoods terminated by decorative foliated bosses. A crucifix surmounts the west gable end, and the shallow eaves have moulded brackets.

Significance

The Wesleyan Uniting Church at 278 New Street, Brighton, is of aesthetic and historical significance. Construction of the church is associated with the early period of suburban settlement of Melbourne during the 1850s, located within H B Foot's 1842 Brighton Estate, Henry Dendy's Special Survey. Historically the church is one of the oldest in Melbourne, and has served the local community continuously since its construction.

The church is attributed to prominent early Melbourne architects and Brighton residents Charles and James Webb. Externally the building is a largely intact example of a mid-Victorian church, exhibiting Regency characteristics typical of the Webb brothers' work. The subsequent alterations and additions reflect the growth of Brighton during the nineteenth century. Prominently sited at the corner of New and Allee Streets, the church is a notable local landmark.

Source

National Trust of Australia (Victoria), File No. 650.

-
- 1 M Lewis (ed.), *Victorian Churches: Their Origins, their story & their architecture*, Melbourne 1991, p. 60.
 - 2 C Bridge-Webb, 'Charles Webb', *Australian Dictionary of Biography*, Volume 6: 1851-1890, R-Z, Carlton (Vic) 1976, pp. 370-71.
 - 3 Bridge-Webb, 'Charles Webb', pp. 370-71.
 - 4 M Lewis (ed.), *Australian Architectural Index: Argus*, 16 November 1882, p. 11.

Building:	Pendennis	Significance:	B
Address:	284 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Residences	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	[]	Heritage Overlay Controls	[x]

History

The building of 284 New Street pre-dates 1861, at which time J J Hallelt (?) (Provident Institute) owned the property with William Owston as tenant.¹ By 1865, Eswin Whittenbury, a surgeon, owned and occupied the house which was described in 1868 as brick, seven rooms with kitchen and stable.²

In 1869, James Murray, also a surgeon, rented the property from Whittenbury and Cornelius Casey, M D, was tenant in 1872.³ By 1879, the property was owned by the Trustees of Whittenbury, with Linch, a school master renting it.⁴

By 1882, the property was used as a Brighton Grammar School, described in the rate books as of brick and wood, with eight rooms and land. Henry Crowther, a teacher, was in residence.⁵ By 1886, George Crowther had purchased the property which by then, had been extended to twenty six rooms.⁶ George Henry Crowther, LLD, continued as owner/occupant in 1905, at which time the buildings were described as twenty-four rooms brick, seven rooms brick and wood and was known as Brighton Grammar School.⁷

The building was altered in the late 1920s.

Description

Pendennis is a large double-storey rendered mansion with a central recessed bay, beneath a square slated mansard roof with cast iron cresting, set between two break-fronted bays. Each bay has a tripartite stilted arched window at ground floor level, above which is a balconette and round-arched tripartite window with a hipped roof imposed upon the main roof. The central bay, bearing the name PENDENNIS, in pressed cement, contains a large arch at ground floor level which appears to date from the 1920s. Stairs and a porch entry to the second floor have been added at either end.

An old *Ficus macrocarpa* in the front garden and a young *Phoenix canariensis* are interesting landscape elements.

Significance

Pendennis, 284 New Street, Brighton, is of historical significance. Its significance derives from its association with Brighton Grammar School. It was the original campus of the school, and has important associations with the school's founder, Dr George Crowther, a prominent Brighton identity. The building is also of significance for its incorporation of a pre-1861 building.

Source

Andrew C Ward & Associates

-
- 1 Rate Book 1961.
 - 2 Rate Books 1865, 1868.
 - 3 Rate Books 1869, 1872.
 - 4 Rate Book 1879.
 - 5 Rate Book 1884.
 - 6 Rate Book 1886.
 - 7 Rate Book 1906.

Building:	Residence	Significance:	B
Address:	285 New Street, Brighton	Melway Map Ref:	67 D10
Building Type:	Residence	Construction Date:	1875
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 285 New Street, Brighton, was built for George Pitmons (?) in 1875. The land on which it was built, Lot 19, was in the ownership of Reynolds and English, carriers, during the early 1870s. The land was part of 34 acres running west to St Kilda Street owned by Reynolds and English, on which they had erected two wood and iron houses.¹ By 1873, the site for No. 285 had passed to Clement Hodgkinson, the government surveyor, and in 1875, the present house was under construction.

By 1885, the property was owned and occupied by George Robertson, a warehouseman, who remained until at least 1880. By 1884, Edwards Sullivan, a printer, owned and occupied the house; it remained in the Sullivan family until at least 1906.

Description

The house at 285 New Street is a single-storey double-fronted Italianate villa. Walls are of rendered brick with ashlar markings. The verandah has coupled columns and a pediment with fretwork to the tympanum with cast iron finial. The hipped slate roof has bracketed eaves and is penetrated by rendered brick chimneys with moulded caps.

Additions to the house include outbuildings to the northern boundary at the front.

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
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
Oyanna, 22 Wellington Street, Brighton

Significance

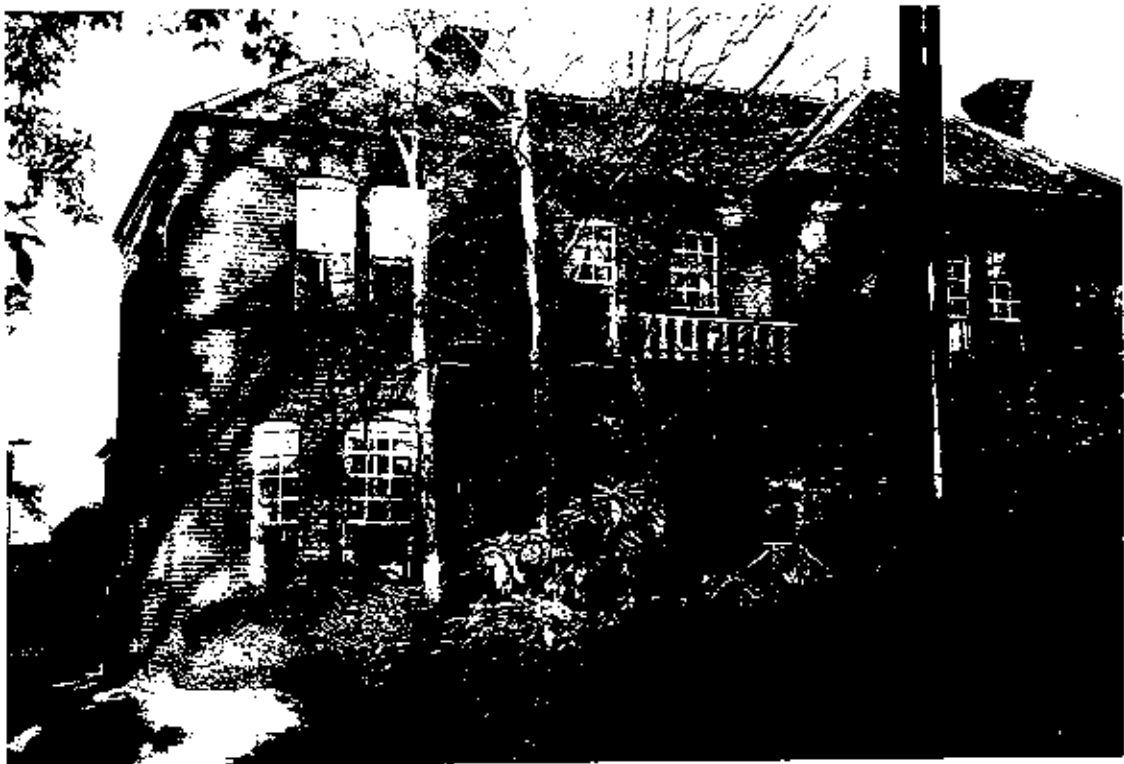
The house at 285 New Street, Brighton, is of aesthetic significance and historical interest. This building is an intact example of a substantial symmetrical Italianate villa. The relatively large landscaped setting is of note, as is the property's fleeting association with Clement Hodgkinson, prominent government surveyor.

Source

Andrew C Ward & Associates

1 Rate Book 1870.

Building:	Lansdowne	Significance:	B
Address:	292 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Residence	Construction Date:	1881-82
Architect:	John Grainger?	Builder:	David Mitchell



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

Lansdowne was built for Dr Henry O'Hara in 1881-82, at the New Street end of a large property fronting New and Barkly Streets. The design of the house has been attributed to John Grainger, and the construction to David Mitchell.

In 1861, this land was owned by Henry Snook, a trader. A small house had been built on the land by 1865, and by 1870, a cow shed had been erected.¹

By 1884, O'Hara's house was owned and occupied by William Wragge. By 1900, Wragge had died but his widow, Mary, continued as owner and occupier until at least 1906.²

Description

Lansdowne is a large double-storey, symmetrical brick house exhibiting characteristics of the Norman Shaw style. Walls are of English bond brickwork, with dark body bricks and red window dressings, frieze course to eaves line and string course at first floor level. At ground floor level the central round arched porch is flanked by Tuscan columns and pilasters beneath a balustraded terrace. The entrance is flanked by canted bays beneath balconettes. The hipped slate roof has unusually wide eaves, and is decorated with terracotta finials, and penetrated by bichromatic brick chimneys.

The eaves to the south wing are roughcast, and possibly of more recent date.

The landscaped garden is also of note.

Significance

Lansdowne, 292 New Street, Brighton, is of aesthetic and historical significance. Aesthetically, the house is an unusually-composed bichromatic brick Victorian house, of note for its Norman Shaw-inspired characteristics. Historically, the house has important associations with John Grainger, and with David Mitchell, a well known contractor of the period. The landscaped setting is important.

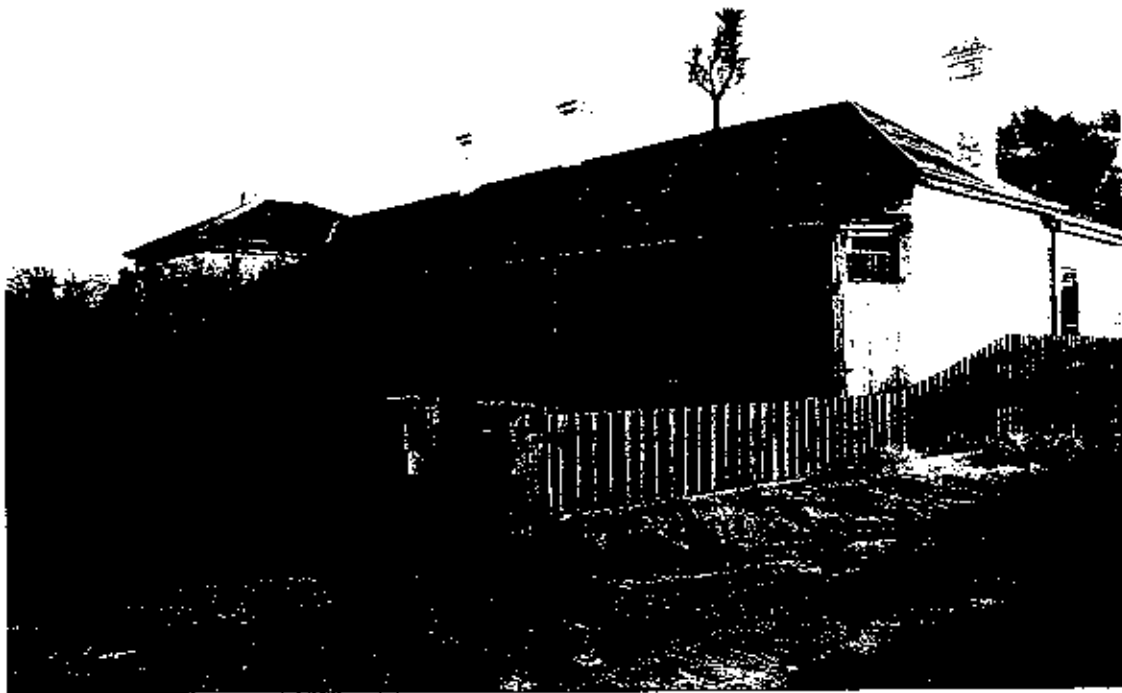
Source

Andrew C Ward & Associates

1 Brighton Historical Society Newsletter, Nos. 21, 35, 43, 51.

2 Brighton Rate Books, various.

Building:	Finchal	Significance:	B
Address:	299-305 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Residence	Construction Date:	House: pre-1860 South Wing: c.1880
Architect:	Unknown	Builder:	John Tout



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

History

Finchal was built before 1860. The rate books for that year show John Tout, a builder, as the owner of this building. Tout leased the building, and by 1872, his tenant was Mrs East. East bought the house in 1873, and by 1884, although she retained ownership, her tenant was John Grainger, an architect, in partnership for a period with Charles d'Ebro, and responsible for the design of Princes Bridge and the Fremantle Town Hall. Percy Grainger, pianist, conductor and composer was born here. By 1906, Finchal had passed to the Equity Trustees Co.

Description

Finchal is an early hipped slate roofed brick residence with timber posted verandah to New Street. At the south end a later hip roofed addition has a bracketed frieze and tripartite window.

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
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
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

Finchal, at 299-305 New Street Brighton is of historical significance. The house was the home of architect John Grainger, and the birthplace of Percy Grainger, noted pianist, conductor and composer. It is also of note as a particularly early Brighton house.

Source

Andrew C Ward & Associates

Building:	Trafalgar, shop	Significance:	B
Address:	343 & 355 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Residence and Shop	Construction Date:	late 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

From the mid-nineteenth century, most of the land on the west side of New Street, between Bay Street and Lewis Street, was owned by the Hayball family. Robert Hayball, who trained as a carpenter in Somerset, emigrated to Australia in 1841. He settled in Brighton in 1843, and established a business as a timber merchant on a large site in New Street that has since been subdivided as Hayball Court. When Robert Hayball retired in 1882, the business was carried on by several of his sons, and the firm of Hayball Brothers continued for many years.¹

By 1870, Robert Hayball had built a ten room brick mansion to the immediate north of his timberyards. This house, later known as Trafalgar, survives as 343 New Street. Around the same time, Hayball erected a brick shop on the adjacent site, now 355 New Street, which was occupied by George Speir, grocer.² The 1888 rate book reveals that Speir still occupied the building, then described as a five-room brick shop on a 39' block, owned by Edward and William Hayball. Speir was still there in 1891, but the grocer shop was taken over by John Smith by 1897.³ Isabella McBean, a dressmaker, was the occupant from 1899 until 1905.⁴ By 1910, the shop was occupied by Mary Humphries, married woman, and owned by Robert Hayball. William Hinton, a confectioner, had taken over by 1917.⁵

Description

Trafalgar, at 343 New Street, is a double-storey symmetrical Victorian rendered brick mansion with a simple hipped slate roof penetrated by two brick chimneys with moulded caps. The street facade has three double-hung sash windows to the first floor. The house, which is set back from the street, originally occupied a large site that had been somewhat compromised by the erection of a relatively recent commercial building to the south.

The adjacent shop, at 355 New Street, has a double-storey section on the street and a single-storey wing to the rear. The front section is built to the edge of the footpath and is rendered and painted. The rear section has a corrugated iron roof which is part hipped and part skillion. It appears that the second storey of the front section was added at a later date. Alterations have also been made to the original window and door openings at ground level and unsympathetic commercial and advertising signage has been attached to the external facades.

Comparative Examples

Burgess House, 162-64 Bay Street, Brighton (shop erected in 1860s by William Harbison, a rival timber merchant in the area)

Significance

Trafalgar, at 343 New Street, Brighton, and the adjacent shop at No 355 are of historical significance. Apparently built in the second half of the 1860s, they demonstrate an early and important early phase of residential and commercial settlement in the area. The two buildings are important for their association with the Hayball family, Brighton pioneers and prominent timber merchants. The actual Hayball timberyards, located to the immediate south of the house, have since been demolished.

Identified by

Allom Lovell & Associates

1 Weston Bate. *A History of Brighton*. p 271.

2 *Sands & McDougall Melbourne Directory*, 1870, 1873.

3 Rate Books, 1891, 1897.

4 Rate Books, 1899, 1900.

5 Rate Books 1917, 1930.

Building:	Westella	Significance:	B
Address:	356 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Residence	Construction Date:	1878-79
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

Westella was built in 1878-79, for Alfred Morna, commercial traveller, later described as a merchant and wool cleaner. By 1897, Alfred Curlewis was in residence, and by 1900, ownership had passed to the Perpetual Executors and Trustees Association. In 1906, Westella, described as a nine-room brick residence, was owned by P Kenworthy, and occupied by the widow, Brown.

Description

Westella is a single-storey and double-fronted Victorian villa with a hipped slate roof and timber eaves brackets. A verandah extending across the front facade has decorative iron lacework, cast iron posts and a dentillated bresummer. The verandah also has a tessellated tiled floor and sweeping bluestone steps leading to the main entrance. Paired double-hung sash windows flank the front door which has sidelights and a fanlight. The chimneys are cement rendered and moulded. A new carport has been constructed in the front yard and the front fence is not original.

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
101 South Road, Brighton
Clonaig, 230 North Road, East Brighton
Stonehaven, 12 Thomas Avenue, Moorabbin
Woodcliffe, 87 Well Street, Brighton
Stanton, 3 Wellington Street, Brighton

Significance

Westella, at 356 New Street, Brighton, is of aesthetic significance. The single-storey residence is largely intact and is a good example of a mid-Victorian villa. The slate roof and cast iron verandah are notable features.

Source

Andrew C Ward & Associates

Building:	Murrindindi, later Huia	Significance:	B
Address:	358 New Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residence	Construction Date:	1913
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

Murrindindi was built on land which originally formed part the adjoining property, Westella (356 New Street; see separate data sheet). The corner portion was subdivided in 1913, and a seven-room brick residence erected for the owner, Harrie Wilson, gentleman. Wilson sold the property to Bertha McCooey in 1914, who lived there with her husband, Arthur, renaming Murrindindi, Huia, in that year.

Description

Murrindindi is a single storey Edwardian villa with influences from the Queen Anne style. The house has a hipped and gabled slate roof with a gablet emphasising the diagonal axis at the corner of the site. The roof has terracotta ridge cresting and is pierced by tall red brick chimneys with terracotta chimney pots. The asymmetrical plan of the house includes projecting wings to the front and the side elevations. The front wing has a half-timbered gable end and a bow window with timber shingle detailing above. Other windows include a bay window to the diagonal bay and a porthole window to the front facade. The main roof extends over a return verandah linking the projecting bays. The verandah is supported on turned timber posts and has tessellated floor tiling.

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
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
2 Webb Street, Brighton
7 Webb Street, Brighton
Mucklebar, 10 Wellington Street, Brighton

Significance

Murrindindi, at 358 New Street Brighton, is of aesthetic significance. The single-storey residence is a substantially intact Edwardian villa with stylistic influences from the Queen Anne style. The complex roof, return verandah, window detailing and red face brickwork are all notable features.

Source

Andrew C Ward & Associates

Building:	Corowa	Significance:	B
Address:	389 New Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residence	Construction Date:	1890
Architect:	Unknown	Builder:	William Flatman



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

Lot 4 was purchased by a Mr Densten, but by 1886, the land on which 'Corowa' was to be built was owned by Catherine Grout. By 1889, William Flatman, a builder had purchased this lot and another adjoining to the north and he built a six-room brick house there in 1890. By 1900, it was owned by the executors of the late J Knowles, and by 1906, 'Corowa' was owned by Ellen Knowles and occupied by Charles Gibson, traveller.

Description

Corowa is an asymmetrical Victorian villa of red brick construction with rendered facade and cement tiled hipped roof. The cast decorations are distinctive features of the design, including swags to the bracketed frieze panel, vermiculated quoins, and foliated string course linked by window head moulds. The sills are bracketed and the window reveals below the string course line are chamfered. The tripartite windows have collonette divisions and the return verandah is of cast iron. The fascias are also decorated with fringe and dentil ornamentation. The cement-rendered chimney stacks are intact.

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
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
Oyanna, 22 Wellington Street, Brighton

Significance

Corowa, at 389 New Street, Brighton, is of aesthetic significance. The single-storey residence is largely intact and is an example of a richly decorated late Victorian villa. Decorative elements such as the swags to the bracketed frieze panel, vermiculated quoins, foliated string course and fringe and dentil ornamentation to the fascia are notable features.

Source

Andrew C Ward & Associates

Building:	Clarence Gate	Significance:	B
Address:	391 New Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residence	Construction Date:	1891
Architect:	Unknown	Builder:	William Flatman



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

Lot 4 was purchased by a Mr Densten, but by 1886, the land on which 'Clarence Gate' was to be built was owned by Catherine Grout. By 1889, William Flatman, a builder, had purchased land now occupied by nos. 389 and 391 New Street, and he built a five-room timber house on this site in 1891. By 1892, it was occupied by John Stranger, civil servant, and by 1897 the freehold had passed to the executors of the late J Knowles. By 1906, Clarence Gate was owned by Ellen Knowles and occupied by John Woolcott.

Description

Clarence Gate is an asymmetrical timber-framed Victorian villa with a hipped roof lined with patterned slates. The front facade of the house has rebated weatherboards to simulate ashlar and a cast iron verandah with decorative iron lacework. Distinctive and ornamental timber mouldings include decorated fascias and eaves brackets and a moulded stringcourse which extends across the front facade at the springing point of the round arched windows. Timber window dressings take the form of fluted pilasters. The chimneys are rendered with decorative mouldings and barrelled tops.

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
Mindoro, 23 William Street, Brighton

Significance

Clarence Gate, at 391 New Street, Brighton is of aesthetic significance. The single-storey house is an unusual example of an ornate late Victorian timber residence. The distinctive timber elements such as the decorative fascias, eaves brackets stringcourse mouldings and the patterned slate roof are all notable features.

Source

Andrew C Ward & Associates

Building:	Colombo	Significance:	B
Address:	417 New Street, Brighton	Melway Map Ref:	67 D8
Building Type:	Residence	Construction Date:	1878-79
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 417 New Street, Brighton was built in 1878 for Ernest Miller, a brewer, who had owned a brewery on a nearby site in New Street since at least 1875.¹

In 1876, Miller is shown in the rate books as owning three properties in New Street between North Road and Martin Street. He is shown as the owner and occupier of a 'brick brewery & c.', valued at £85, and of two vacant sites, Lots 17 and 18 of Section 3, which in that year were each valued at £6.²

In 1877, the rate books again show Miller as owner of two properties. That year, as in 1875³, the brewery property is listed as 'brewery and dwelling house', and is valued at £85.⁴ By 1877, the value of Miller's two land lots had risen to £20, and their area is given as 1a 3r 0p.⁵

The house constructed on Miller's vacant land is first shown in the rate books of 1879, which are dated 24 March. Miller is shown as the owner and occupant of a nine room brick house and land with an NAV of £85. He is also listed as the owner and occupier of the seven room brick house and brewery nearby, then valued at £100.⁶

By 1880, the present house was still owned by Miller, although an occupant is not indicated in the rate books.⁷ The following year, Miller is listed as the owner and James Osborne the occupant.⁸

Osborne, a squatter, appears to have acquired the house; the rate books from 1882 until at least 1889 show him as the owner of the property.⁹ Osborne occupied the house himself until 1884.¹⁰ An amendment in the rate books of that year show Emily Osborne, the then occupier, to have been succeeded by William Moule, a solicitor.¹¹ Moule occupied the house until 1888¹², and was himself succeeded by Jennett Telford.¹³

By 1900, James Osborne had died and the property was owned by his three executors, his widow Esther Eliza Osborne, and James and Frederick Osborne.¹⁴ Esther Osborne died in 1913 and the property was subdivided by James and Frederick Osborne.¹⁵

Description

Colombo is a double-fronted Italianate brick villa with a hipped roof with bracketed eaves. A verandah runs across the front elevation, supported on coupled cast iron columns and with a cast iron lacework frieze and brackets. The entrance door is centrally located, flanked by pairs of double-hung sash windows. To the south is an attached wing with a bay window.

Alterations include the replacement of the original roofing with grey concrete shingle tiles and the painting of the tuck-pointed brickwork. The verandah has been re-tiled in sandstone pavers. The canted bay section to the south end of the house is apparently a twentieth century addition, as it is not shown on the 1904 MMBW map of the area. There are also additions at the north end of the house, and a non-original, high front fence.

The grounds provide an example of garden plantings associated with a late nineteenth century house. Two Norfolk Island Pines (*Araucaria heterophylla*) dominate the front garden, with the balance of the garden screened from view behind a high masonry fence. The height and form of the trees is excellent, however both specimens are displaying considerable dieback with many branches half to fully defoliated. It is difficult to determine a possible causes of this stress due to the fence.

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

Lumeah, 85 Outer Crescent, Brighton

Thanet Cottage, 2 Southey Street, Brighton

Toiyabe, 42 Were Street, Brighton

Significance

Colombo, at 417 New Street, Brighton, is of aesthetic significance. The house is a relatively intact example of a double-fronted Italianate villa, typical of residential development in Brighton during the late nineteenth century. Aesthetically the appearance of the house has been marred by the replacement of the original roofing and the painting of the brickwork. The overall composition of the house remains distinctly Victorian.

The garden at Colombo is of local significance for its early plantings. The two Norfolk Island Pines (*Araucaria heterophylla*) have a high amenity value and contribute to the cultural significance of the City of Bayside, forming a conspicuous local landmark.

Source

Andrew C Ward & Associates

Constraints

The house is only partially visible from the street and was not able to be inspected as part of this survey.

Note

The report prepared by Miles Lewis in relation to the history of this property claimed to have found inaccuracies in the history researched by Andrew Ward as part of his original study. Lewis' research, however, did not include a rate books search. A rate book search conducted by Allom Lovell & Associates revealed that Andrew Ward's history was substantially correct.

-
- 1 Rate Books 1875.
 - 2 Rate Books 1876.
 - 3 The rate books of 1875 list a brick brewery and house.
 - 4 Rate Books 1876.
 - 5 Rate Books 1877.
 - 6 Rate Books 1879.
 - 7 Rate Books 1880.
 - 8 Rate Books 1881.
 - 9 Rate Books 1882-1889.
 - 10 Rate Books 1882-1884.
 - 11 Rate Books 1885.
 - 12 Rate Books 1885-1888.
 - 13 Rate Books 1889.
 - 14 Miles Lewis. '417 New Street, Brighton.' 16 February 1999. p 3.
 - 15 Miles Lewis. '417 New Street, Brighton.' 16 February 1999. p 3.

Building:	Shops and residences	Significance:	B
Address:	430-432 New Street, Brighton	Melway Map Ref:	67 D9
Building Type:	Shops and residences	Construction Date:	pre-1885
Architect:	Unknown	Builder:	Unknown



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

Condition:
 G[] F[x] 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 pair of shops at No. 430 and 432 New Street appear to have been built by 1885. The *Sands & McDougall Victorian Directory* for that year lists two properties on the east side of New Street, one of which was the Elsternwick Post office, with Marion Atkinson as postmistress. The rate books for 1891 provide further information: Marion Atkinson, post mistress, was the occupant of one of a pair of seven room brick shops on the east side of New Street, between Martin and Cole Streets. The other shop was occupied by Edwin Collard, a grocer. Both shops occupied sites with 18' frontages to New Street, and they were both owned by M P Atkinson.¹

By 1897, the shops had been acquired (or more likely repossessed) by the Commercial Bank of Australia, and they remained vacant for several years.² In 1900, the bank had leased the two shops to William Moorehead, a hawker, and Henry Hayes, a labourer. Elizabeth Hayball, married woman, had acquired the shops by 1905.³ She was presumably the wife of one of the Hayball Brothers, whose well-known timber yard was located nearby on the corner of New and Bay Streets.⁴ In 1905, her two shops were occupied by Mary Ann Rutherford, a widow, and Thomas Riley, a tinsmith. Mrs Hayball was still the owner of the shops in 1930. By that time, they had been occupied by a succession of tenants and businesses, including a decorator, a fruiter, a butcher, and several different grocers.⁵

The addresses of properties in New Street have been renumbered several times. In 1917, the shops were designated as Nos. 322 and 324 New Street. This was later altered to Nos. 408 and 410, and later still to the present address, Nos. 430 to 432.

Description

The two buildings at 430-432 New Street, Brighton are semi-detached Victorian buildings sharing a common party wall. The double-storey buildings are cement rendered with parapets and a balcony to the first floor level. The shop at 430 New Street has been altered with the enclosure of the original balcony with fixed glazing and louvered windows. The shop at 432 New Street retains its original cast iron balustrade, frieze and brackets however timber shutters have been fitted to the two double hung sash windows. The ground floor levels of both shops have been altered with the installation of aluminium shop front windows and a cantilevered canopy which extends over the width of the footpath.

Significance

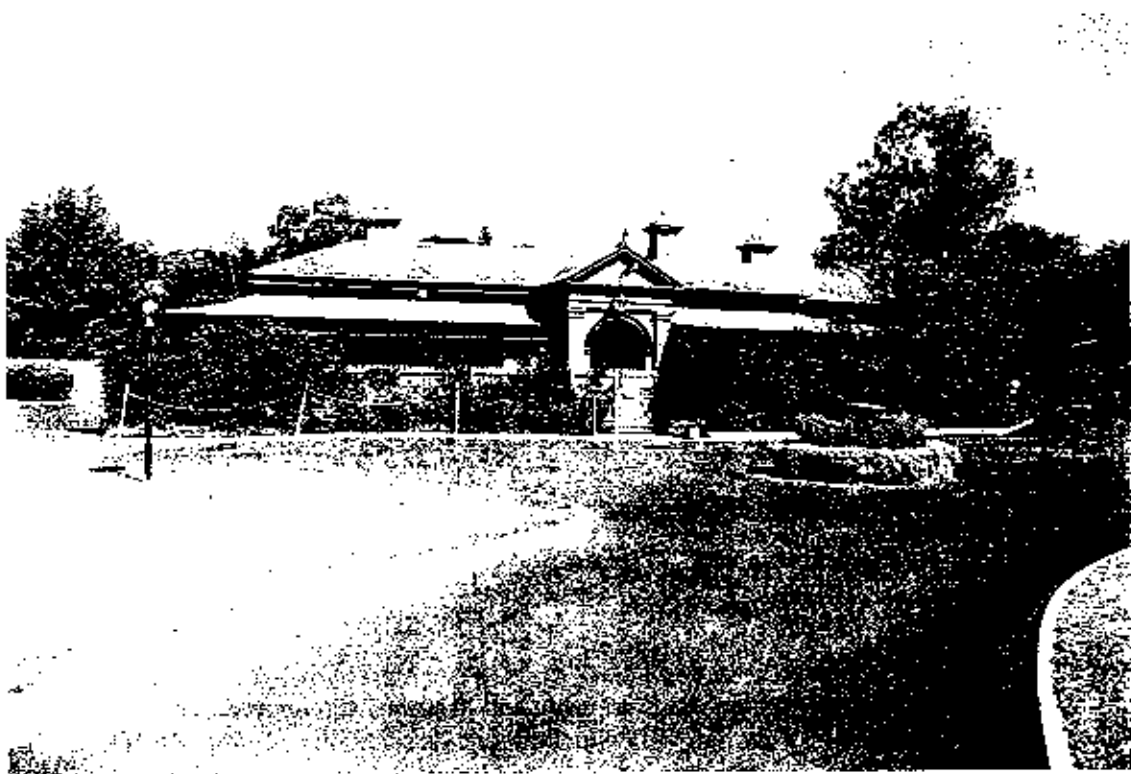
The two residences and shops at 430-432 New Street, Brighton are of aesthetic and historical significance. The two Victorian terraces are an unusual form of construction within the municipality although the original appearance of the buildings has been marred by later additions. The two buildings also demonstrate the early commercial development in the New Street area.

Identified by

Allom Lovell & Associates

-
- 1 Rate Books, 1891.
 - 2 Rate Books 1897, 1898, 1899.
 - 3 Rate Books, 1900, 1905.
 - 4 Weston Bate, *A History of Brighton*. p 271.
 - 5 Rate Books, 1910, 1917, 1930.

Building:	Greenfields, later Tullavin	Significance:	B
Address:	453 New Street, Brighton	Melway Map Ref:	67 D7
Building Type:	Residence	Construction Date:	c.1859
Architect:	Unknown	Builder:	Unknown



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

History

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

Description

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

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

Comparative Examples

Kantara, 54 Bay Street, Brighton
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

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
Chilton, 1 Wellington Street, Brighton
Cathcart, 19 Wellington Street, Brighton
Oyanna, 22 Wellington Street, Brighton

Significance

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

Source

Andrew C Ward & Associates

Building:	Residences	Significance:	B
Address:	455-457 New Street, Brighton	Melway Map Ref:	67 E6
Building Type:	Residences	Construction Date:	1915
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 1910 the vacant property at the corner of New and Cole Streets, Brighton was owned by Mrs N Dillon. The following year ownership of the land passed to the Royal Bank of Australasia. It was subsequently sold to J Hawkins in 1914, but by 1915 William D Williams had purchased the property and erected a pair of brick houses, each with 5 rooms. The first occupants were Robert Stanley Brown, a bank teller, and Albert Moir, a tram employee. In 1916 Robert Brown was still listed as a resident, and the adjacent house was occupied by John Fyffe, a salesman.¹ By the 1920s the houses had been numbered 369 and 371 New Street, Elsternwick; in 1927 Percy H Baxter lived at No. 369 and Mrs M H Baxter lived at No. 371. By 1959 the houses had been renumbered 455 and 457 New Street, Elwood; Edwin Taplin resided at No. 455 and James Davies at No. 457.²

Description

The houses at Nos. 455-457 New Street are a pair of small, semi-detached, single-storey residences. Unusual for the Edwardian period the walls are of cream brick, with red brick string courses at window sill and head level. Also unusual, the windows have a distinct late Victorian appearance, being double-hung sashes with bluestone sills and brick voussoirs. The terracotta tiled roofs are hipped with boxed eaves, and have terracotta finials and ridge cresting. The roofs project to form awnings over the windows facing New Street. The side entrance doors are located within small porches supported on timber posts, and have sidelights and highlights. Chimneys are tall cream brick stacks, with corbelled red brick cappings.

The low cream brick front fences are not original.

Significance

The houses at 455-457 New Street, Brighton, are of aesthetic significance. Substantially intact, the houses are distinctive semi-detached cottages of the late Edwardian period incorporating retardataire Victorian elements. Edwardian features include the terracotta tiled roofs and corbelled brick chimneys. Of particular note is the use of cream face brickwork, unusual in residential buildings of this period, and possibly unique in the municipality.

Identified By

Allom Lovell & Associates

1 Brighton Rate Books, various.

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

Building:	Lloyd House	Significance:	B
Address:	2 Newbay Crescent, Brighton	Melway Map Ref:	67 D9
Building Type:	Residence	Construction Date:	1960
Architect:	Robin Boyd	Builder:	Norman Little



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 Lloyd House was designed for Mr & Mrs E D Lloyd by influential twentieth century architect Robin Boyd in 1959, and was built the following year by Norman Little.¹ The house was designed around the client stipulation that an existing pear tree had to be retained. Boyd, who saw his client as a future 'E-type Jaguar man', took the plan of a rectangular Small Homes design and fanned it around the tree, turning the main rooms towards a northern courtyard.² The client's budget was tight and the design allowed for future extensions at either end.³

Description

The Lloyd House is a single-storey building with a curved plan, forming a semi-circular courtyard to the north. The house is planned so that all the principal rooms have timber-framed doors and windows which open onto the courtyard, shaded by a continuous timber slatted pergola extending from the skillion roof.

The high brick front fence appears to be a later addition.

Comparative Examples

Foy House, 2 Deauville Street, Beaumaris (Robin Boyd, 1956)

David Bergin House, 2 Belle Avenue, Brighton (Robin Boyd, 1952)

Significance

The Lloyd House, at 2 Newbay Crescent, Brighton, is of aesthetic significance. The building is one of many mid-twentieth century architect-designed houses in Beaumaris which reflect modernist design of the period. It is an important work of prominent architect, Robin Boyd. The distinctive curved plan of the house is a notable feature.

Source

Transition, No. 38 (Special Issue: Robin Boyd), Melbourne, 1992.

1 *Transition*, No. 38 (Special Issue: Robin Boyd), Melbourne, 1992, p. 219; and R Boyd, *Living in Australia*, Rushcutters Bay (NSW) 1970, p. 154.

2 G Serle, *Robin Boyd: A Life*, Carlton (Vic) 1995, p. 187.

3 G Serle, *Robin Boyd: A Life*, p. 256.

Building:	Residence	Significance:	B
Address:	17 North Road, Brighton	Melway Map Ref:	67 E7
Building Type:	Residence	Construction Date:	c.1930
Architect:	Unknown	Builder:	Unknown



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

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

Existing Heritage Listings:

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

Recommended Heritage Listings:

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

History

North Road was the northern boundary of the H B Foot 1842 survey of the Brighton Estate, Henry Dendy's Special Survey. 17 North Road is on the northern side of North Road and was therefore not part of the survey. This area of Elwood and Elsternwick was annexed by the Brighton council in 1870.¹

The house at 17 North Road was built c.1930; it is on the north side of North Road, between the beach and St Kilda Street.

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

Description

The house at 17 North Road is a double-storey mansion designed in the Spanish Mission style popular during the inter-War period. Characteristic of the style, the asymmetrically planned house has hipped roofs clad in terracotta Cordoba tiles, semi-circular arched windows and roughcast rendered walls. Windows are double-hung sashes with geometric leadlighting and moulded architraves, sills and keystones; the arches are infilled with glazed tiles. A tower with a pyramidal tiled roof exists to the east.

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

Comparative Examples

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

Significance

The house at 17 North Road, Brighton, is of aesthetic significance. The house is a distinctive example of the American-inspired Spanish Mission style; of note are the tower, Cordoba tiled roofs and ornate rendered window details. Aesthetically the house is enhanced by its imposing scale and exotic garden. Historically the house is demonstrative of the more substantial houses which were constructed in the area between the Wars.

Identified By

Allom Lovell & Associates

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

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

Building:	Windarra	Significance:	B
Address:	54 North Road, Brighton	Melway Map Ref:	67 D7
Building Type:	Residence	Construction Date:	c.1915
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 John Sinn purchased a vacant block upon which he erected Windarra, still being resident there in 1917. In 1924, Emily Crowther owned the property, selling to James Proud in that year.

Description

Windarra is a large single-storey Edwardian residence, constructed of tuck-pointed red brick with a terracotta tiled hipped and gabled roof. The house has a return verandah, terminating at projecting gabled wings, and is supported on turned timber posts. The verandah encircles a corner candle-snuffer turret above an octagonal bay, and a roughcast rendered porch marks the entrance. Characteristic of the style, the house features terracotta ridge cresting, gargoyle finials, half-timbered gable ends and leadlight windows. The red brick chimney stack has a roughcast rendered cap surmounted by terracotta pots.

The tall 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
Elgin, 83 Centre Road, East Brighton	Huia, 358 New Street, Brighton
Umfra, 144 Cochrane Street, Brighton	Meanyet, 27 Outer Crescent, 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

Windarra, at 54 North Road, Brighton, is of aesthetic significance. The house is a well composed example of the Queen Anne style, distinguished by its broad sweeping roof, return verandah and candle snuffer turret. The single-storey residence is enhanced by an expansive and well-established garden.

Source

Andrew C Ward & Associates

Building:	Residence	Significance:	B
Address:	105 North Road, Brighton	Melway Map Ref:	67 D7
Building Type:	Residence	Construction Date:	1954
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 on the north side of North Road, between Nos. 103 and 111, was vacant in 1930.¹ Rate books for 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 105 North Road is dated December 1954, and indicates that a seven-room brick house, valued at £145, had been built on the site.² The owner and occupant was identified as Alfred Thomas Parkinson. This is confirmed in the *Sands & McDougall Victorian Directory*. The house first appears in the 1956 edition, described as 'being built', with A T Parkinson listed at the address the following year.³ Parkinson was still living there in 1967.⁴

Description

The house at 105 North Road is a large single-storey triple-fronted Moderne style brick residence with a hipped terracotta tile roof partly concealed behind a parapet. The cream brick walls are relieved by manganese brick highlights in the plinth, window sills, parapet capping and twin string courses. The corner entrance porch is curved and has a wrought iron screen, tapestry brick piers, and a distinctive panel of chevron patterned brick in the parapet.

The house retains its original low front fence of manganese bricks, and a wrought iron gate with serpentine ornament.

Significance

The house at 105 North Road, Brighton, is of aesthetic significance. The house is a distinctive example of the post-War Moderne style; of particular note are the decorative use of ironwork, contrasting manganese and cream brickwork, curved entry porch and original front fence.

Identified By

Allom Lovell & Associates

-
- 1 Rate Book 1930.
 - 2 Rate Card, 105 North Road, Brighton.
 - 3 *Sands & McDougall Victorian Directory*. 1956, 1957.
 - 4 *Sands & McDougall Victorian Directory*. 1967.

Building:	Robinson House	Significance:	B
Address:	108 North Road, Brighton	Melway Map Ref:	67 E7
Building Type:	Residence	Construction Date:	c.1921
Architect:	Percy Robinson	Builder:	Percy Robinson



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 house at 108 North Road, Brighton, was built in 1923 as his own house.¹

Rate books indicate that the land on the north side of North Road, between Nos. 102 and 110, was vacant in 1920.² The Sands & McDougall directory for 1923 indicates a 'house being built' on the site.³ The following year, the directory shows Percy Robinson as the occupant.⁴ The rate books for 1925 list a seven-room brick house, valued at £100, on the 56' by 158' allotment now known as No. 108 and show that the first owner and occupant was Percy Stanley Robinson, an engineer.⁵ The *Victorian Municipal Directory* records that Percy Robinson was the City Engineer of the Melbourne City Council from 1934 until 1952.⁶ Robinson was also responsible for the design of another, later, house, also for himself but in a completely different, retrogressive style, on the corner of St Kilda and Meek Streets, Brighton.⁷

Robinson occupied the house until at least 1930, when it had an NAV of £120.⁸

The design of the house has previously been attributed to Edward Fielder Billson (1892-1986), who was the first Australian architect employed by Walter Burley Griffin.⁹ Billson worked in Griffin's office from 1915 until 1921, when he left to form a partnership with American architect Roy Lippincott, who had come to Australia with Griffin. Billson was actually working in New Zealand at the time that 108 North Road was being built. Indeed, in an interview in 1980, Edward Billson stated that he did not design the house.¹⁰

Description

The house at 108 North Road is a large double-storey house evocative of the Prairie School style associated with Walter Burley Griffin. Walls are of brick-on-edge construction¹¹, and rendered. The street facade is symmetrical, and is composed of alternating solids and voids: the central portion has a projecting room at the upper level with a receding porch at ground level, while the flanking wings are solid at the base, with terraces above. The house has a strong horizontal composition, emphasised by the use of wide overhanging eaves and solid balustrades to the porch and balconies. Window openings are divided by continuous piers, and contain casement sashes with diagonal glazing bars that are typical of the work of Griffin and his students.

Internally, the front room and hall are intact, while it has been extensively altered at the rear. Council building permit files record alterations in 1962, additions in 1969, and the construction of a carport in 1972, a swimming pool in 1979 and a fence in 1980.¹²

Comparative Examples

Alpha, 23 Bamfield Road, Sandringham
Residence, 49 Victoria Street, Sandringham

Significance

The Robinson House at 108 North Road, Brighton, is of aesthetic significance. It is one of very few buildings in the municipality which show the influence of the so-called Prairie School style of American architecture, which is mostly associated with the work of Walter Burley Griffin. The house compares favourably to Griffin's domestic work, being a sophisticated composition of typical Prairie School characteristics such as overhanging eaves, casement windows and continuous piers. The house is of particular interest as an example of the Prairie School style by a local designer who in fact had no known connection with Walter Burley Griffin.

Source

Andrew C Ward & Associates

- 1 John Kenny, pers. comm.
- 2 Rate Books 1920.
- 3 Sands & McDougall directory 1923.
- 4 Sands & McDougall directory 1924.
- 5 Rate Books 1925.
- 6 *Victorian Municipal Directory* 1934-1952.
- 7 Neil Clerehan, pers. comm.
- 8 Rate Books 1930.
- 9 'Prairie Style in Brighton'. *The Age*. 5 April 1980.
- 10 Interview with Edward Billson conducted by John Kenny, 1980.
- 11 Neil Clerehan, pers. comm.
- 12 City of Bayside Building Permit Records (Microfilm Copy).

Building:	Avondale	Significance:	B
Address:	121 North Road, Brighton	Melway Map Ref:	67 F7
Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Louis Henn



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

North Road was mostly fenced land in 1888. In 1889 Louis Henn, a builder, constructed a five room weatherboard dwelling which he let to John Straker, a gentleman, in 1893.¹ The property was owned by Charles Levy and occupied by George Evans, a gentleman. Levy, a financier continued ownership in 1906, leasing Avondale to Julia Moran, a spinster.²

Description

The house at 121 North Road is a small, asymmetrically planned single-storey villa, constructed of rendered brick with a hipped slate roof. A canted bay projects on the front elevation, adjacent to a small bullnose-profiled entrance porch. Windows are double-hung sashes with segmented-arched heads and moulded rendered surrounds.

Significance

The house at 121 North Road, Brighton, is of aesthetic significance. It is a substantially intact example of a particularly small Italianate villa. The projecting canted bay, slate roof and timber eaves brackets are all typical details of the style.

Source

Andrew C Ward & Associates

1 Rate Book 1889.

2 Rate Book 1909.

Building:	Residence	Significance:	B
Address:	135 North Road, Brighton	Melway Map Ref:	67 F7
Building Type:	Residence	Construction Date:	c.1935
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 between Nos. 133 and 137 North Road was vacant in 1930. The rate book of that year indicates that the allotment, which measured 50' by 163', was valued at £40 and owned by Ray Barker Swann, an estate agent.¹ Rate books for the 1930s are not available, and they were superseded in late 1937 by a new system of individual rate cards. The rate card for No. 135 North Road records that a seven-room brick house, valued at £112, had been erected on the site by December 1937.² At that time, the house was owned and occupied by William Kinsman, a fruit merchant.

The house is almost identical to one at 135 North Road, Brighton. It is thus probable that the design of the house may have been a standard package offered by a speculative building company.

Description

The house at 135 North Road is a single-storey, detached Classical Revival style villa, constructed of rendered brick with a hipped, glazed terracotta tiled roof. The symmetrical street facade is divided by two pairs of capped piers which rise above the roof level. Tripartite windows—each containing a wide central fixed sash and a pair of double-hung sashes—flank the central portico, which is supported by Ionic columns and has a balustraded parapet. Pierced parapets with swagged ornamentation surmount the windows, and are penetrated by the hipped roof to form window hoods.

The matching carport and front fence are not original, although they are sympathetic in style and materials.

Comparative Examples

36 Dawson Avenue, Brighton
648 Hampton Street, East Brighton

Significance

The house at 135 North Road, Brighton, is of aesthetic significance. It is a good example of a small inter-War Classical Revival style villa, with fine rendered ornamentation. The hipped roof which penetrates the parapet is a distinctive and somewhat unusual detail.

Identified By

Allom Lovell & Associates

1 Rate Book 1930.

2 Rate Card, 135 North Road, Brighton.

Building:	Eling	Significance:	B
Address:	139 North Road, Brighton	Melway Map Ref:	67 F7
Building Type:	Residence	Construction Date:	1892
Architect:	Unknown	Builder:	Unknown



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

History

In 1891 there were only three dwellings on North Road between Thomson and Asling Streets, the corner of North and Asling being vacant land. Henry O'Neill was listed as owner of that land on which a ten-room brick dwelling was built in 1892.¹ The property had passed to Sarah O'Neill by 1896 and Thomas Couchman, a gentleman, lived there. Ownership and occupancy remained the same in 1905 at which time the property was known as Eling.²

Description

Eling is a substantial double-storey rendered Italianate residence, asymmetrically planned with a double-storey cast iron verandah and a hipped slate roof with bracketed eaves. Projecting canted bays have semi-circular arched double-hung sash windows. The house features a range of decorative rendered details including quoining, moulded window architraves, bracketed and moulded window sills and incised decorative panels. The verandah has elaborate cast iron friezes, brackets and balustrade panels, and the slate roof features cast iron cresting.

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	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
Thoruleigh Lodge, 9 Willansby Avenue, Brighton	Kilkerran, 6 William Street, Brighton

Significance

Eling, at 139 North Road, Brighton, is of aesthetic significance. The house is a large and substantially intact example of the Italianate style, distinguished by its elaborate decorative cast iron and rendered details.

Source

Andrew C Ward & Associates

1 Rate Book 1891, 1892.

2 Rate Book 1896, 1906.

Building:	Clonaig	Significance:	B
Address:	230 North Road, East Brighton	Melway Map Ref:	67 J8
Building Type:	Residence	Construction Date:	early 1840s, and later residence
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 1861, A McMillan owned a house and 40 acres in North road, south side, situated between Clonaig and Milroy Streets. By 1864, the property had passed to William McMillan, a squatter. In 1870, the property was described as stone, seven rooms and kitchen on 43 acres. By 1874, McMillan was leasing the house with twelve acres to John Dunn, a civil servant.¹ In 1882, Frederick Everingham, a merchant, purchased the house and land. The amount of land was not stated. In 1884 William Small, an accountant purchased the property described as brick house with twelve rooms on 5 acres. Small resided there and continued to do so in 1900. By 1905 William Brown a civil servant was owner/occupant and the property was known as Cloinag.²

Description

Clonaig, 230 North Road, East Brighton, is a small Colonial Vernacular cottage with rendered walls with quoins, and later Californian Bungalow alterations. Clonaig is a single fronted rendered villa with vermiculated quoins, Doric Order pilasters to the front door and round arched fan light. The hipped roof is slated and the main windows are full length double-hung with simple dressings.

Iron palisade gates and masonry gateposts at both the path and driveway entrance points appear to be early features, along with a small iron archway over the path.

A Captain Cook's Pine (*Araucaria columnaris*) is located at the rear of the property and represents an early garden planting.

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
Caroinside, 60 Halifax Street, Brighton

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

Significance

Clonaig, at 230 North Road, East Brighton is noteworthy for its links with the McMillan family, owners of 'Glynwylln', 'Sheep Hills' and 'Caldermeade' Stations. Archibald McMillan was a founder of St Cuthbert's Presbyterian Church, whilst the family also owned 'Landcox' for a period. The surviving cottage is locally important.

The site is of local interest for the garden planting associated with a late nineteenth Century house. The Captain Cook's Pine is significant for its age, size, and for its contribution to the garden, streetscape and locality. This species is not commonly seen in cultivation in Victoria. The early gates contribute significantly to the heritage character of the site, and to the streetscape generally.

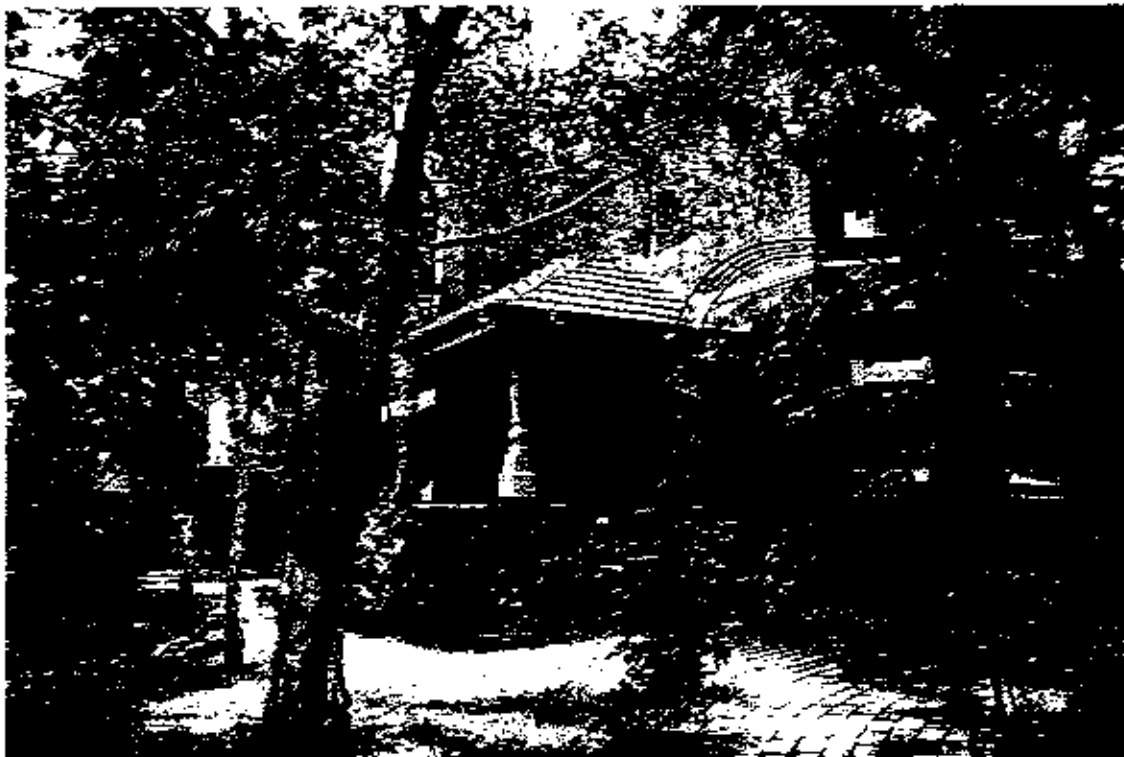
Source

Andrew C Ward & Associates

1 Rate Books 1861, 1864, 1870, 1874.

2 Rate Books 1882, 1884, 1900, 1906.

Building:	Belle Vue	Significance:	B
Address:	9 Norwood Avenue, Brighton	Melway Map Ref:	76 D1
Building Type:	Residence	Construction Date:	1891, 1919
Architect:	Phillip E Treeby	Builder:	Acton S Ankers



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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 9 Norwood Avenue was originally the gate lodge of Norwood, the famous mansion which occupied a four-acre site on The Esplanade. The huge house was a much-loved landmark in Brighton until its demolition in 1955.¹ It was built in 1891 for Mark Moss, one of the most successful financiers in Melbourne of the 1870s and '80s. He had already built a large house in Clarendon Street, East Melbourne, in 1875, but wanted something even grander. Moss purchased several adjacent properties on The Esplanade, Brighton, including a 17-room brick house, which he promptly demolished. Moss commissioned local architect Phillip Treeby to design a new house, and paid for him to go overseas for six months to get ideas.

In 1890, construction began on 'a three-storey fever-dream of red brick, terracotta tile and yellow stucco [that] mixed a dozen architectural styles, the more dominant being Scottish Baronial, Chinese and Tudor'.² The extraordinary design of this 26-room mansion incorporated a high tower, and stained glass windows nine metres high. The vast gardens included an orchard, bowling green and stables, and a cypress-edged driveway led to an impressive entrance at The Esplanade, with a tall brick wall, huge wrought iron gates, and a six-room gate house.

Mark Moss did not live in his new house for long. Like many Boom businessmen, he was badly hit by the financial crisis of the early 1890s. Norwood was seized by the Bank of Victoria in 1894 and later sold. The vast estate was subdivided in April 1918 after the death of a subsequent owner. The site of the mansion was reduced to less than a hectare, and Norwood Avenue was created to provide access to 25 new allotments. The lot on the corner of Norwood Avenue and Ramsay Street was acquired by Clement Davidson. He arranged for the original Norwood gate house, then still located on The Esplanade, to be relocated to his new block. The rate book for 1920 describes the house as a six-room brick house, owned and occupied by Isabella Davidson, a spinster.³

Description

Belle Vue is a double-storey asymmetrical Queen Anne red brick villa with a hipped terracotta tiled roof. The entry verandah has a hipped roof supported on thick turned timber posts on a brick balustrade. There is a canted bay on the Ramsay Street side, and a second verandah. Windows have rendered splayed sills and heads, and variously contain leadlight and lozenge pattern glazing.

Comparative Examples

Invermay, 18 Stanley Street, Brighton
Goombah, 168 Church Street, Brighton

Significance

Belle Vue, at 9 Norwood Avenue, Brighton, is of historical and aesthetic significance. As the former gate lodge of Norwood, it is the only surviving remnant of the huge and famous Queen Anne mansion on The Esplanade which captivated passersby from its construction in 1891 until its demolition in 1955. It has indirect associations with Norwood's original occupant, the prominent financier Mark Moss. The house is also important for its connection with local architect Phillip Treeby, and as a fine, if small, example of the Queen Anne domestic style.

Source

Andrew C Ward & Associates

1 David Latta. *Lost Glories: A Memorial to Forgotten Australian Buildings*. p 99.
2 David Latta. *Lost Glories: A Memorial to Forgotten Australian Buildings*. p 92.
3 Rate Book 1920, 1921.