
Brunning's Estate & Environs Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.3 Suburban bungalows; 5.3.4 Model housing estates)

2.0 History

Early Land Sales

The precinct formed parts of Crown portions 230, 232, 233, 234, 235 and 237 in the parish of Prahran (PP).

Crown portions 230, 233 and 234, totalling about 19 acres, were sold in the 1850s (pre-1857).

Crown portion 230 was purchased by Peter Davis, auctioneer and one-time mayor of Melbourne (1856-57), while portions 233 and 234 were purchased by 'Greeves and others', a syndicate of land speculators headed by politician Dr Augustus Frederick Adolphus Greeves.

Crown portions 232 and 237, each comprised of almost 10 acres, were purchased respectively by F Thompson in November 1853 and Thomas Hale, of Robertson & Hale architects and estate agents prior to 1857. Crown portion 235 formed part of a larger public reserve that included land on both sides of Glen Eira Road.

In 1859, the railway to Brighton was opened, with the line forming the eastern boundary of the precinct. A failed proposal around this time to establish a station at Glen Eira Road on the railway to Brighton briefly inspired attempts to sell land and develop the area. Between 1858 and 1859, several building allotments between Maryville and Albion streets were offered for sale, including one at the corner of Brighton Road and Maryville Street which was expressly recommended as an excellent position for a hotel (Age: 30 October 1858 p.7; 7 September 1859 p.7). Also in 1859, Thomas Hale invited tenders for the erection of five brick cottages at 'Merivale' (assumed to be *Maryville*) but these do not appear to have been built (Argus 5 August 1859 p.7).

Early Development

The first houses in the precinct were constructed in the 1850s and 1860s, but only limited development occurred before the 20th century. On the north side of Maryville Street, a substantial brick residence *Maryville* was erected c.1858 for Thomas Hale, of Robertson & Hale (architects and estate agents), who it seems had been residing in the street since at least 1855 in a timber house (Argus 18 August 1855 p.5). The name of both the residence and the street may have been chosen in honour of Hale's wife Mary. In about 1860, *Maryville* was purchased by the McEwan brothers who were grocers (RB 1860 no.1418). In the early 1860s, the McEwans built a second brick residence adjacent to *Maryville*. In Albion Street, which at that time did not extend all the way to the railway line, another substantial brick residence was constructed in the late 1850s for E Hart, which was then sold to William Hawkins in the early 1860s. Several other smaller timber houses/structures were also constructed in both Albion and Maryville streets. None of these early buildings survive.

In 1873, a subdivision plan (Figure 1) was prepared for the sale of the two Maryville Street residences (lots 1 and 2) and seven villa sites (lots 3-9) between Albion Street and Maryville Street, as well as sites outside the precinct east of the railway line.

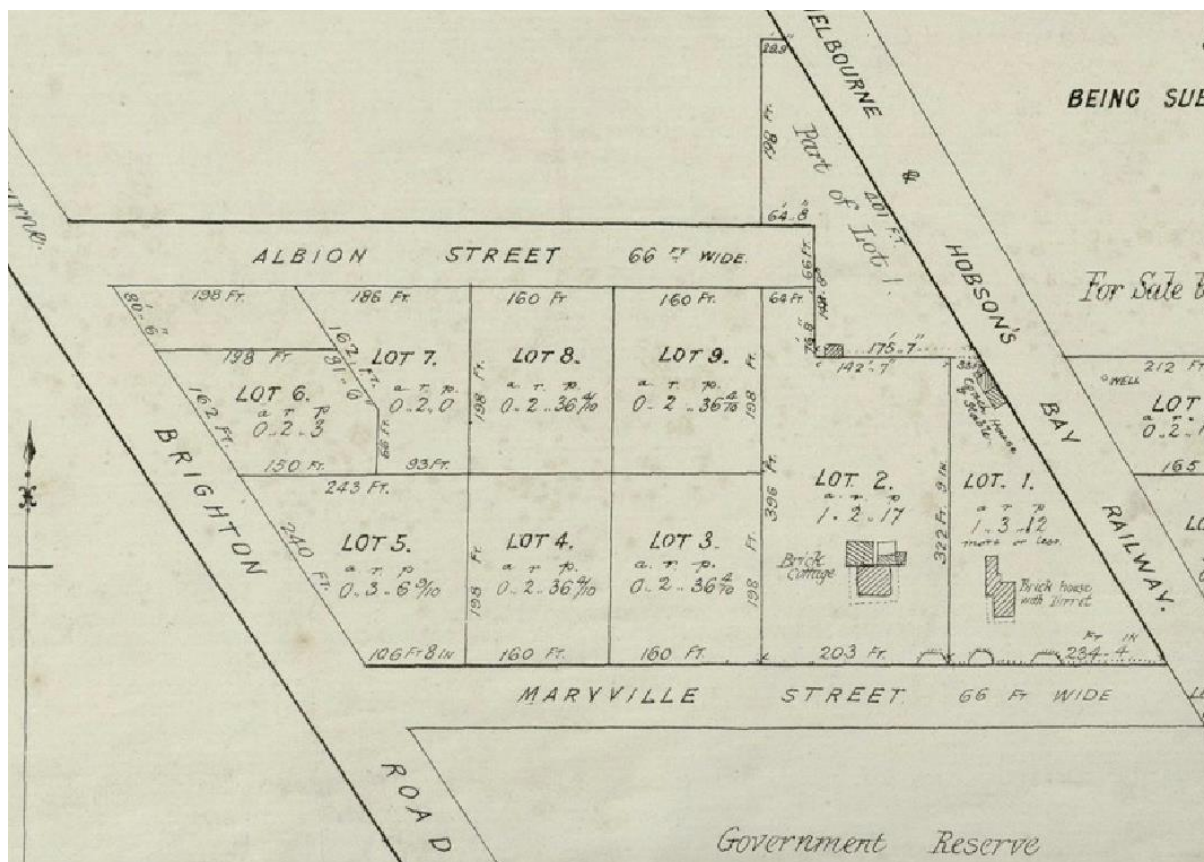


Figure 1 - 'Plan of valuable freehold properties, family residence and cottage adjoining, together with splendid villa sites'. For sale on 7 January 1873. (Source: State Library of Victoria)

In 1874, Lot 2 was purchased by Thomas Turnbull, a gentleman (CT v.681 f.129). Turnbull lived at the property he named *Hawick*, after his native place in Scotland, for the next two decades (*Euroa Advertiser* 13 October 1893 p3). In 1876, the remaining lots in the subdivision were again put to auction, including Lot 1 containing *Maryville*, and seven 'magnificent building villa sites' (lots 3-9) amounting to almost 5 acres which were to be sold as one (*Argus* 31 January 1876 p.2). A description of *Maryville* was given in the *Argus* as follows:

This truly elegant mansion ... has a stone foundation, is brick built, with slate roof, and contains a complete suite of rooms, each being beautifully finished without regard to cost. ... Adjoining to the house are to be found all other necessary outbuildings, viz., coachhouse, four-stall stable, servants' apartments etc.; a magnificent verandah of 7 ft in width with tessellated pavement surrounds the house. The grounds are laid out in garden plots with great taste and elegance, the chief feature of which is the selection of fruit trees of all descriptions. (*Argus* 31 January 1876 p.2)

The rate book for December 1876 records that James Nolan, a judge, was the purchaser of *Maryville* and George Brunning was the purchaser of the other lots/5 acres (RB entry nos. 1982, 1983). George Brunning was a nurseryman who at that time leased premises nearby in Brunning Street.

Over the ensuing few years, George Brunning acquired additional land in the precinct. In 1879, he purchased land on the north side of Albion Street, which included a tenanted four-roomed timber house (RB entry nos. 2088, 2089). Then in 1880/81, he also purchased five of the seven lots from the subdivision of the public reserve between Maryville Street and Glen Eira Road (that is, Crown portion 235) (PP). In total, the land acquired by Brunning amounted to about nine acres, representing a large proportion of the precinct (approximately two thirds).

Brunning's nursery and other late 19th century development

George Brunning's holdings remained undeveloped until the early 1880s when he relocated his nursery after the lease at his previous location expired. During 1882, preliminary work to prepare the land for nursery purposes was undertaken, including trenching and draining, and the soil was supplemented with large quantities of material from elsewhere to improve the quality. The grounds were laid out in rectangular beds and a variety of sheds, greenhouses and glasshouses were erected. In 1883, a private residence was built for George Brunning, a single storey brick villa with a verandah on three sides, in a central position within the nursery facing Brighton Road (in the current location of Los Angeles Court).



Figure 2 - Brunning's Nursery, in the precinct area, undated (post-1882). (Source: St Kilda Historical Society, via flickr)

In 1893, George Brunning died, and ownership of his holdings was transferred to his sons George Edward Brunning and Herbert John Brunning who were partners in the nursery business (CT).

Also in 1893, Thomas Turnbull died, and the following year *Hawick* was purchased by solicitor Francis Grey Smith who renamed the property *Monkstadt* (CT v.681 f.129). In 1905, Francis Grey Smith also acquired the northern part of the former *Maryville* estate (CT v.3036 f.155).

The MMBW plans, one dated 1899 (Figure 3) and the other 1904 (Figure 4), show the large area occupied by Brunning's nursery including George Brunning's house fronting Brighton Road. In Albion Street, a villa named *Eccles Lodge* is shown, presumably the house built in the 1850s. In Maryville Street, two villas are shown, *Hawick* (which had been renamed *Monkstadt*) and *Oberston* (formerly *Maryville*).

The MMBW plans also show residential development in the middle part of the former reserve which had occurred during the 1880s and 1890s, including three houses fronting Glen Eira Road (*Agnesville* and two others) and two houses fronting Maryville Street (*Alma* and *Somerleyton*). *Somerleyton* was built for George Edward Brunning, the eldest of George Brunning's sons, and named after the Suffolk town where he was born. None of the buildings shown on the MMBW plans remain in the precinct today.

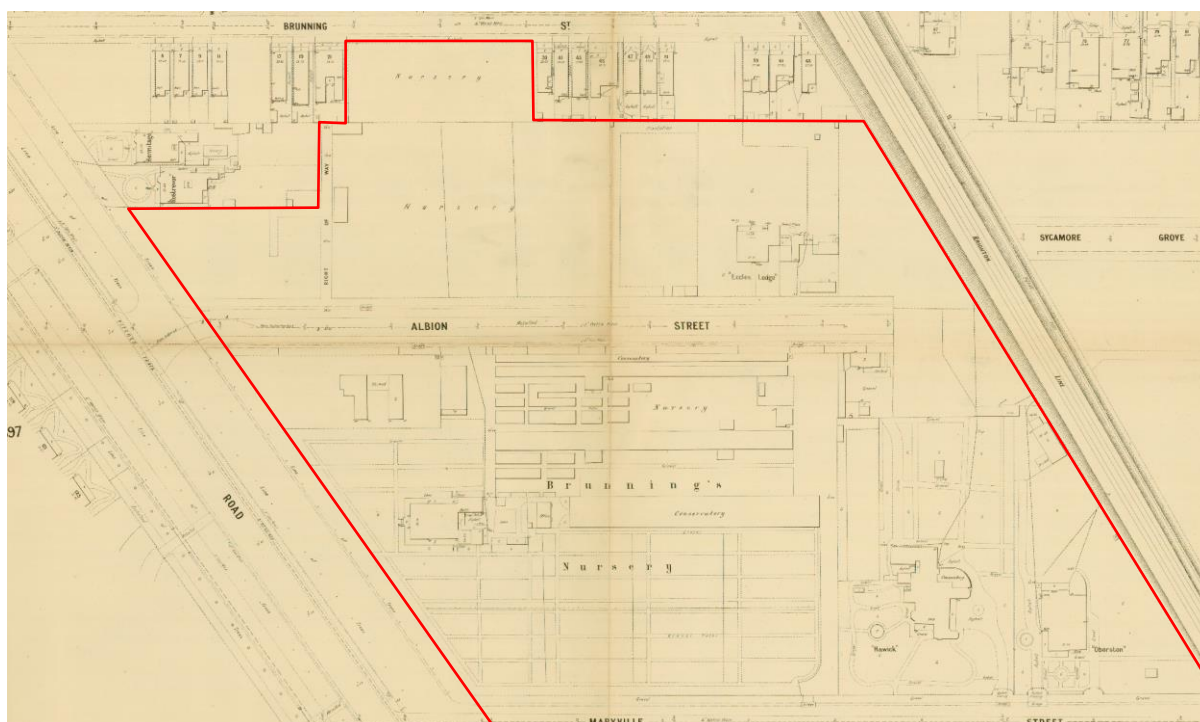


Figure 3 - MMBW Detail Plan No. 1450 (dated 1899). Showing the precinct north of Maryville Street. (Source: State Library of Victoria)

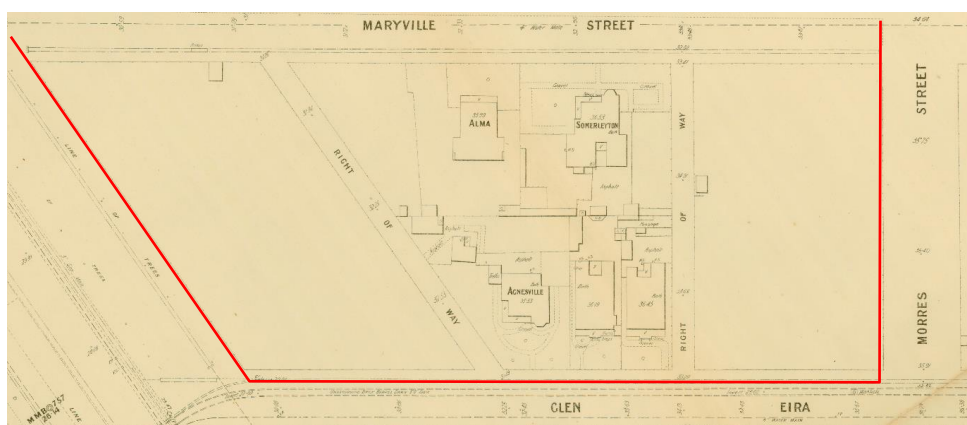


Figure 4 - MMBW Detail Plan No. 1451 (dated 1904). Showing the precinct south of Maryville Street. (Source: State Library of Victoria)

George Brunning, a trained gardener originally from Suffolk, England, migrated to Victoria in 1853 at the age of 23. In 1860 he established a nursery in Argyle Street, St Kilda. With the expansion of the business, he relocated to more extensive grounds in Brighton Road, first on the north side of Brunning Street and from 1882 within the precinct area. Later, two of Brunning's sons, George Edward and Herbert John, joined him in the business which became known as George Brunning and Sons and carried it on after his death in 1893. A1907 described the nursery as a 'Victorian institution', holding some 300,000 potted plants comprising over 700 different classes of flowers, shrubs fruits and trees with numerous varieties of each, and over a thousand kinds of roses (*Punch* 27 August 1907 p.58).

20th Century Development

During the first twenty years of the 20th century, limited development occurred in the precinct. On Brighton Road, the house at no. 42 was built c.1905 and the attached pair at 44 and 46 Brighton Road was built c.1907 (BP 571). The opening of the Ripponlea Railway Station in 1912 prompted

commercial and residential development in Ripponlea, and whilst several houses were built in Albion and Maryville streets during this time, most were later replaced. The c.1917 brick house at 6 Maryville Street and the c.1919 weatherboard house at 19 Albion Street appear to be the only surviving pre-1920 examples.

During the 1920s, a series of subdivisions led to the transformation of the precinct area.

The first of the subdivisions took place in 1920, concerning a 1¼ acre parcel of the Brunnings' holdings on the east side of Brighton Road, between Maryville Street and Glen Eira Road (Figure 5). Seven allotments were created and auctioned in November 1920 (*Argus* 13 November 1920 p.10). The earliest of the brick Interwar houses in the precinct was erected within this subdivision at 70 Brighton Road in 1921, although this was later substantially altered in 1935 (BP 4491 and 8917). 1 Glen Eira Road was purchased by Marie Alice Brunning, daughter of George Edward Brunning (CT v.4425 f.920) and a house built in 1924 (BP 5839). 4 Maryville Street was constructed in 1923 and designed by F J Davies (BP 5137). 60 Brighton Road was constructed in 1923 (BP 5171), 64 Brighton Road in 1929 (BP 7488), and 66 Brighton Road in 1931 (BP 7932), with the latter two built by Dickson & Yorston home builders.

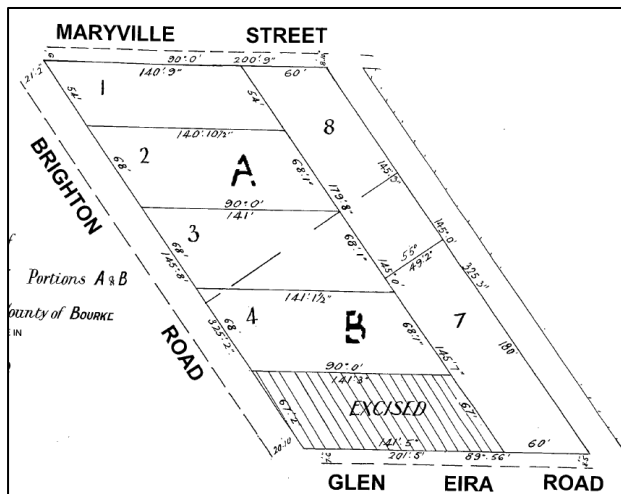


Figure 5 - Subdivision Plan LP8418. Dated 30 July 1921. (Source: Landata)

In 1925, Francis Grey Smith sold several allotments at the eastern end of Albion Street (CT v.4967 f.244), upon which houses at nos. 21, 23, 25 (north side) and nos. 22, 24, 26 (south side) were built c.1924-26 (SM). Some of these houses can be seen newly built in the c.1925 aerial photograph below (Figure 6).

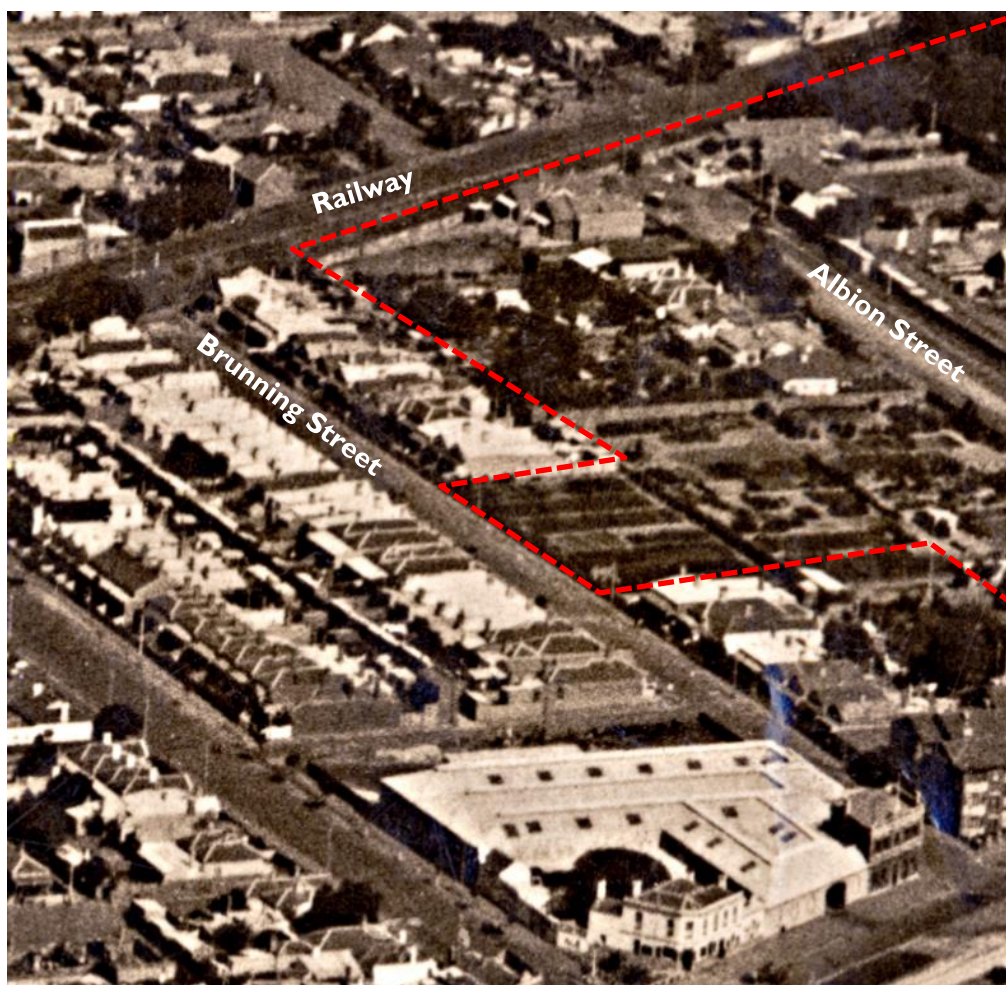


Figure 6 - Aerial Photograph c.1925 (W R Garrett) showing the northern part of the precinct. It shows part of the nursery the year before it was closed, as well as some houses in Albion Street. Approximate precinct boundaries are indicated. (Source: State Library of Victoria, H98.129/21)

By the 1920s, as Melbourne's population expanded, the large undivided area of land occupied by Brunning's nursery had become increasingly valuable. During 1926, the nursery business was wound up and the remaining land sold for building allotments (*Australasian*, 19 March 1927, p.17). The purchasers were a syndicate known as the Brunnings Subdivisional Company P/L of 93 High Street St Kilda (CT v.5190 f.802), of which one member was Mr. C. Seccull, and the sale fetched somewhere between £28,000 and £29,000 (*Argus* 1 July 1926 p.1). Mr. Seccull was associated with the prominent building company J R & E Seccull, which constructed many houses and flats in St Kilda and Elwood during the Interwar period and acted as a developer, purchasing land and building flats, often for family members. The land sale also coincided with the opening of the Brighton Road electric tramway extension to Glenhuntly Road (previously it had terminated at Brunning Street) in August 1926. In early 1927, subdivision plans were approved for 33 allotments between Albion and Maryville streets, 13 allotments north of Albion Street, and 7 allotments south of Maryville Street (Figure 7). The subdivision also created two new streets, Los Angeles Court and Somers Street. Development of sites in the Brunning's nursery subdivisions began immediately, with multiple building permits granted in 1927 and the first houses completed soon after.

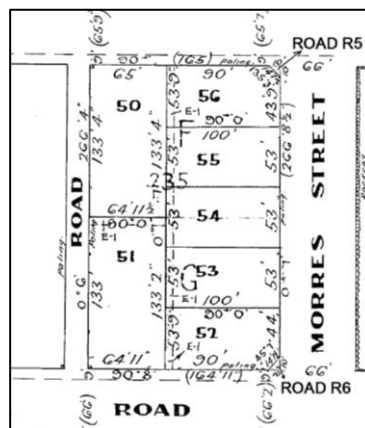
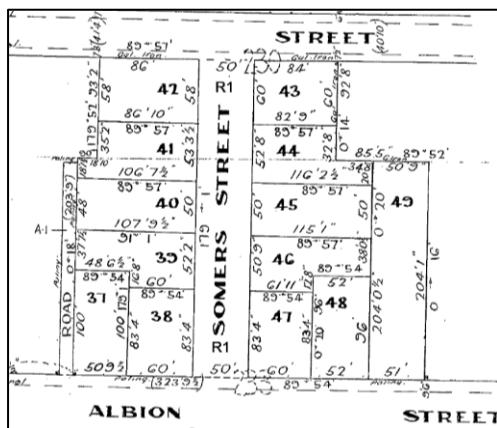
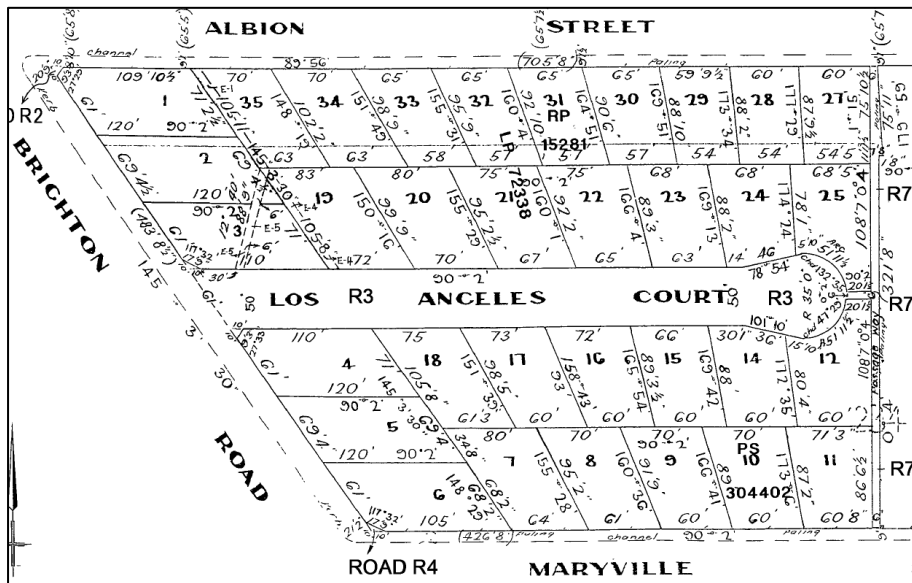


Figure 7 - Subdivision plan LPI 1886. Dated 8 February 1927. (Source: Landata)

Francis Grey Smith died in 1926 and probate was granted to his widow Sybella and son Ross Grey Smith. In 1929 Ross Grey Smith acquired further land at the east end of Maryville Street, being the southern part of the former *Maryville* estate. In 1929 subdivision by the Smiths saw the creation of Monkstadt Avenue and 15 allotments (Figure 8). The 19th century residences were demolished around this time.

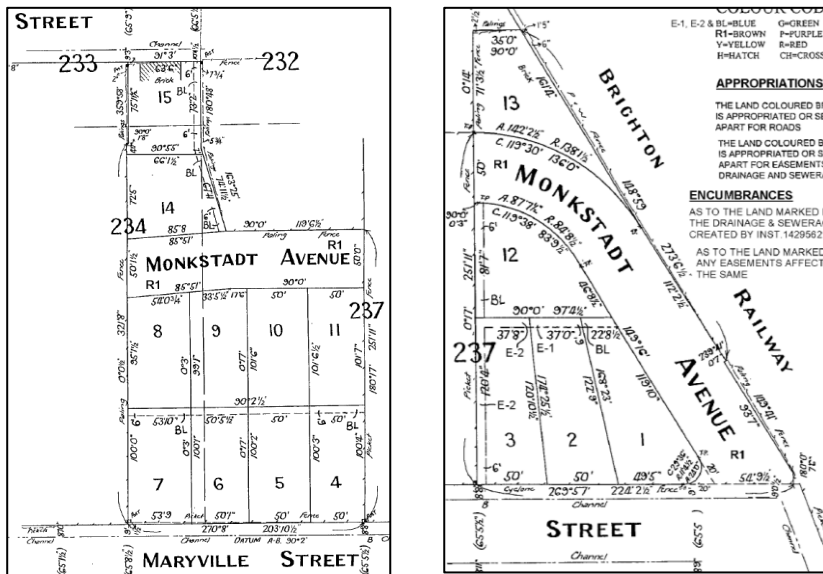


Figure 8 - Subdivision plans LPI3047 and LPI3048. Dated 3 September 1929. (Source: Landata)

By late 1931, as evidenced by an aerial photograph of that year (Figure 9), just over half of the allotments created through subdivision in the 1920s had been developed with houses.



Figure 9 - Aerial Photograph (dated Nov. 1931) showing the precinct. (Source: Landata, Proj No 1931, Run 15, Frame 2750)

While most of the allotments were purchased by individuals, there were some companies or speculative builders that purchased and developed multiple sites. Some of these include:

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- P J Brunnings Home Builders Pty Ltd purchased all nine allotments on the south side of Albion Street which were reconfigured to make ten allotments (nos. 2-20 Albion Street). These were developed over several years from 1927. P J Brunnings designed and constructed most of the houses such as no.4 on lot 34 in 1927 (BP 6801), while some were built by others.
 - Los Angeles Court Pty Ltd purchased three allotments at the corner of Brighton Road and Los Angeles Court which were reconfigured to form four allotments (50, 52 Brighton Road and 1, 3 Los Angeles Court). Building permits for houses on all four were issued in 1927 (BP 6715, 6734, 6754, 6886), and in February 1928 an advertisement was posted for the auction of 'four beautiful modern brick bungalows' (*Argus* 4 February 1928, p.3).
 - Ernest Marsh, builder, of 84 Mitford Street, Elwood, purchased several allotments which he developed. These included 1, 2, 3 and 4 Morres Street in 1928, 2 and 6 Los Angeles Court between 1928 and 1931 (BP 7356, 7917), and 17, 21 and 23 Maryville Street between 1929 and 1931 (BP 7657, 7733, 7826). He also purchased 4 Los Angeles Court in 1928 but it was apparently developed by the subsequent owner (CT v.5545 f.854). In addition to developing his own sites, Marsh also built houses for others including 54 Brighton Road in 1929 (BP 7477), 19 Maryville Street in 1930 (BP 7713), and 15 Maryville Street in c.1932 (BP 7880).
 - L S Nicholls master builders constructed, and probably also designed, several houses in the precinct. These include *Janette* at 2 Albion Street in 1934 (BP 8581), 16 & 17 Monkstadt Ave (both in 1934), and 5 (1932) & 13/13a (1938) Los Angeles Court.

Houses known to have been designed by architects include:

- *Mid-Mar* 48-48a Brighton Road, Leslie J. W. Reed, 1937 (**PPHR 303**)
- *Limerick Lodge* at 58 Brighton Road, Arthur W Plaisted, 1927-28 (BP 6936). (**PPHR 306**)
- 4 Los Angeles Court, Schreiber & Jorgensen, 1930 (BP 7800) (**PPHR 341**)
- *Besano* 5 Los Angeles Court, H. Geoffrey Bottoms, 1932-33
- 7/7A Los Angeles Court, H W & F B Tompkins, 1936 (BP 9235)
- 11 Los Angeles Court, Arnaud E. Wright, 1929 (BP 7603)
- 4 Maryville Street, F J Davies, 1923 (BP 5137)
- 14 Maryville Street, Alder and Lacey, 1934 (**PPHR 348**)
- 20 Monkstadt Ave, Marcus Barlow, 1931 (**PPHR 356**)
- 22 Monkstadt Ave, R M & M H King, 1929 (BP 7404). Built for Ross Grey Smith by builder C Munro. On completion it was advertised for sale described as a 'new triple-fronted Spanish Mission brick bungalow' (*Herald* 27 August 1930 p.13).
- 23 Monkstadt Avenue, R M & M H King, 1932-33 (BP 8122). The newly built house (Figure 10) was featured in an illustrated article in which it was described as having the 'charm of Old England' (*Herald* 31 May 1933 p.20).



Figure 10 - 23 Monkstadt Avenue (Source: Herald, 31 May 1933, p.20)

Single houses were the predominant building type, followed by attached pairs. Two small two-storey flat developments containing only two or three dwellings were built at 20A Albion Street in c.1935, and 14 Monkstadt Avenue 1940 (BP 10595). Three larger flat buildings in the precinct all involved the redevelopment of sites containing 19th century villas, including:

- *Alcazar*, 3 Glen Eira Road, built c.1929 in place of the villa *Agnesville*. Developed by P J Brunning. **(PPHR 327)**
- *Mandalay Court*, 17A Albion Street, designed by James H Wardrop in 1934, replaced an 1850s villa. **(PPHR 396)**
- *Somerleyton*, 12 Maryville Street, built in late 1937 by J R & E Seccull (BP 9728, 9787), which replaced the villa *Somerleyton* following the deaths of George Edward Brunning in 1935 and wife Alice Mary in 1937.

The precinct appears to have been fully developed by about 1940. The 1945 aerial photograph (Figure 11) confirms that all the allotments in the precinct had been developed by the end of the Interwar period.

Post-war and into the late 20th century and early 21st century, some limited redevelopment/infill of sites took place. Following World War II, the house at 3A Albion Street was acquired by the RSL War Veterans Homes Trust and converted to a hostel for returned servicemen. Accommodation was expanded c.1956 with the adjacent cream brick block designed by Stephenson & Turner constructed on the former tennis court.



Figure 11 - Aerial photograph dated 1945. The precinct was fully developed by this time. (Source: Landata, Proj No 5, Run 16, Frame 57848)

References

Cooper, J B. *The History of St Kilda 1840-1930* Vol. I

Lodged Plans Nos LP8418, LPI1886, LPI3047 and LPI3048

Certificates of Title (CT)

Melbourne & Metropolitan Board of Works (MMBW) Plan Nos 1450 (dated 1899) and 1451 (dated 1904).

Newspapers: various

Parish Plan (PP), at Elwood, Parish of Prahran, P81(13)

Port Phillip Thematic Environmental History (TEH), February 2021

Subdivision Plan (SP), Parish of Prahran, 13 August 1864, P82A(1)

St Kilda Council building permit records (BP). Accessed via the Australian Architectural Index.

Rate Books (RB) 1859-1900

Sands and McDougall's Street Directories (SM)

3.0 Description

The Brunnings Nursery Estate & Environs Precinct is a large precinct consisting of some 100 residential properties in Albion Street, Brighton Road (part east side), Glen Eira Road (part north side), Los Angeles Court, Maryville Street, Monkstadt Avenue, Morres Street and Somers Street. The precinct spans two suburbs; the northern part of the precinct is within Balaclava and the southern part of the precinct is within Ripponlea.

Street planting is varied, consisting of a range of native and exotic, young and semi-mature specimens, generally evergreen with some deciduous plantings. Some streets contain consistent mature tree plantings, including Liquidambers (*Liquidambar styraciflua*) in Los Angeles Court and Monkstadt Avenue (these appear as saplings in the 1945 aerial) and London Planes (*Platanus x acerifolia*) in Brighton Road.

Basalt kerbing and channelling has been retained in Maryville Street, Brighton Road and Glen Eira Road. Some sites retain a concrete driveway, a few also with a central grass island (for example, 3 Morres Street).

Original garages survive at some sites and are usually located towards the rear (for example, 4 Los Angeles Court), although some are sited at the front (for example, 13 Maryville Street).

A pedestrian walkway runs between Albion Street and Maryville Street, bisecting the 1927 Brunning subdivision to the west from the 1929 Grey Smith subdivision to the east.

The blocks are generously sized, and the subdivision pattern is relatively consistent. The buildings are set back several metres with garden areas to the front, typically including planting consisting of various shrubs and areas of lawn. Most sites retain original low brick fences – face brick and/or rendered. Some fences include a narrow metal balustrade (for example, 17 Maryville Street, 1-4 Morres Street) and others retain low metal pedestrian or driveway gates (18 Monkstadt Avenue). *La Mascotte* at 1 Morres Street features a masonry arch/pergola over the corner pedestrian entry.

Los Angeles Court features a distinct planning arrangement and consistent streetscape and is notable for its high degree of intactness. Created in 1927, it is an early example of a cul-de-sac in the municipality which, although the houses do not address the street at the end, features curved fences and extended garden areas that add to the generous garden-setting character of the street. The mostly consistent low render fences of a similar design return around the corner lots at Brighton Road. There is also original concrete kerb & channelling and concrete footpaths cut to look like flagstones.

The building stock mainly dates to the Interwar period, though there are Federation period houses at 42, 44 and 46 Brighton Road. The houses are mostly single storey with some two storey (8, 9, 10, 11 Los Angeles Court, 14, 16 Monkstadt Avenue) or with an attic (50, 52, 54, 60, 62, 66, 70 Brighton Road, 5 Los Angeles Court, 3A Albion Street). All buildings are brick, except for the weatherboard house at 19 Albion Street. The houses are generally intact and retain original presentation and/or elements such as roof cladding, chimney/s, porches, and openings (windows and front door) and often have complementary front fences. Most houses are freestanding, but there are several attached pairs (7/7a and 13/13a Los Angeles Court, 17, 10/10A and 22/22A Albion Street, 9/9A Maryville Street, 48/48a Brighton Road), and there are also five flat buildings (*Alcazar* 3 Glen Eira Road, *Somerleyton* 12 Maryville Street, *Mandalay Court* 17A Albion Street, 20A Albion Street and 14 Monkstadt Avenue).

The roof forms are usually gabled and/or hipped, and some with hipped gable (jerkinhead). The roofs are almost all clad in tiles, generally either glazed or unglazed terracotta tiles and some with concrete tiles. The house at 9 Albion Street is the only example with a corrugated metal sheeting to the roof (but it may have originally been tiled). Houses generally retain original chimneys and the eaves have soffits lined in timber boards or battened sheeting.

The massing is predominantly asymmetric with a porch being a standard feature. The walls are brick, either face brick and/or rendered (roughcast and/or smooth). Bricks used include red, clinker, and

tapestry (variegated cream, brown, etc.), the colours being related to the various styles. Roman bricks are also used either for details or more extensively (for example, 13/13A Los Angeles Court). The decks are often obscured but may be concrete, tiled or timber, or even terrazzo (for example, 17 Monkstadt Avenue).

Windows are predominantly timber-framed, with a few steel-framed examples to the late Interwar Moderne style buildings (for example, 15 Los Angeles Court). The main front windows are often grouped in pairs or three (tripartite) consisting of either double hung sashes, or a wider, central fixed pane flanked by double hung sashes. Lead light, stained glass, or geometric glazing bars are common.

There has been limited replacement of building stock since the Interwar period, including flats dating to circa 1950s, 1960s and 1970s at 8 and 10 Maryville Street, and 3, 11 and 13 Albion Street. More recently – during the late 20th century/early 21st century – there has been further infill including 21 and 21A Monkstadt Avenue and 15 Albion Street.

Bungalows are the predominant house type and/or style throughout the precinct, which are expressed in a range of styles popular during the Interwar period, including Arts and Crafts, Spanish Mission, Georgian Revival, Art Deco, Moderne, and Old English/Tudor Revival. For many places, the examples reflect the influence of these styles, where certain characteristics might be applied to a 'base' bungalow, rather than being clear examples, or have an eclectic expression combining the influences of multiple styles. The most distinctive and substantial examples are in Los Angeles Court, Monkstadt Avenue and Brighton Road, while in the other streets they are generally more modest.

Federation Queen Anne

The earliest surviving Federation period houses in the precinct are indicative of the prevailing Queen Anne Style and are red brick with some contrasting roughcast rendered sections. The attached pair at 44 and 46 Brighton Road (c.1907) have a picturesque roofscape and feature prominent corner bay windows with conical roofs. 42 Brighton Road (c.1905) has dormer windows and a half-timbered effect in the front gable end.



Figures 12 & 13 - 42 Brighton Road (left), 44 and 46 Brighton Road (right)

Arts & Crafts

The Arts & Crafts aesthetic was a key influence during the Federation period and the transition into the early part of the Interwar period. Characteristics of the Arts & Crafts style included assymetry, dominant roofs (attic-storeys were common) as well as including detailed artistry and use of 'natural' materials such as roughcast and timber shingling. Tall chimneys were common (for example, 60 Brighton Road, Figure 15). Such designs were meant to be viewed in the round within garden settings. The Arts & Crafts aesthetic is well expressed at *Besano* 5 Los Angeles Court which has a broad roof clad in terracotta shingles, tall chimneys, and a shingled gable attic. Other interesting examples are the flats *Alcazar* at 3 Glen Eira Road (**PPHR 327**, also demonstrates influences of the

Spanish Mission and Mediterranean styles) and the house at 50 Brighton Road which features steeply pitched hipped roof forms and a large shingled attic dormer.



Figures 14 & 15 - 'Alcazar' 3 Glen Eira Road (left), 60 Brighton Road (right)

Bungalow

The informal design of the bungalows reflects the influence of the Arts & Crafts aesthetic, especially in their combination of 'natural materials'. The 1920s bungalows typically have broad gable or hipped gabled roofs, with the main ridge being transverse (parallel to the street front) or perpendicular to it and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. In the 1930s, hipped roofs became the dominant form (for example, 10 & 10A Albion Street). The wall finish is usually brick (red and clinker), some with tuck-pointing, in combination with render (often roughcast), though there are a few that are mostly rendered. A range of decorative brickwork is applied to the walls and arches including banding, diamonds, corbelling, quoining and 'highlighted' voussoirs.

The varying detailing to the gable ends is one of the elements which distinguish individual houses, and often features shingles, lattice or roughcast. The off-centre porches typically have piers with paired timber posts or squat columns. Windows are typically timber-framed with decorative glass to the upper sashes. Original front doors are usually timber with glazing to the upper part.

The earliest bungalows in the precinct include 6 Maryville Street (c.1917, Figure 17) and 19 Albion Street (c.1919, Figure 20).



Figures 16 & 17 - 'Cooraminta' 4 Albion Street (left) and 6 Maryville Street (right)



Figures 18 & 19 - 21 Albion Street (left) and 25 Albion Street (right)



Figures 20 & 21 - 19 Albion Street (left) and 10 & 10A Albion Street (right)

Interwar Spanish Mission

The Spanish Mission style was most popular during the mid-Interwar period, that is, the late 1920s and early 1930s. Characteristic of this style are barley twist columns, usually employed to the front porch, and/or a triple arcade (for example, 2 Morres Street). Some examples also have other detailing typically associated with the Spanish Mission style such as Roman pan tiles (e.g. 64 Brighton Road), a trowelled rendered finish (for example, 4 Los Angeles Court and 20 Monkstadt Avenue), gabled chimney tops, and a Serlian window format (for example, 4 Morres Street, Figure 23). This style is popular in the precinct and some key exemplars include 4 Los Angeles Court (**PPHR 341**, Figure 22), 14 Maryville Street (**PPHR 348**), Montrose 56 Brighton Road, Midlothian 64 Brighton Road (**PPHR 307**), and 20 Monkstadt Avenue (**PPHR 356**).



Figures 22 & 23 - 4 Los Angeles Court (left) and 4 Morres Street (right)

Interwar Georgian Revival

Hallmarks of this style are a symmetrical façade, which was in contrast to the prevailing use of asymmetric form, and a central columned porch. A key example displaying a restrained Georgian Revival influence is 17 Monkstadt Avenue which has a commodious columned porch and terrazzo deck.



Figures 24 & 25 - 17 Monkstadt Avenue (left) and 8 Los Angeles Court (right)

Interwar Art Deco

The Art Deco style was not commonly used for single residences, being more commonly applied to flats or commercial buildings. Janette at 2 Albion Street is an unusual example employing the Art Deco style featuring stepped detailing to porch, geometric glazing bars. Usage of Art Deco detailing can be seen elsewhere, such as at 19 Monkstadt Avenue which has a bas-relief Art Deco pattern to the porch.



Figure 26 - 'Janette' 2 Albion Street

Interwar Moderne

There are a few examples of the Moderne style dating to the mid to late 1930s. These houses have hipped roofs and are characterised by a horizontal emphasis and rounded forms. Common features include flat curved concrete canopies to the entry porches (for example 48/48A Brighton Road), corner windows (for example, 9/9A Maryville Street), and steel-framed windows (for example, 13/13A Los Angeles Court). 15 Los Angeles Court is rendered with a streamlined appearance and the roof is concealed by the parapet. 48/48A Brighton Road (**PPHR 303**, Figure 28) is a distinctive example featuring the bold use of crazy tapestry brickwork.



Figures 27 & 28 - 15 Los Angeles Court (left) and 'Mid-Mar' 48-48a Brighton Road (right)

Interwar Old English/Tudor Revival

The Old English/Tudor Revival style was popular during the mid to late 1930s. This style is characterised by steeply pitched gable or half gabled roofs, sometimes incorporating catslides. The walls of these houses are clinker brick or rendered with some contrasting brickwork detailing such as corbelled gable ends (for example, 20 Albion Street). Patterned brickwork, such as chequered or herringbone, can be subtly incorporated (for example, 17A Albion Street, 22 Glen Eira Road). The upper parts of walls/gable ends commonly feature a half-timbered effect (for example, 23 Monkstadt Avenue). Porch openings are typically round or Tudor arched (for example, 9 Los Angeles Court). Windows may be multi-paned or quarreled, and oriels may be incorporated where the building is two storey (for example, 17A Albion Street, Figure 32). *Limerick Lodge* 58 Brighton Road (**PPHR 306**) is a distinctive example with complex roof forms and porches with timber cruck-like brackets.



Figures 29 & 30 - 'Chipping Camden' 52 Brighton Road (left), 9 Los Angeles Court (right) The projecting bay at left is a later addition.



Figures 31 & 32 - 20 Albion Street (left) and 'Mandalay Court' 17A Albion Street (right)

4.0 Comparative Analysis

The Brunnings Nursery Estate and Environs Precinct is significant as an unusually large, stylistically diverse and highly intact enclave of Interwar period development. This precinct consists of Interwar residential development predominantly derived from the staged subdivision of the former Brunnings Nursery and adjacent mansion estates during the 1920s. The housing, which includes single houses, attached pairs and flats, dates almost entirely to the Interwar period (between c.1917 and c.1940) with some limited Federation period representation. The styles represented span the breadth of the Interwar period. There are some high-end examples which are generously scaled and have distinctive designs. Los Angeles Court is notable as an intact example of an Interwar housing estate that demonstrates a considered and consistent planning arrangement.

The precinct can be compared to a number of areas and streets within the municipality which contain Interwar residential development and are included within heritage overlays, mainly concentrated in the southern parts of the municipality. Interwar residential development is often interspersed amongst building stock from earlier (Victorian and Federation) or later (Post-war) periods. Where Interwar residential development is dominant, areas typically comprise a mix of building types (i.e. houses and flats) and, like part of the subject precinct, derive from mansion estate subdivision.

- Murchison Street & Wavenhoe Avenue Precinct (HO391). An intact area of mainly Interwar bungalows built during the 1920s, supplemented by some Federation period houses and Interwar period flats built during the 1930s. The area was formerly occupied by several nineteenth century mansions, two of which survive. This precinct is comparable in size with the subject precinct but has a greater number of Federation period houses and a greater proportion of early Interwar examples.
- Westbury Close, Balaclava (HO7). A highly intact enclave of Interwar period development comprised predominantly of Bungalow style houses as well as a block of flats and a former post office, that were all built between 1923 and 1929 on consistently sized allotments created from the subdivision of two nineteenth century mansion estates.
- Eildon Road, which forms part of the St Kilda Hill Precinct (HO5). Comprises buildings of the Interwar period with a high proportion of flats, built on subdivisions created from nineteenth century mansions of which one ('Eildon') survives today.
- Wimbledon and Hennessy avenues area within the St Kilda Botanical Gardens & Environs Precinct (HO7). Interwar period flats and houses (several altered) built within the grounds of two nineteenth century mansions ('Wimbledon' and 'Rothermere') that remain.
- Heaton Avenue and Burns Street within the Brighton Road (Elwood) Precinct (HO318). Heaton Avenue was fully developed in the 1920s with bungalow style houses - a relatively small group and a couple of houses have been considerably altered, and few original fences survive. The Interwar streetscape of Burns Street also includes a few earlier houses (Victorian and Federation) and later development including flats. Both streets have basalt kerbing and channelling, and mature plane trees.
- The Elwood: Glen Huntly Rd, Ormond Rd Precinct (HO8). A large precinct, predominantly Federation period, with Interwar residential development dispersed throughout. Streetscapes are typically heterogeneous in terms of period and contain a mix of houses and flats from both periods.
- Mooltan Avenue Precinct (HO390). A small cul-de-sac subdivision in the grounds of a 19th century mansion estate containing an intact group of seven houses all with a Spanish Mission influence built between 1928 and 1930.

The Brunnings Nursery Estate and Environs Precinct is distinguished from the other streets/precincts reviewed above by the large quantity and proportion of Interwar period houses demonstrating a comprehensive range of housing styles and by its highly intact and cohesive streetscapes. Many houses retain original front fences and garages. Some streets in the precinct are complemented by mature street trees and concrete or basalt kerbing and channelling.

5.0 Statement of Significance

What is significant?

The Brunnings Nursery Estate & Environs Precinct, which consists of some one hundred residential properties in Albion Street, Brighton Road (part east side), Glen Eira Road (part north side), Los Angeles Court, Maryville Street, Monkstadt Avenue, Morres Street and Somers Street is significant. The northern part of the precinct is within Balaclava and the southern part of the precinct is within Ripponlea.

This precinct consists predominantly of residential development derived from the staged subdivision of the former Brunnings Nursery and adjacent mansion estates during the 1920s. The housing, which includes single houses, attached pairs and flats, dates almost entirely to the Interwar period (between c.1917 and c.1940) with a small number of Federation houses.

The following features contribute to the significance of the Brunnings Nursery Estate and Environs Precinct:

- Dwellings dating from the Federation and Interwar periods (c.1905-1940),
- The predominant single storey scale with some interspersed attic and two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles/shingles (glazed and unglazed) and concrete tiles, and chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Face brick (red, clinker) and/or rendered finishes, and contrasting detailing,
- Porches,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early low front masonry fences and front garden settings,
- Original garages,
- Basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road. Concrete kerb and channelling and concrete footpaths in Los Angeles Court,
- The small reserve at the end of Monkstadt Avenue and the walkway between Albion and Maryville streets,
- Mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road.

The Significant places are:

- Mandalay Court, 17a Albion St (PPHR 396)
- Mid-Mar, 48-48a Brighton Rd (PPHR 303)
- Limerick Lodge, 58 Brighton Rd (PPHR 306)
- Midlothian, 64 Brighton Rd (PPHR 307)
- Sixty-six, 66 Brighton Road (PPHR 437)
- Alcazar, 3 Glen Eira Road (PPHR 327)
- 4 Los Angeles Court (PPHR 341)
- 14 Maryville St (PPHR 348)
- 20 Monkstadt Avenue (PPHR 356)

The Non-contributory properties are:

- 8 and 10 Maryville Street
- 3, 11, 13 and 15 Albion Street
- 21 and 21A Monkstadt Avenue

All other properties within the precinct are Contributory places.

How is it significant?

The Brunnings Nursery Estate and Environs Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Brunnings Nursery Estate and Environs Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Interwar period. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided during the Interwar period for residential and commercial development. It is associated with Brunnings Nursery which occupied about nine acres of the precinct between 1881 and 1926. The surviving Federation period houses in Brighton Road are remnants of earlier phases of development in the precinct which have largely been erased. (Criterion A)

The Brunnings Nursery Estate and Environs Precinct is of aesthetic significance as an unusually large, stylistically diverse and highly intact enclave of Interwar period housing. The styles represented span the breadth of the Interwar period and include Arts and Crafts, Bungalow, Spanish Mission, Georgian Revival, Art Deco, Moderne and Old English/Tudor Revival. There are some high-end examples which are generously scaled and have distinctive designs. Collectively, the housing is notably cohesion in terms of its scale, composition, materials and detailing, with many properties retaining their original front fences. Los Angeles Court is notable as an intact example of an Interwar housing estate that demonstrates a considered and consistent planning arrangement including concrete street construction and low rendered front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road, and mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road. (Criteria D and E)

6.0 Recommendations

Excise the Brunnings Estate & Environs Precinct from HO7 to create a separate heritage precinct.

Remove 5, 7 Glen Eira Road and 38 Brighton Road from the heritage overlay.

The following places with PPHR citations become Contributory to the precinct:

- *Janette*, 2 Albion St (PPHR 394)
- *Cooraminta*, 4 Albion St (PPHR 395)
- 50 Brighton Rd (PPHR 435)
- *Chipping Camden*, 52 Brighton Rd (PPHR 305)
- *Montrose*, 56 Brighton Rd (PPHR 436)
- *Besano*, 5 Los Angeles Court (PPHR 342)
- 8 and 10 Los Angeles Court (PPHR 343)
- 15 Los Angeles Court (PPHR 345)
- 17 Monkstadt Avenue (PPHR 354)

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- 19 Monkstadt Avenue (PPHR 355)
 - 22 Monkstadt Avenue (PPHR 357)
 - 23 Monkstadt Avenue (PPHR 358)
 - *La Mascotte*, 1 Morres St (PPHR 740)
 - 2 Morres St (PPHR 741)
 - 3 Morres St (PPHR 742)
 - 4 Morres St (PPHR 743)

7.0 Assessment

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct*
Heritage Review Stage 2, 2021