

## MOORE RESIDENCE

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<b>Address</b>	200 Centre Road, Bentleigh
<b>Significance</b>	Local
<b>Construction Dates</b>	1936
<b>Period</b>	Interwar
<b>Date Inspected</b>	Late 2018



### Statement of Significance

#### What is Significant?

The Moore Residence at 200 Centre Road, Bentleigh is significant, especially the intact main house with its prominent chimneys and including its original single garage at the southern end. The original front brick fence and gates, as well as the remnant grassy island to the curved driveway are also significant.

The tennis court and later double garage at the south-west corner are not significant.

#### How is it Significant?

The Moore Residence is of local historical and aesthetic significance to the City of Glen Eira.

#### Why is it Significant?

The Moore Residence at 200 Centre Road, Bentleigh is historically significant as one of a small group of substantial houses built in the Bentleigh area during the Interwar period, when the suburb underwent rapid development facilitated by the improvement in rail services. Of this small group, it remains intact and likely one of the few houses in the area that were architect designed at this

time. These larger houses were generally constructed to the main roads on larger allotments and were inhabited by successful businessmen and their families, in this case a local pharmacist A E Moore. (Criterion A)

The Moore Residence is aesthetically significant as a fine and distinctive example of the Old English style. The commodious dwelling has an unusual splayed footprint, restrained material palette (mainly clinker brick and glazed terracotta tiles, as well as some tapestry bricks), and bold articulation including the sweeping roof, prominent chimneys, and entry portico with adjacent gable end. Designed in 1936 by the partnership of Marsh & Michaelson, it is typical of their considered and refined work. (Criterion E)

## Description

The subject site is located at the east corner of Centre Road and Milton Street. The house is set back in a garden setting such that it is partly obscured from the street. To the front part of the site is an original low, clinker brick fence with glazed coping tiles and an original steel gate to each street frontage between which a curved, brick paved driveway with central grass island extends.



Centre Road



Milton Street

The substantial single storey dwelling, designed in a restrained version of the Old English style, has a splayed or butterfly footprint. The material palette is limited in colour with clinker brick walls in stretcher bond and glazed terracotta tiling to the prominent, sweeping roof. The roof is gabled at the northern end and hipped at the southern end and features tall brick chimneys with paired terracotta chimney pots, with the broadest, central one being located to the front wall. The wide eaves have timber lined soffits.

The central gable end and adjacent curved entry portico on the western side of the building are the focal point of the façade. The curved portico is in English bond and has an upper dentillated course and shingles to the coping of the parapet. The segmental entry arch and adjacent openings feature tapestry bricks and decorative grilles. The bold articulation is reminiscent of some of the country houses in Surrey, England, of noted architect Edwin Lutyens (1869-1944) such as *Goddards* (1898-1900) and *Tigbourne Court* (1899-1900).



Milton Street frontage – northern end



Milton Street frontage – southern end with original garage

Windows are timber-framed and have been painted white. The windows are often in a tripartite configuration consisting of a central fixed pane and side sashes with horizontal glazing bars. Other windows are single double hung sashes with horizontal glazing bars and the north facing gable end has a concave hood (largely obscured). Some windows have louvred shutters, window shades and they all have retractable awning blinds. At the southern end, an original garage is included under the main roof.



Entry portico with arched entry and gable end



Entry portico and central chimney

Characteristic of the Old English style, the roof is steeply pitched and picturesque however the house lacks some of the typical detailing such as half-timbering to the gable ends and lead lighting to the windows. In this light, the house is decidedly restrained and modern, especially with the use of horizontal glazing bars to the sash windows, in keeping with the approach adopted in the architects' other work.

A two door garage with a flat roof has been constructed to the south-west corner of the site. The simple brick structure has a material palette similar to that of the original dwelling.



East end/rear of site



Non-original garage

To the east end of the site is a tennis court behind a high timber paling fence and hedge and other planting.

## History

The subject site, as was Bentleigh generally, was part of Dendy's Special Survey or the Brighton Estate, an 8 square mile (5,120 acres) holding in the Parish of Moorabbin acquired by Henry Dendy on 18 October 1841. Special Surveys were a particular method of survey permitted during 1840 and 1841 in which the Crown sold 8 square mile allotments and allowed the internal configuration of the land to be determined by the purchaser.<sup>1</sup> Its boundaries are reflected in the existing names of the streets of North Road, East Boundary Road and South Road, with Port Phillip Bay as the western boundary.<sup>2</sup>

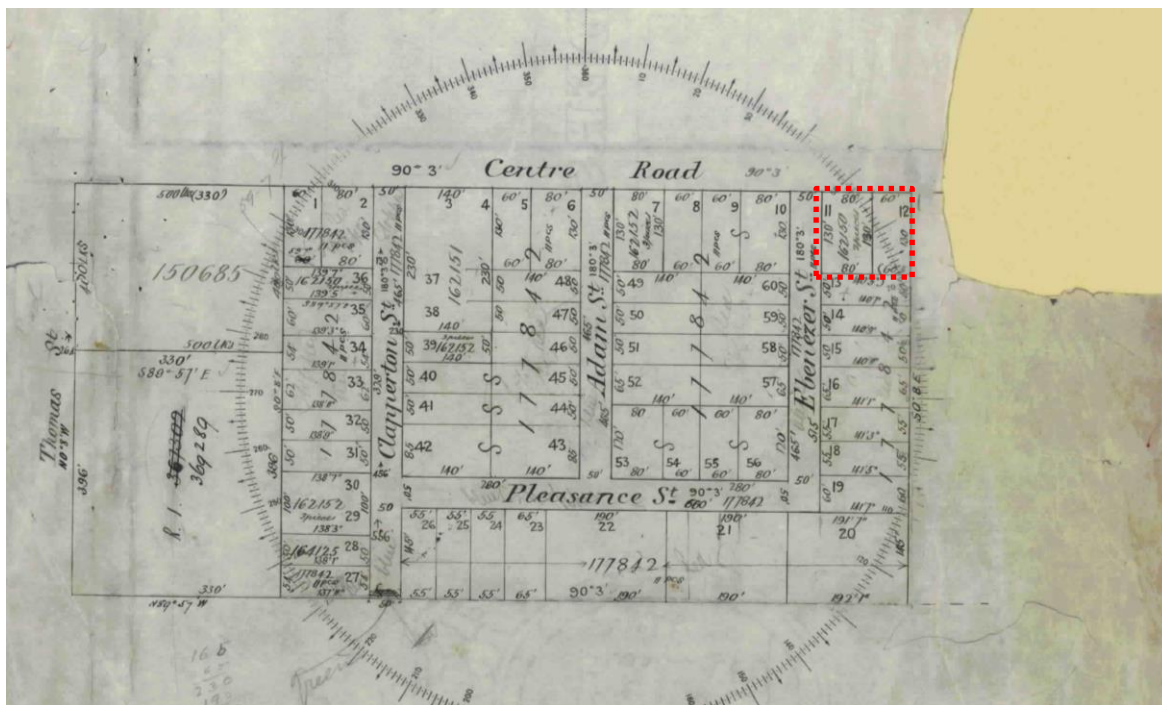
<sup>1</sup> John B. Parker, 'Surveying', *The Encyclopedia of Melbourne*, eds. Andrew Brown May & Shurlee Swain, p703. It was only one of three such holdings established.

<sup>2</sup> Parish Plan of Moorabbin, County Bourke, VPRS 16171, P1, Plans Ma-Na

Limited development occurred in the area during the 19<sup>th</sup> century, when it was widely employed for market gardens, particularly by people of Irish descent.<sup>3</sup> The railway reached Bentleigh in 1881, initially known as East Brighton Station, it was renamed Bentleigh Station in 1907 after the Victorian Premier, Sir Thomas Bent (1838-1909), who was raised in the area. Although some subdivision occurred during the 1880s, few sites were developed until the electrification of the railways during the 1920s, which allowed for more, and faster, services.

By 1884, the site formed part of a larger holding of 20 acres owned by Alfred Boutcher, a local farmer.<sup>4</sup> Boutcher was one of Dendy's assisted migrants, and was later identified as Bentleigh's 'first market gardener'.<sup>5</sup> In late 1885, Boutcher undertook a subdivision, one of the first in the area, of 60 allotments in Clapperton, Adam, Milton (initially Ebenezer), and Pleasance streets, as well as the adjacent part of Centre Road.<sup>6</sup> Boutcher died in March 1895, leaving considerable wealth to his wife, nephew and niece.<sup>7</sup>

The subject site consisted of two allotments (allotments 11 and 12). In January 1886 the western allotment (no. 11), on which the house is located, was transferred to John Tarry. The eastern allotment (no. 12) was sold in November 1886 to Adam Clapperton, along with about ¾ of the estate.<sup>8</sup> In December 1886, according to an auction notice, 36 remaining allotments were advertised for sale.<sup>9</sup>



Certificate of Title, vol. 161/folio 929  
(Source: PROV)

John Tarry, gentleman of Wilson Street, South Yarra sold allotment 11, on which the subject house stands, in 1891 to John Turner, auctioneer Melbourne. The Mercantile Bank of Australia came to own it in 1894, possibly because of the economic depression. In 1903, it was transferred to James Cummins Porter – a clerk of Boundary Road, East Brighton – who retained it for 32 years.<sup>10</sup> Fifteen years prior, in 1888, Porter had acquired allotment 12 (the tennis court allotment), along with another

<sup>3</sup> John Cribbin, *Moorabbin: A Pictorial History 1862-1994*, pp33-35. The soil, initially thought to be poor, responded well to fertilisation and careful management

<sup>4</sup> Certificate of Title, vol. 1615, folio 929

<sup>5</sup> 'The Men of Middlesex and Kent', *Age*, 4 July 1936, p8

<sup>6</sup> LP973, dated 30 September 1885

<sup>7</sup> 'Wills and Estates', *Leader*, 15 June 1895, p15. He left £400 realty and about £118 personalty

<sup>8</sup> Certificate of Title, vol. 1616, folio 929

<sup>9</sup> J Cribbin, *Moorabbin – A pictorial history 1862-1994*, p62

<sup>10</sup> Certificates of Title, vol. 1788, folio 589 and vol. 2964, folio 765

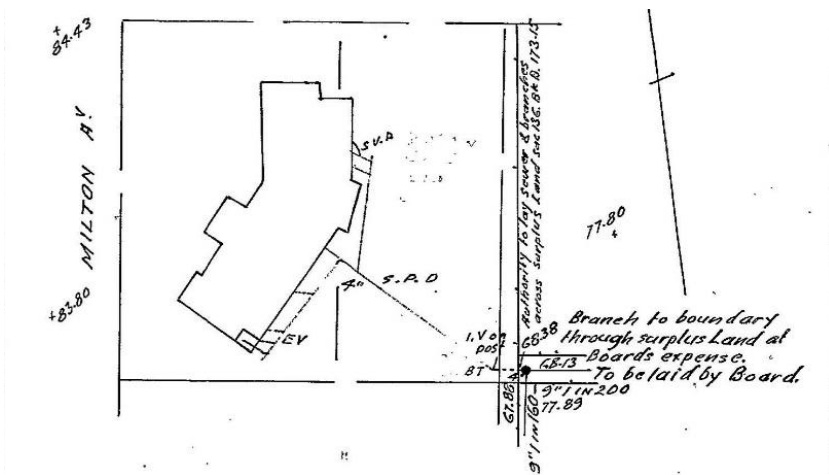
allotment on Centre Road west of Adam Street.<sup>11</sup> On this title, Porter was initially identified as the publican of the Boundary Hotel, Centre Road, East Brighton.

No development at the site is noted on the 1927 MMBW plan,<sup>12</sup> though according to a 1931 aerial (refer below), a pathway extended diagonally across the two parcels of land at that time. The site was otherwise largely vacant though it was possible some fruit trees survived, as reportedly the site had been employed as an orchard.<sup>13</sup> By this stage, there had been intermittent construction to the nearby part of Centre Road (nos 196 and 198 directly to the west of the site and nos. 202, 204 to the east) but Milton Street had been largely developed.



1931 aerial photograph, with subject site highlighted  
 (Source: Landata, Maldon Prison, Project No. 1931, Run 25, Frame 2480V)

Both parcels of land were acquired by Phyllis Amy Moore, of 384 Centre Road, Benteigh in December 1935.<sup>14</sup> The extant house, was erected soon after for A Moore according to drainage plans dating from August 1936. Arthur E Moore was listed at the site in 1938 directory, though the number was then 194 Centre Road. By 1940, it was listed as no. 200.<sup>15</sup> From about 1933 to 1950, A E Moore had a pharmacy at 384 Centre Road, Benteigh.<sup>16</sup>



Property Sewerage Plan, no. 199299, 1936  
 (Source: South East Water)

11 Certificate of Title, vol. 1991/folio 175  
 12 MMBW detail plan 3248, Moorabbin, 1927  
 13 'Cupboard hides a sunken bath', Age, 25 October 1985, p34  
 14 Certificates of Title, vol. 2964, folio 765 (allotment 11) and vol. 6014, folio 722 (allotment 12)  
 15 Sands & McDougall's directories, various. Note listings in the directories are often delayed by a year.  
 16 Sands & McDougall's directories; The address of 384 Centre Road is noted on the original drainage plan

The extant house was designed by the architects Marsh & Michaelson<sup>17</sup>. Established in 1935, the firm was a partnership between architect Robert Marsh, an associate member of the Royal Victoria Institute of Architects and engineer E J Michaelson, a member of the Victorian Institute of Engineers.<sup>18</sup> During the late 1930s, the firm designed two office buildings in central Melbourne – the Theosophical Building at 181-187 Collins Street and the ANA Building at 28-32 Elizabeth Street, both in a restrained idiom with some Egyptianising detailing – as well as the Moderne style block of flats, *Montgomery*, at 106 West Toorak Road, South Yarra.<sup>19</sup> Another notable project was in association with Stuart Calder, the Glenferrie Oval Grandstand (1938). Among their contemporary residential work, they designed commodious, two storey houses in Toorak and Canterbury.<sup>20</sup>



1945 aerial photograph, with subject site highlighted  
(Source: Landata, Melbourne and Metropolitan Area Project, No.5, Run 10A, Frame 68513)

In 1945, according to a contemporary aerial, there were several established trees to the rear yard, possibly fruit trees. The Moores resided at the site until 1950 when the house was sold at auction on 4 October of that year for £11,750.<sup>21</sup> At this time, it was described as an 'outstanding modern gentleman's residence' and was comprised of

5 large bedrooms, main bedroom with dressing room, maid's bedroom with bath, Lounge room 21 x 14 with double doors to Dining-room 15 x 13. Study with built-in bookshelves, Entrance Hall, 15 x 10. Shower room with hand basin. Bathroom with shower recess and hand basin. Internal and external Toilet. Outstanding Kitchen, with recessed, elevated Auxiliary Hot Water Unit, "Dishmaster" dishwasher and Refrigerator, Dinette, Pantry, Laundry with "Bendix" washing machine. W to W. Carpets, Blinds and Curtains. 4 Telephone Points. Store room and Garage.  
ON LAND 146ft. 5in. X 130ft.  
Delightfully laid out in garden with valuable trees and shrubs. Room for North-South tennis court ....<sup>22</sup>

The contemporary photograph of the house shows the front part as is, although the original driveway paving may have been concrete and the coping course of the front fence appears to be undulating/different to the existing flat course.

<sup>17</sup> Auction Notice, *Herald*, 23 September 1950, p8

<sup>18</sup> 'In partnership', *Herald*, 23 January 1935, p18

<sup>19</sup> City of Melbourne I-heritage database

<sup>20</sup> These two illustrated projects – 'Building at Edzell, Toorak', *Argus*, 2 April 1936, p4 and 'Home planned for family comfort', *Herald*, 2 September 1936, p20

<sup>21</sup> 'City properties put to auction', *Age*, 5 October 1950, p5

<sup>22</sup> Auction Notice, *Herald*, 23 September 1950, p8



**THIS OUTSTANDING MODERN  
GENTLEMAN'S RESIDENCE**

To be Offered at Auction, under instructions from Arthur Moore, Esq.  
4th October, 1950, at 3 p.m. On the Property,  
**200 CENTRE RD., BENTLEIGH. VACANT POSSESSION.**

Sales advertisement for the subject site, mid-twentieth century.  
(Source: *Herald*, 23 September 1950, p8)

Samuel Victor Cohen, merchant, and his wife, Sadie Alexander, acquired the site consisting of two titles in November 1950.<sup>23</sup> A tennis court was introduced by 1956 when it is evident on a 1956 aerial but the secondary garage at the south-west corner of the site had not been constructed. From the early 1950s to 1974, Samuel V Cohen was listed in the directories.<sup>24</sup> Sadie Cohen became the surviving proprietor in September 1976 and she sold the property soon after in April 1978.



1956 aerial photograph with the subject site outlined in red.

(Source: Landata, Melbourne Outer Suburbs Project, Project No. 250, Run 28, Frame 99)

When the property was auctioned again in 1985, it was featured in several articles. The tennis court was noted and the land was on two titles consisting of 80' x 130' and 60' x 130' and totalling about 18 200 sq. ft.<sup>25</sup> Some fruit trees may have survived from the earlier orchard period as in 1985 several were noted in the formal garden setting.<sup>26</sup>

<sup>23</sup> Certificates of Title, vol. 2964, folio 765 (allotment 11) and vol. 6014, folio 722 (allotment 12)

<sup>24</sup> Sands & McDougalls directories, various

<sup>25</sup> 'House of the week', *Age*, 2 November 1985, p55

## Thematic Context/Comparative Analysis

*City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):*

- Suburban Expansion and Consolidation (1920s-1930s)

*Known comparable places in the City of Glen Eira:*

To date, only a small group of Interwar period residences have been included as an individual overlay in the Schedule to the Heritage Overlay and/or identified in the HMP as significant, though many are included within precincts. Within the first group, there are no other Old English style houses, though there are dwellings which conform to the Arts and Crafts aesthetic that underpins much early 20<sup>th</sup> century residential design in Australia, including the Old English style.

- 118 Jasper Road, Bentleigh (HO119) – a large Bungalow style house in red and brown brick with some render. Prominent front porch with paired arches. Date not known, but likely mid-1920s.
- *Avalon*, 8 Sidwell Avenue, St Kilda East (HO82) – a large brick and render bungalow including a prominent and unusual first floor terrace with paired columns. Built 1926-28, by builder/developer Charles T Suhr.
- 30 Elizabeth Street, Elsternwick ('significant' within HO72 – Elsternwick Estate and Environs) – a substantial two storey, house built in 1937. Largely obscured from the street, it is mostly rendered with tapestry brick plinth, etc. It appears to be designed in more of a hybrid manner, not uncommon at this time as it displays some aspects of the Georgian Revival and Old English styles.
- There are several modest houses displaying the influence of the Old English style in the existing Interwar period precinct – Bentleigh Environs (HO69) – as well in two proposed precincts in the area, the Bentleigh Heights Estate and the Rose Hill Estate.

The subject site is one of a few large residences constructed along the major thoroughfares in the area and designed in one of the popular, contemporary styles. These dwellings are indicative of the rise in affluence across the suburb at this time as well as the solidification of its middle-class identity. Other Interwar period examples include:

- 178 Centre Road, Bentleigh (recommended for a heritage overlay) – intact, two storey Moderne style residence on corner of Clapperton Street to west of subject site. Built during 1941-42 for, and probably by, local builder Alfred Halley, in cream brick with contrasting umber tapestry bricks and with original garage.
- 201 Centre Road, Bentleigh (not recommended for a heritage overlay) – two storey rendered Old English style house on corner of Lilly Street with multiple high-pitched gables, tall chimneys and an array of corbelling and clinker brick detail. Built by 1940, its integrity has been compromised by additions, including a disproportionately large garage block.
- 184 Jasper Road, Bentleigh (not recommended for a heritage overlay) – mostly intact, two storey rendered Old English style house built circa 1931 with a distinct L-shape form and half-timbering effect to gable ends for local real estate agent, T A Butters.

### Condition

Excellent

### Integrity

Largely intact.

### Previous Assessment

C grade (local significance) - Andrew Ward, Bentleigh survey, map 4, March 1996

### Heritage Overlay Schedule Controls

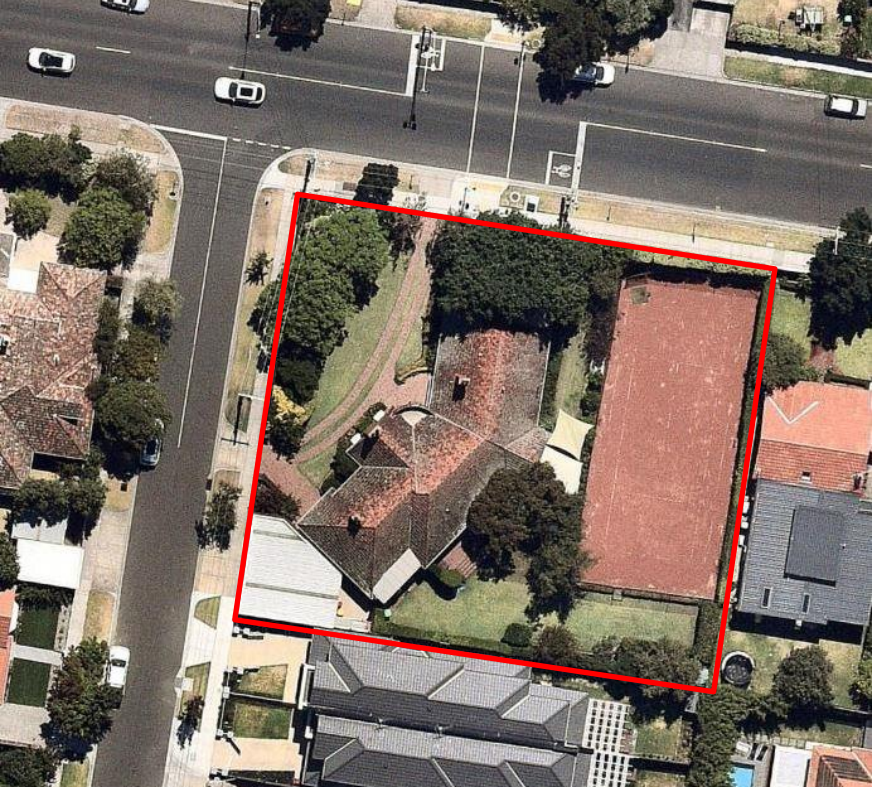
External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

<sup>26</sup> 'Cupboard hides a sunken bath', *Age*, 25 October 1985, p34



**Extent of Heritage Overlay**

The proposed extent of the heritage overlay would be the parcel of land associated with 200 Centre Road, Bentleigh.



Recommended extent of registration  
(Source: Nearmap, depicting February 2019)