

ALBERT FLATMAN'S ESTATES PRECINCT

Address	46 to 65 Shepparson Avenue, 49 to 68 Belsize Avenue, and 46, 48, 50 to 69 Elliott Avenue, Carnegie
Significance	Local
Construction Dates	1925 to early 1940s
Period	Interwar
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The Albert Flatman's Estates Precinct consists exclusively of residential buildings that address the adjoining southern sections of Shepparson, Belsize and Elliott avenues, Carnegie. The following elements contribute to the significance of the precinct:

- Largely intact bungalows and houses dating to the Interwar period,
- Intact roof forms (transverse gables and tiered gables, hipped and hipped gable/jerkinhead), and cladding, mainly unglazed (Belsize/Elliott avenues) and glazed (Shepparson Avenue) terracotta tiles, including Cordova tiles (Shepparson Avenue),
- Original chimneys,
- Original detailing to gable ends, including shingles, weatherboards, battened sheeting and lattice,
- Intact walls of face brick and/or rendered, either textured or smooth finish (Shepparson Avenue), and painted weatherboards (Belsize/Elliott avenues),
- Original brickwork detailing – plinths, banding, and corbelling,

- Original verandahs/porches and faceted bays (Belsize/Elliott avenues),
- Original fenestration, including timber box-framed casements (Belsize/Elliott avenues) and casement/sashes configurations (Shepparson Avenue), all leadlighting, frosted and textured glazing, and doors,
- Original fences, including 'Cyclone' woven wire (Belsize Avenue) and low brick fences (Shepparson Avenue),
- Original concrete driveways, especially those with a central grass island, and crossovers,
- Original subdivision pattern,
- Consistent setbacks,
- Basalt pitchers to kerbs, channels and laneway, and
- Complementary street plantings, including *Prunus* trees (Shepparson Avenue) and Kurrajong (*Brachychiton populneus*) and paperbarks (*Melaleuca*) (Belsize and Elliott).

Contributory places:

- Belsize Avenue: nos 49, 50, 51, 52, 54, 55, 56, 58, 59, 62, 63, 64, 65, 67, 68
- Elliott Avenue: nos 46, 48, 52, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 67
- Shepparson Avenue: nos 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 65

Non-contributory places:

- Belsize Avenue: nos 53, 57, 60, 61, 66
- Elliott Avenue: nos 50, 51A, 51B, 53A, 53B, 57, 69
- Shepparson Avenue: nos 46, 60, 64

How is it Significant?

The Albert Flatman's Estates Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Albert Flatman's Estates Precinct is of historical significance for its ability to illustrate the expansion of residential development in the Carnegie district over the Interwar period, particularly the transition from semi-rural usages, such as the Flatman's nursery, to the rapid consolidation of a suburban landscape over the 1920s and 1930s. Subdivided in stages by Albert Flatman, it was mostly developed by two builders – Leslie George Broadbent and the Hodges brothers (Frederick Charles and George William) – in distinct and intensive phases and so provides insight into the mechanics of this growth. The precinct demonstrates the pervasiveness of the contemporary ideal of detached homes in a garden setting. (Criterion A)

The Albert Flatman's Estates Precinct is of aesthetic significance for its array of good and intact Interwar period residences and pattern of subdivision, both largely intact, and landscaping and public domain elements, including original fencing, driveways, crossovers, typical Interwar period street plantings, and basalt kerbing. There are two distinct groups of dwellings: weatherboard Californian bungalows in Belsize and Elliott avenues, constructed during the mid-1920s, and a group of brick/rendered houses and bungalows in Shepparson Avenue, erected during the 1930s/early and 1940s. Within the latter group, there are examples of several contemporary styles, including Spanish Mission/Mediterranean, Arts and Crafts (bungalows), Georgian Revival, and Old English/Tudor Revival. Collectively, such elements combine to produce a concentration of typical Interwar period development. A consistent array of detailing is also evident in the two groups, which serves to subtly distinguish these examples from others in the municipality, and is associated with the two builders responsible for most of the construction. (Criterion E)

Description

The Albert Flatman's Estates Precinct, situated in the north-east section of Carnegie, encompasses some sixty allotments that address three parallel streets – Shepparson, Belsize and Elliott avenues, between McLaurin Road (at the south end) and a laneway (to the north end) – with about twenty properties to each street. It has a level topography and retains its Interwar period suburban character and subdivision pattern of medium sized allotments.¹ Freestanding bungalows and houses, dating from the

¹ The area of most allotments is about 500m²

Interwar period, occupy the majority of sites (with 47 extant). The 13 dwellings constructed outside this key phase of development are interspersed across the precinct.

Carriageways in the precinct, established at the time of subdivision, are of asphalt – a practice increasingly prevalent between the wars and indicative of the rising importance of the car – with concrete footpaths and crossovers, and basalt pavers to kerbs and channels. The laneway that demarcates the northern boundary of the precinct also has basalt pavers, although to the west side of Shepparson Avenue, it is concrete. Grassed nature strips with regularly spaced street plantings, including some species typical to Interwar period estates, such as the *Prunus* trees to Shepparson Avenue and Kurrajongs (*Brachychiton populneus*) and paperbarks (*Melaleuca*) to Belsize and Elliott avenues, are also evident, although of varying age.



Elliott avenue streetscape, facing north showing carriageway and kerbing

Landscaping is consistent across the precinct, with setbacks providing front garden space, typified by lawn, shrubs, some mature plantings (including a large eucalyptus tree at no. 56 Belsize Avenue) and side driveways. Some original driveways, mostly concrete with a central grass island, remain.² Based on the 1945 aerial photograph, small garages located to the rear were common in the precinct but have largely been removed to facilitate rear additions, though some examples possibly survive at 58 Shepparson Avenue and 65 and 59 Belsize Avenue.



65 Belsize Avenue – example of an original driveway



58 Belsize Avenue – an example of a timber-framed fence with 'Cyclone' woven wire and tapered pier to verandah

The built form of the precinct is defined by Interwar period bungalows and houses, with the former term – while commonly employed in reference to an array of suburban housing during the early 20th century more broadly – is more applicable to residences specifically influenced by the Californian Bungalow style.

² Original driveways include: 47, 48, 49, 51, 54, 56, 58 and 61 Shepparson Avenue; 52, 54, 65 and 67 Belsize Avenue; and 56 and 61 Elliott Avenue

Within the precinct, there are distinct phases and housing typologies dividable between the eastern two streets – Belsize and Elliott avenues, which consists of a homogenous group of modest 1920s Californian-influenced bungalows – and the western street Shepperson Avenue, with its array of 1930s styles, including Spanish Mission/Mediterranean, Arts and Crafts bungalows, Georgian and, to a lesser extent, Old English/Tudor Revival.

Nonetheless, the dwellings share several characteristics, including consistent allotment size/subdivision pattern, single storey, generally asymmetrical massing, and low to medium pitched roofs. The latter bestows a general horizontal emphasis that typifies the Interwar period and distinguishes it from the earlier Federation period architecture, which usually included steeper roof pitches and more complex forms. At the time, this shift was considered more cost-effective to construct and maintain as well as fulfilling suburban aspirations; a homely address in a garden setting.

The housing stock in the precinct demonstrates the common approach of speculative builders during this period, with a few base bungalow/house designs overlaid with detailing associated with various popular styles. Combinations of certain types of detailing are evident and can be linked to specific speculative builders – Leslie George Broadbent in Belsize and Elliott avenues and the Hodges brothers in Shepperson Avenue – such that there is an underlying consistency to the built character of the precinct.

Belsize & Elliott avenues

Original bungalows in Belsize & Elliott avenues generally have a main transverse gable roof (that is, the ridge is parallel to the street) with a smaller gable end orientated to the street, which may incorporate a porch, if not the porch is included under a separate, near flat roof section. Alternatively, a few bungalows are comprised of double or triple tiered gables with an integrated porch.³ Roofs are predominantly clad in unglazed, terracotta tiles, though some are glazed or have been painted. 58 Elliott Avenue is clad with concrete tiles, which may be original. Where retained, squat red brick chimneys, some with terracotta pot/s, are situated to one end of the ridge (away from the front gable end). Narrow eaves overhangs with timber-lined soffits and exposed timber rafter ends are universal.



63 Belsize Avenue – main transverse gable with front gable



54 Elliott Avenue – double gable ends with battened sheeting

As a group these residences are archetypes of the small suburban builder at work in the Californian bungalow style. This idiom was an economic version of a design derived from the west coast of America and promoted across Australia by building magazines and institutions alike (for instance, the 'State Bank Cal Bung'⁴), and was embraced as the preferred development type for middle income families during the 1920s. Its popularity stemmed from its perceived ruggedness, informality and associations with suburban living. This 'honesty' was expressed by a mixed material palette with, as in Belsize and Elliott avenues, the use of 'natural' timber cladding widespread. In keeping with this ethos, a variety of gable end finishes was also common, with combinations of weatherboard, shingling, lattice and batten sheeting evident in the precinct.

A focal point of the street frontage was the verandah-porch element, whose differentiation provided an uncomplicated way of individualising what were essentially a standard design. Masonry – either face brick and/or rendered (usually roughcast some with a smooth finish) – was typically included by way of a low brick wall/balustrade with piers/pedestals surmounted by a narrower column/pier, some tapered. One of Broadbent's 'stamps' is the deployment of a 'V' shape in the balustrade coping.⁵

³ 55, 56, 62 and 65 Belsize Avenue, and 54 Elliott Avenue

⁴ Following the passing of the *Housing and Reclamation Act 1920*, which facilitated housing loans at concessionary rates, the State Saving Bank of Victoria (government owned, 1842-1990) fuelled a large-scale suburban construction output, in the process promoting the detached Californian bungalow style, often in weatherboard, as the development of choice.

⁵ 48, 59, 63 and 67 Elliott Avenue



50 Belsize Avenue



48 Elliot Avenue – 'v' shaped wall to porch

Timber-framed windows are universal to the original bungalows mainly casement windows with two, small upper panes (sometimes with coloured glass). These were set in a tripartite arrangement to the recessed verandah-porch wall, where they are box-framed, or in a quadripartite configuration to the faceted bay, a standard element to the transverse roofed bungalows. This latter element usually had narrow hoods. Where visible, paired timber doors with upper glazing panes are standard in Belsize and Elliot avenues.⁶ A few houses have double-hung sash windows, but these may be not original.

The house at 67 Belsize Avenue is the only original brick example (erected about 1940) in the context of these two streets, which were otherwise exclusively comprised of timber bungalows. In format, it relates to the typical range of the other late Interwar period houses in Shepparson Avenue being largely rendered with some face brick detailing (plinth, to the windows, etc.) and having a hipped roof.

Fencing in Belsize and Elliott avenues was recorded as 'Cyclone' woven wire with timber palings; only a few examples survive, some with double metal gates.⁷ In these streets, generally sympathetic replacements such as timber pickets, low masonry fences or open gardens have been utilised.

Shepparson Avenue

Designating their later Interwar period construction, houses in Shepparson Avenue predominantly have hipped roofs and are clad in glazed dark, brown or red terracotta tiles, though a few have concrete tiles. Tall chimneys and narrow eaves overhang with lined soffits are standard. All the buildings are masonry, generally rendered to the front, though often with some brick detailing (plinth, etc.), usually corresponding with the materiality of the front fence. They are generally painted a light colour.

The building 'style' of the Hodges brothers, who appear to be responsible for construction of most of the dwellings in Shepparson Avenue, is also identifiable. In particular, the consistent fenestration pattern comprised of two groups of boxed, timber-framed windows in a tripartite arrangement, with a middle fixed pane flanked by double-hung sashes. Nearly all feature a bowed glazing bar to the glazing of the central window – which echoes other rounded elements in the façades – and display a range of lead lighting patterns to the upper panes, mostly with geometric motifs. Concrete awnings or narrower timber hoods also characterise windows. Double timber-framed full glazed doors, often with textured glass, are another repeated element.⁸ Fixed metal items – street numbers or house names – in cursive script are employed in several instances.⁹

⁶ Visible to nos 50, 51, 55, 58, and 63 Belsize Avenue

⁷ 58, 63 and 64 Belsize Avenue

⁸ 47, 53, 54 and 55 Shepparson Avenue

⁹ 47, 48, 51, 53, 56, 59 and 62 Shepparson Avenue



56 Shepparson Avenue – Arts and Craft bungalow with jerkinhead front roof. Possible original garage



58 Shepparson Avenue – Arts and Craft bungalow with jerkinhead front roof and varied brick detailing

Three Arts and Crafts bungalows to the eastern side of Shepparson Avenue were erected during the late 1920s (nos 52, 56, 58). Compared to their counterparts in Belsize/Elliott avenues, these examples are distinguished by the wide arched porches – two of which are defined by tooth-like brick patterning – with buttressing. They also variously have other brick detailing including dado, band, diamond, quoining and capital-like motifs, as well as jerkinhead roof to the front (nos 52 and 58 also have batten sheeting to this section).



48 Shepparson Avenue – triple arched loggia with barely twist columns and anthemion-like ornamentation above the central arch



53 Shepparson Avenue – double arched loggia featuring smooth rendered bands

Several houses in the streetscape are decidedly Spanish Mission/Mediterranean in character.¹⁰ Cultivated by multiple sources, including some eminent early 20th century Australian architects and the dissemination of Hollywood culture, which regularly featured glamorous adaptations of mission buildings from the Mexican-American border, these interrelated styles were highly favoured over the 1920s and early 1930s. While not 'serious' Spanish Mission or Mediterranean designs, the employment of the style in Shepparson Avenue is typical, with the applied detail perceived as creating a fashionable aesthetic that evoked non-British sources considered more appropriate for the Australian climate. These idioms are denoted by Cordova tiles, double or triple arcaded loggias, precast cement barley twist or fluted Tuscan columns, and a textured rendered finish (often contrasted with some limited areas of smooth render to highlight the arches).

¹⁰

Nos 48, 49, 53, 59 and 62 Shepparson Avenue, with nos 55 + 63 featuring only the tell-tale barley twist columns



62 Shepparson Avenue- an example of blending styles – loggia with barley twist columns associated with the Spanish Mission and exposed rafter ends, typical of the bungalow idiom



50 Shepparson Avenue – influence of Georgian Revival style due to porch with fluted Tuscan order columns

Some influence of the Georgian Revival style is evident to two houses on the east side Shepparson Avenue (nos 50 + 54). In keeping with the style, their facades are distinguished by near symmetry and a porch defined by fluted Tuscan order columns, though they also feature buttressing. Between the wars, Georgian Revival was promoted in the trade press, journals and magazines as an elegant and conservative style, and strongly associated with the upper-middle class, though was also employed by the speculative builder. The central porches to nos 51 and 61 on the west side suggest a hint of the style.

To the west side of Shepparson Avenue are the last group of houses constructed in the precinct during the Interwar period (mid-1930s).¹¹ Reflective of the time and growing tendency towards pared down detail, these houses are more restrained though also have prominent porches – either compact and central or wide – some with shouldered arches, suggesting the influence of the Old English/Tudor Revival style. The latter style is however most apparent at no. 57 with its corbelled gable end. Fluted Tuscan and barley twist columns also employed to some porches.¹² Contrasting use of textured or tapestry brick is restricted to window (sills, lintels, piers) and the plinth.



61 Shepparson Avenue – example of central porch with shouldered arch



47 Shepparson Avenue – example of wider porch with shouldered arch

Original fences survive in the precinct, mainly in Shepparson Avenue, where low masonry fences were employed, several with original metal gates. These include an array of face brick types – clinker, red and cream, a few with tapestry brick courses, often with glazed coping.¹³ While the usage of cream brick examples is commonly associated with the Post-war period, these appear to be original. Two have an additional metal component (nos 48, 53). One is rendered (no. 63), likely from the outset, whilst a few have been overpainted/alterd (no 46, 52, 59, 62).

¹¹ 47, 51, 61, 63 and 65 Shepparson Avenue

¹² 51, 55 and 63 Shepparson Avenue

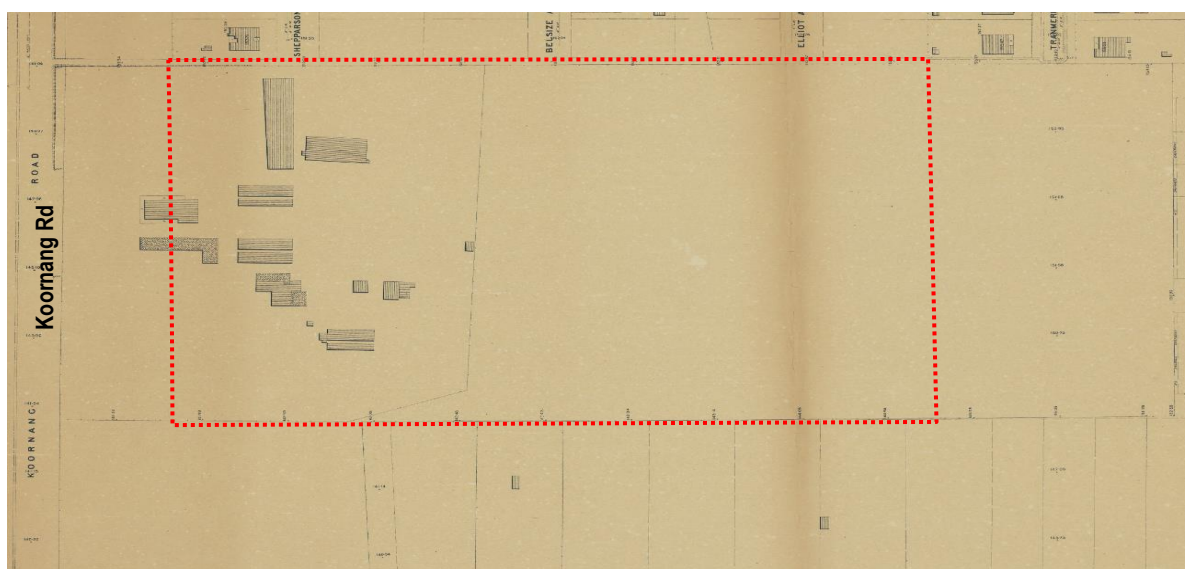
¹³ 48, 49, 50, 51, 52, 53, 54, 56, 58, 61 and 62 Shepparson Avenue

History

The Albert Flatman's Estates Precinct formed part of a 60 acre (approximately 24 hectare) grant that was described as Portion A of Section 5 in the Parish of Prahan and acquired by Christopher Bond Peed in 1851.¹⁴ While part of the Carnegie area (known as 'Rosstown' until 1909), the precinct was commonly identified as being part of Murrumbeena into the 1980s.

Despite sustained private efforts to stimulate residential growth and a rail connection (Carnegie railway station, established 1879), the district remained a predominantly rural landscape, with stretches of natural swamp and heath, until the first decade of the 20th century.¹⁵ The early development of the precinct illustrates this wider theme. In 1892, The Trustees Executors and Agency Company Limited brought 17 acres (approximately 7 hectare) of Portion A, with the precinct comprising most of this parcel. Likely a speculative purchase, made during the 1890s Depression, this company retained ownership until 1904, when William Flatman and son, Albert Flatman, procured it in 1904.¹⁶ Both Flatmans were identified as 'nurserymen', essentially, florists and seed providers. By at least the following year, they had established a commercial nursery at their new property, 'W. Flatman & Son'.¹⁷

As depicted by the 1917 MMBW plan, reproduced below, the Flatman nursery contained an assemblage of glasshouses and sheds at a setback from Koornang Road, with the remainder of the land imaginably under cultivation.¹⁸ By this point, the locale immediately north of their nursery was fairly developed.¹⁹ Presumably with an eye to the rows of weatherboard houses being constructed nearby, the Flatman family undertook subdivision a few years later.



The approximate boundary of the precinct is outlined within the Flatman nursery, which extended to Koornang Road.

At this stage, Shepperson, Belsize and Elliott avenues terminated at its northern boundary

(Source: MMBW detail plan 2849, Caulfield, dated 1917, SLV)

¹⁴ Date of first sales are not recorded on the *Prahan Parish Plan* (VPRS16171, P1, Plans Ne-r) however, Peed is identified as the purchaser of 60-acres in the parish in 1851 ('Advertising', *Argus*, 14 January 1851, p4)

¹⁵ By 1874, William Murray Ross, an English migrant and merchant-cum-speculator, had acquired most of the suburb of Carnegie, through either purchase or lease, with the purpose of establishing a private suburb, known as 'Rosstown'. This development was to be focused immediately west of the precinct. Within several years, slow sales, Ross's mounting debt and the failing of a promised sugar mill, promoted his creditors to initiate sales and large sections of Rosstown were put on the market – Peter R Murray and John C Wells, *From sand, swamp and heath – A History of Caulfield*, Melbourne, 1980, p2 ; and 'Carnegie', *Victorian Places*, 2014, <<https://www.victorianplaces.com.au/carnegie>>, accessed on 5 April 2019

¹⁶ The purchase of the Company (Australia's first trustee company) was bound to the north by the laneway that now divides Shepperson, Belsize, Elliott and Tranmere avenues (south of Neerim Road), to the south by Coorigil and Gnawyn roads, to the west by Koornang Road, and to the east by Ames Avenue (Certificate of Title, vol. 2406, folio 039)

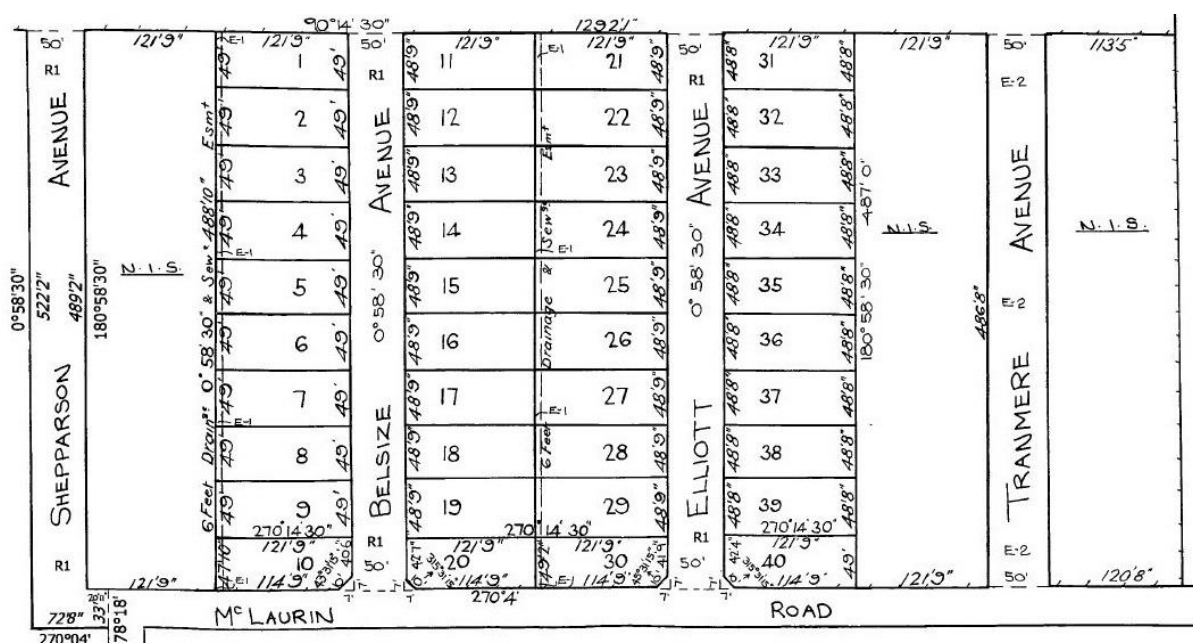
¹⁷ At the time of their purchase, the Flatmans operated a commercial nursery on Hawthorn Road, Caulfield (possibly opposite glen Eira Town Hall) and a florist shop on Glenferrie Road, Malvern ('Advertising', *Age*, 7 January 1903, p9; *Sands & McDougall's Directory*; and Certificate of Title, vol. 2406, folio 319)

¹⁸ *City of Caulfield rate book*, 1919-21

¹⁹ This locale was sold in early 1912 as the 'Lisava Estate' (refer to MMBW detail plan, Caulfield, dated 1917, SLV; 'Advertising', *Prahan Telegraph*, 17 February 1912, p6; and *Sands & McDougall's Directory*, 1912-23)

Practically speaking, the means of doing so were straightforward and the existing carriageways of Shepparson, Belsize and Elliott avenues were extended through the nursery to McLaurin Road in the early 1920s. The initial offer of suburban scaled allotments was along the extension of Tranmere Avenue, outside the precinct, in 1923.²⁰ At this time, according to a review of the *Sands & McDougall's Directory*, three occupants were also recorded to the eastern side of Shepparson Avenue: at nos 46, 60 and 64.²¹ The evolution of these sites is however, unclear. The 1931 and 1945 aerial photographs depict two of the sites (no. 46 and 64) with a smaller envelope than their neighbours, suggesting that they were part of a different phase of subdivision and development to the main development phase of Shepparson Avenue (late 1920s and 1930s). Both earlier houses were replaced during the second half of the 20th century.²²

In the wake of William's death, mid-1924, Albert announced the subdivision of Belsize and Elliott avenues into 40 allotments as the 'Flatman's Estate'.²³



Subdivision plan of Elliot and Belsize avenues
(Source: LP 10462)

The rationale for continuing with the parcelling of the nursery is not difficult to grasp, as Carnegie was undergoing extensive residential and commercial development in this period, with the *Herald* portraying development in the locality as having:

been remarkably quick of recent years, and it ranks now among the leading working class suburbs. Six years ago [1913] there were only six shops in the various streets. Today there are 20, while several are in the course of construction to Koornang road alone... A large quantity of building land has changed hands of late and additional buildings are being erected steadily... The attention which the district has received, may be gauged from the rise in land value.²⁴

In the context of this rapidly materialising suburban environment, the streetscapes of Elliott and Belsize avenues were rapidly consolidated between 1925 and 1927, with a single builder – Leslie George Broadbent – responsible for the erection of all the bungalows.

²⁰ Certificate of Title, vol. 3027, folio 319

²¹ *Sands & McDougall's Directory*, 1920-30

²² A 1989 sales note for 60 Shepparson Avenue states 'opportunity to acquire this 10 roomed, 2 storey brick home presently divided into two flats...' ('Advertising', *Age*, 4 March 1989, p66)

²³ William Flatman's death notice – *Argus*, 22 July 1924, p1; Albert Edward Flatman's probate application – *Age*, July 1924, p4; notice of the Flatman's Estate sale – *Age*, 13 December 1924, p11; and Certificate of Title, vol.3027, folio 319; Subdivision of Belsize and Elliott avenues - 13 December 1924 (LP 10462)

²⁴ 'Real Property: From Carnegie to Oakleigh', *Herald*, 30 October 1919, p12

Broadbent had been a resident of 34 Shepparson Avenue since the early 1920s and had previously purchased and developed several of Flatman's allotments along Tranmere Avenue. It is likely that he entered into some type of arrangement with Albert in regard to procuring land in Belsize and Elliott avenues, as a pattern of acquiring a few parcels at a time, building and selling a house, and repeating, is apparent.²⁵ Over the two years Broadbent was active in the precinct, he erected 39 bungalows.²⁶ The only allotment not developed by Broadbent was 67 Belsize Avenue; with the extant house erected about 1940.²⁷

A review of the *Sands & McDougall's Directory* suggests that Broadbent's bungalows were occupied soon after their completion.²⁸ A detailed description of his typical work states:

New, modern, 5-roomed, Tile Roof Timber Bungalows... Dry and well drained land, all conveniences, including dadoed bathrooms, porcelain bath and basin, linen press, pantry, panelled hall in mahogany, 1-fire stove, gas recess, E. light, radiators, wire fence, Cyclone double gates, double entrance, wood shed and sewerage. Complete home.²⁹

The operating model employed by Broadbent in the precinct appears representative of the formula employed by Interwar period suburban builder speculators across Melbourne; that is, the acquisition of several allotments at once, often recently subdivided, and the erection of a standard house – by the 1920s, five/six rooms, including internal kitchen and bathroom – with most detail concentrated in the façade.³⁰

Broadbent's activities however, are defined by the intensity of his advertising and provision of a personal finance scheme. Utilising the moniker 'Broadbent, The Home Builder', he consistently spruiked his work in Belsize and Elliott avenues, boasting of the conveniences of the locality ('The Pick of the District'³¹, 'finest estate in Caulfield'³², 'Only 2 min. electric tram to beach, 1 min. bus, schools and shops, 6 min. Carnegie R.S. [railway station]'³³) as well as consciously tapping into the period's strong suburban home buying ideal ('A Home Seeker's Chance at Rent Terms'³⁴, 'Don't Pay Rent For Nothing'³⁵). Broadbent's personal system of 'liberal' finance, normally a £100 deposit, with the remainder of the £950 price tag for the property and freshly erected dwelling to be paid off in weekly installations, meant that a purchase could be hammered out on-site, with the builder himself, avoiding the involvement of the bank or building society.³⁶ The rate at which residents were listed as occupants at his bungalows suggests his tactics were successful.³⁷

Soon after in January 1925, the east side of Shepparson Avenue was subdivided into ten allotments.³⁸ This section however was partly undeveloped for a few years. A house appears to have been constructed on the west side of Shepparson Avenue at no. 59 and occupied by Albert Flatman, who still owned most of the immediately surrounding land.³⁹ It was later replaced by a Spanish Mission/Mediterranean type in circa 1930 and Albert relocated to 46 Shepparson Avenue.⁴⁰ He remained in residence for most of the 1930s.⁴¹ At his death in 1951 in Heatherton, he it was reported he left a substantial sum, £49,293.⁴²

²⁵ Certificate of Title, vol.3027, folio 319

²⁶ Broadbent appears to have erected 22 outside the precinct, to Tranmere Avenue, between 1923-24 ('Advertising', *Herald*, 29 April 1927, p21)

²⁷ *Sands & McDougall's Directory*, 1938-42

²⁸ *Sands & McDougall's Directory*, 1925-28

²⁹ 'Advertising', *Herald*, 25 November 1926, p35

³⁰ David Nichols, 'Property Developers', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, <<http://www.emelbourne.net.au/biogs/EM01199b.htm>>, accessed on 16 April 2019

³¹ 'Advertising', 29 November 1924, p32

³² 'Houses and Land for Sale', *Herald*, 22 March 1927, p23

³³ 'Advertising', *Herald*, 12 May 1927, p35

³⁴ 'Advertising', *Herald*, 3 December 1924, p7

³⁵ 'Advertising', *Herald*, 3 August 1925, p19

³⁶ 'Advertising', *Herald*, 12 August 1925, p15

³⁷ On the last leg of a return trip from a European holiday in 1937, Broadbent died unexpectedly. His obituaries describe him as a 'well-known identity' within the Carnegie district due to his secretaryship of the Murrumbeena Bowling Club, involvement as a director with the Carnegie Picture Theatre Company and, imaginably as a local home builder. He was also apparently famed within the 'poultry world' as a nationally renowned breeder of ducks ('Prominent Poultry Men', *Weekly Times*, 14 August 1937, p22)

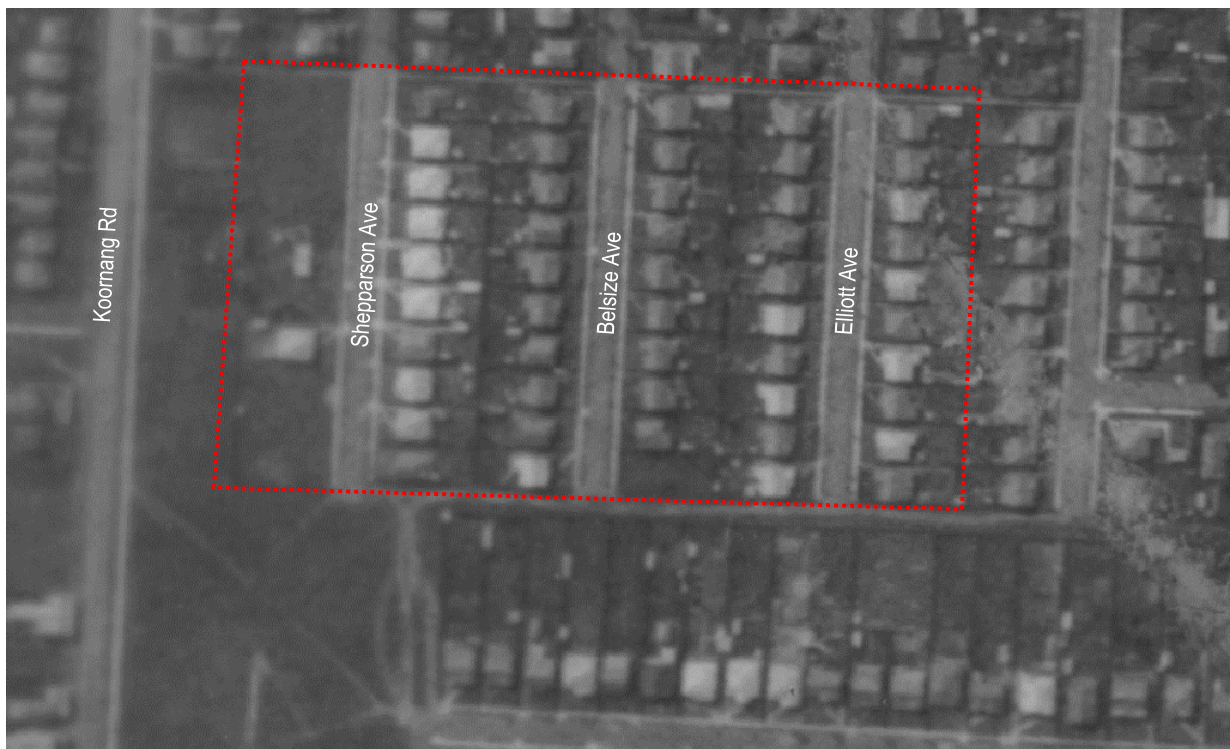
³⁸ Subdivision Plan, LP 10,518, 19 January 1925

³⁹ *Sands & McDougall's Directory*, 1925-1931

⁴⁰ *Sands & McDougall's Directory*, 1929-31

⁴¹ *Sands & McDougall's Directory*, 1933-38; and *City of Caulfield Rate Book*, 1934-36

⁴² '£49,293 Estate', *Age*, 9 August 1951, p2



Aerial photograph dated 1931. The approximate boundaries of the Albert Flatman's Estates Precinct are outlined in red. Broadbent's mid-1920s activity in Belsize and Elliott avenues is apparent, with only no. 67 Belsize Avenue undeveloped.
(Source: Landata, Maldon Prison, Project No. 1931, Run 26, Frame 2474)

Shepparson Avenue was chiefly developed in two stages by the builders, Frederick Charles and George William Hodges, of East Malvern. These brothers acquired the seven undeveloped allotments on the east side in early 1929.⁴³ The Hodges – similar to Broadbent, although without apparently his business flair – erected and sold the seven houses, which were all occupied during 1930-31.⁴⁴ The 1931 aerial photograph depicts this activity, with nearly all Belsize and Elliott avenues and the east side of Shepparson Avenue, shown as consolidated. The single dwelling to the west side of Shepparson Avenue appears to be Flatman's mid-1920s house, which was replaced in mid-1930s. It is noted that street trees do not appear to have been planted at this stage in the precinct but had been by 1945.

Albert released the west side of Shepparson Avenue (which included the adjoining allotments fronting Koornang Road, outside the precinct) in January 1930. The Hodges brothers were again the main buyers, purchasing eight of the ten sites in Shepparson Avenue, between 1930 and 1935.⁴⁵ They proceeded to construct the houses in two phases – three during 1933-35 and four in 1935-38.⁴⁶ The pause likely attributable to the dampening effect of the Great Depression. Based on the stylistic similarities of the house at 55 Shepparson Avenue, which was not acquired by the Hodges, it appears likely they had a hand in its construction or its owner made a determined effort to 'fit' into the streetscape. The remaining site, 57 Shepparson Avenue, was developed by 1945.⁴⁷

A sequence of aerial photographs, reproduced below, illustrate only incremental change in the precinct from the Post-war period, with the redevelopment of 46, 60 and 64 Shepparson Avenue most apparent.

⁴³ Certificate of Title, vol. 5541, folio 073

⁴⁴ *Sands & McDougall's Directory*, 1929-31

⁴⁵ Subdivision Plan LP 13,175, 20 January 1930; Certificate of Title, vol. 5169, folio 694

⁴⁶ *Sands & McDougall Directory*, 1930-38

⁴⁷ Refer to 1931 aerial photograph (Landata, Maldon Prison, Project No. 1931, Run 26, Frame 2474)



Aerial photograph, dated 1945, with the approximate boundaries of the Albert Flatman's Estates Precinct red. Note the presence of mature street plantings.
(Source: Landata, Melbourne and Metropolitan Area Project, Project no. 5, Run 14, Frame 55709)



The Albert Flatman's Estates Precinct, with approximate boundaries outlined in red, in 1986.
(Source: Landata, Melbourne's Inner Suburbs, Run 9, Frame 104)

Change

Of the thirty-nine bungalows constructed by Broadbent over the 1920s in Belsize and Elliot avenues, nine have been demolished since the late 20th century. The replacement buildings, including some paired townhouses, are identified as 'non-contributory' to the precinct.⁴⁸

The three earlier houses to east side of Shepparson Avenue (nos 46, 60, 64) were replaced during the second half of the 20th century. The house at 60 Shepparson Avenue has been the only fully two storey example to be introduced into the precinct area, though it has been heavily modified at ground level.

Rear additions to Interwar period dwellings are common across the precinct and mostly sit behind the main roof line and have limited visibility from the public domain. A more visible, upper storey has been added to a few bungalows in Belsize and Elliott avenues. Some additions are however more visible or partly sit forward of the main ridge though the original section generally retains its primacy (49 + 54 Belsize Avenue, and 60 Elliott Avenue); however, the second-storey development at 50 Elliott Avenue is overwhelming as it has been built directly over the original section.

Most of the Interwar period dwellings have non-original garages, which are exclusively sited to the side or rear and are generally unobtrusive.

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:

The Albert Flatman Estate's Precinct is one of several Interwar period housing precincts in Glen Eira, reflecting the fact that the period was a major phase of development in much of the municipality. This precinct is characterised by having a high concentration of weatherboard bungalows (to Belsize and Elliott avenues), which otherwise tend to be more dispersed through other precincts, and are mainly found in the larger Ormond Precinct (HO75). In addition, two particular builders were responsible for most of the construction, who consistently employed certain elements and their output is distinguished in detail from other known builders across the municipality.

- Beauville Estate and Environs, Murrumbeena (HO12). A precinct constructed by the A V Jennings Company during the mid to late 1930s consisting of brick houses with relatively restrained detailing including Moderne, Tudor Revival styles, etc. and other facilities (shops and tennis court). It has a cul-de-sac similar to The Highway, Bentleigh.
- Glen Huntly Park Estate and Environs (HO28) – a large, mostly 1930s development with concrete roadways and a mix of predominantly brick housing in the Spanish Mission/Mediterranean, Old English, Georgian Revival and Moderne styles with some timber bungalows in Neville Street.
- Hillcrest Avenue and Environs, Caulfield (HO32) – a small precinct of consistent masonry housing constructed by the A V Jennings Company during 1933 and 1934 with examples of Spanish Mission/Mediterranean and Old English styles prevailing.
- Bentleigh Residential Precinct (HO69) – a large precinct which was mainly developed throughout the Interwar period, especially the late 1920s. It features a broad array of Interwar period styles, with a similarly high proportion of bungalow style houses, though mainly brick examples, as well as some Spanish Mission and Tudor Revival, and a few Moderne style houses.
- Glen Huntly Tram Depot and Glen Huntly Road Environs (HO70) – includes several brick, Interwar period houses dating to circa 1930.
- Glen Eira Road and Environs, Caulfield North (HO73) – a precinct consisting of commodious brick houses mostly dating to the Interwar period, but also some from the Late Federation period and a Victorian period mansion, *Nithsdale*. A range of typical styles are evident including Californian bungalows, Spanish Mission/Mediterranean, Old English, and Moderne.
- Ormond Precinct environs (HO75) – a larger precinct that includes a similar array of Interwar period housing, though with relatively more timber bungalows, but also commercial buildings to North and McKinnon road, and a school. It also includes

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The development at 69 Elliott Avenue is noted as an example of infill relatively sympathetic to its context.

some earlier housing stock from the Victorian and/or Federation periods, reflecting a more diverse and earlier phases/s of development.

- Vadhre Avenue and Balaclava Road, East St Kilda (HO76) – this small precinct consists of more substantial and distinctive examples popular during the Interwar period.
- Bentleigh Heights Estate Precinct (recommended for a HO) – a smaller precinct developed over a shorter time during the late Interwar period (late 1930s and early 1940s) and has a high concentration of the styles popular at that time – especially the Old English/Tudor Revival and Moderne.
- Rose Hill Estate Precinct (recommended for a HO) – a smaller precinct developed over a broad period during the Interwar period (though from the late 1920s to mid-1940s) with a more diverse array of the styles popular at that time represented including bungalows, Spanish Mission, Georgian Revival but also Moderne and Old English/Tudor Revival.

Condition

Good

Integrity

Mostly intact

Previous Assessment

All sites graded N (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 35, 1990

Heritage Overlay Schedule Controls

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

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the land including:

- Shepparson Avenue: nos 46 to 64 (east side) and nos 47 to 65 (west side)
- Belsize Avenue: nos 49 to 67 (east side) and nos 50 to 68 (west side)
- Elliott Avenue: nos 46 to 64 (east side) and nos 51 to 69 (west side).



Recommended extent of heritage overlay
(Source: Nearmap, depicting April 2019)