

Statement of Significance: Carnegie Residential Precinct

Date of Statement: Early 2019

<p>Address:</p> <ul style="list-style-type: none"> • Carnegie: 2-24 (evens only) +21-23 Buckley Street; 9-17 (odds) and 19-25 (odds) + 20-22 Byron Street; 1-13 Cosy Gum Road (odds); 1-24 Edgewood Street; 24, 26, 28, 34, 46, 58 Grange Road; 1-49 (odds) and 2-48 (evens) Hollywood Grove; 1-27 McPherson Avenue; 8-22 (evens) Mile End Road; 1-15 (odds) and 2-8 Milton Street; 81-91 Mimosa Road; 1-31B (odds) + 2-34 (evens) Munster Avenue; 214-242 Neerim Road (excluding no. 234); 2-20 Seymour Avenue 	<p>Name: Carnegie Residential Precinct</p>
<p>Place Type: Federation and Interwar</p>	<p>Grading: Significant</p>
<p>PS ref no: HO178</p>	<p>Constructed: Circa 1900 to early 1940s</p>



What is significant?

The Carnegie Residential Precinct includes some of the land in the north-west corner of the suburb that is broadly bound by McPherson Avenue (to the north), Grange Road (west), Neerim Road (south), and Cosy Gum/Mile End/Mimosa roads (east). It consists exclusively of residential buildings. The following elements contribute to the significance of the area:

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- Dwellings mainly dating to the Federation period with some dating to the Interwar period,
- The Federation period buildings are typically clad in weatherboards and have a main gambrel roof clad in corrugated sheet metal with a front gable end,
- The Interwar period buildings are either timber-framed or masonry (brick and/or render) with gabled or hipped roofs with tiling (un/glazed terracotta, some concrete), generally masonry porches,
- Original detailing to gable ends including shingles, battens and sheeting (roughcast or smooth),
- Original chimneys, usually red brick, some with rendered elements,
- Intact walls with cladding (usually weatherboards, but also shiplap, ashlar boarding etc.),
- Intact walls with face brick (red, clinker, tapestry) and/or rendered (roughcast and smooth finishes),
- Intact timber openings – windows and doors. Some windows have multi-pane sashes, stained glass and/or leadlight,
- Original or sympathetic timber picket fencing or timber-framed with wire mesh, some original low masonry fences,
- Basalt kerbing and channelling, and
- Street planting, primarily south side of Craigavad Street.

Contributory places:

- Buckley Street: nos 2, 4, 6, 8, 12, 14, 16, 18, 22, 24 (south side) and nos 21, 23 (north side)
- Byron Street: nos 9, 11, 13, 15, 17, 19, 21, 23 (west side) and nos 20, 22 (east side)
- Cosy Gum Road: nos 3, 5, 7, 13 (west side)
- Edgewood Street: nos 1, 3, 5, 11, 13, 15, 21, 23 (north side) and nos 6, 8, 10, 12, 14, 16, 18, 22 (south side),
- Grange Road: no. 24, 26, 28, 34, 46, 58 (east side)
- Hollywood Grove: nos 1, 1A, , 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 49 (north side) and nos 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48 (south side),
- McPherson Avenue: nos 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 (north side) and nos 1, 3, 5, 7, 11, 13, 15, 17, 19, 21, 23 (south side),
- Mile End Road: 8, 10, 12, 14, 18, 20, 22 (west side)
- Milton Street: nos 2, 4, 6, 8 (west side) and nos 1/3, 5, 7, 9, 11, 1/15 (east side),
- Mimosa Road: nos 83, 85, 91 (west side),
- Munster Avenue: nos 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29 (north side) and nos 2, 4, 6, 8, 10, 12, 18, 22, 24, 30, 32, 34 (south side),
- Neerim Road: nos 214, 216, 218, 220, 224, 226, 228, 230, 232, 238, 240-242 (north side),

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- Seymour Avenue: nos 4, 6, 8, 12, 14, 16, 20 (west side).

Non-contributory places:

- Buckley Street: nos 10, 20 (south side),
- Byron Street: no. 25
- Cosy Gum Road: nos 1, 1A, 1-6/9-11 (west side)
- Edgewood Street: nos 7, 9, 1-8/19 (north side) and nos 4, 20 (A+ B), 24 (south side),
- Hollywood Grove: nos 1B, 1/39, 2/39, 43 (north side),
- McPherson avenue: nos 2, (north side) and nos 9, 25, 27 (south side),
- Mile End Road: 16 (west side),
- Milton Street: nos 1-5/1, 2/3, 1- 2/13, 2/15 (east side),
- Mimosa Road: nos 81A, 81B, 87, 89 (west side),
- Munster Avenue: nos 31, 31A (north side) and nos 14, 16, 20, 26, 28 (south side),
- Neerim Road: no. 236
- Seymour Avenue: nos 2, 10, 18 (west side).

Map 1: Carnegie Residential Precinct: Contributory and Non Contributory Places



How is it significant?

The Carnegie Residential Precinct is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

The Carnegie Residential Precinct is of historical significance for the ability of its built form to illustrate the main phase of middle-class development during the early 20th century in Carnegie. Although some subdivision had occurred during the late 19th century with only limited development, there was a surge in building activity during the Federation period. This continued to a lesser degree during the Interwar period. As such, the precinct reflects the initial consolidation of Carnegie's suburban identity (which is considerably erased in other parts). The consistency of particular (types of) detailing in certain streets also demonstrates speculative builders at work. (Criterion A)

The Carnegie Residential Precinct is of representative significance as containing several, largely intact streetscapes, whose original subdivision pattern is apparent. The housing stock predominantly consists of economic versions of Queen Anne style villas that are timber-framed with corrugated metal clad roofs and an array of decorative detailing. There is also some complementary housing dating to the Interwar period with a higher preponderance of brick dwellings and/or tile clad roofing. Recurrent detailing is apparent, suggesting the hand of certain (local) builders. (Criterion D)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Residential) 2019 (RBA Architects and Conservation Consultants)