

Statement of Significance: Albert Flatman's Estates Precinct

Date of Statement: Early 2019

Address: 46 to 65 Shepparson Avenue, 49 to 68 Belsize Avenue, and 46, 48, 50 to 69 Elliott Avenue, Carnegie.	Name: Albert Flatman's Estates Precinct
Place Type: Interwar	Grading: Significant
PS ref no: HO177	Constructed: 1925 - to early 1940s



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,

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- 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

Map 1: Albert Flatman's Estates Precinct: Contributory and Non Contributory Places



Legend

- Contributory
- Non Contributory
- Significant



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)

Primary source

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