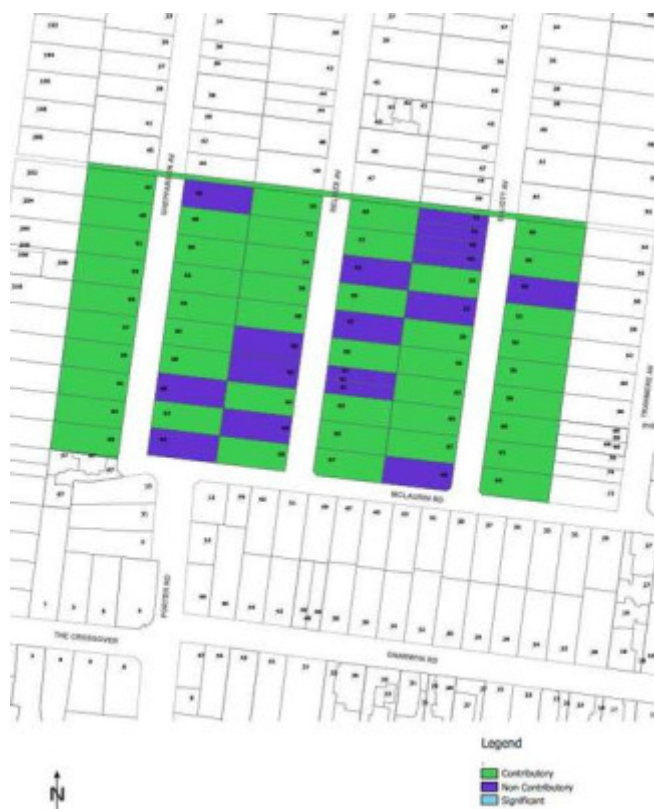


Albert Flatman's Estates Precinct



Albert Flatmans Estates Precinct



Albert Flatmans Estates Precinct-map

Location

46-65 SHEPPARSON AVENUE AND 49-68 BELSIZE AVENUE AND 46 AND 48 AND 50-69 ELLIOTT AVENUE
CARNEGIE, GLEN EIRA CITY

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO177

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on - January 9, 2024

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 paperbacks (*Melaleuca*) (Belsize and Elliott).

Contributory places:

- Belsize Avenue: nos 49, 50, 51, 52, 54, 55, 56, 58, 59, 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, 63, 65

Non-contributory places:

- Belsize Avenue: nos 53, 57, 60, 61, 62, 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 Shepperson 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)

Heritage Study/Consultant	Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Residential), RBA Architects and Conservation Consultants, 2019;
Hermes Number	211470
Property Number	

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>