
RUTLAND



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Location

3 Hampton Court IVANHOE, Banyule City

Municipality

BANYULE CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO4

Heritage Listing

Banyule City

Statement of Significance

Last updated on - August 12, 2005

Rutland is integral to the Jennings Beaumont Estate and an outstanding example of the English Domestic Revival style designed on a medium scale. The house was designed by Jennings' architect Edgar Gurney. The house contributes to the intact inter-War character of Hampton. The garden is of local interest as a remarkably intact example of a formal, inter-War gardening style. The garden is well maintained, and contributes to the overall character of this important Jennings' Estate.

Heritage Study/Consultant	Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Construction dates	1938,
Hermes Number	31286
Property Number	

Historical Australian Themes

Towards the end of the inter-War period, two brand new housing estates were laid out in Ivanhoe. Both were developed by the A. V. Jennings' Construction Co., pioneer in the construction of private housing estates in Melbourne. He was approached by a syndicate which owned about 14 acres in Melcombe Road, Ivanhoe, close to the Ivanhoe Railway Station and the site of the proposed new Heidelberg Civic Centre. The new estate was known as the Beaumont Estate, and comprised some 94 houses. The subdivision and road layout was unusual for the time in that it included a series of five cul-de-sac off Melcombe Road. It is also considered to have been the most architecturally ambitious of Jennings' estates. The houses were designed by Jennings' architect, Edgar Gurney. The houses in the cul-de-sac off Melcombe Road, in particular, were larger and more adventurous in their design than anything seen at Jennings' earlier estates. A number of the courts featured an eclectic mixture of modern and neo-traditional styles.

Usage/Former Usage

Original: residence

Current: residence

Physical Conditions

Good

Physical Description 1

Na

Intactness

Good

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/>