
HYLSBROKE



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Location

6-Aug Melcombe Road 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 - September 1, 2005

Hylsbroke is a well preserved and significant Australian adaptation of contemporary European Moderne styles. It is well sited in an intact landscape and is integral to the first Moderne styled estate designed by the A. V. Jennings Construction Company, to the design of architect Edgar Gurney located in the innovative Beaumont Estate. It was the home and office of notable building developer Alfred Victor Jennings.

Heritage Study/Consultant	Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Other Names	BEAUMONT ESTATE,
Hermes Number	31369
Property Number	

Historical Australian Themes

Alfred Victor Jennings founded his construction company in 1932, completing two other housing estates before commencing the Beaumont Estate, of which Hylsbroke is a part. The 14 acres on which Jennings built his third estate was purchased in 1936 from a syndicate who owned the land in Melcombe Road. After surveying the property and finding it was suitable for an estate, he purchased it with the assistance of Henry Holzer, who owned Holzer's Hawthorn Brickworks. Holzer loaned Jennings £12,000 for three years at a low interest rate in the form of bricks so that Jennings could concentrate his finances into paying off the loan. The estate proved to be very successful and the loan was paid off ahead of time. It was designed by Jennings' architect Edgar Gurney and compared with Jennings' subsequent estates, was considered innovative. The estate incorporated 94 houses.

After the estate was completed, Jennings departed to Beauview, the next development.

Usage/Former Usage

Original: house and office

Current: house

Physical Conditions

Good

Physical Description 1

BUILDING: Constructed in the fashionable Moderne style, Hylsbroke is a two-storey, clinker brick duplex with cuboid, asymmetrical massing and a flat roof concealed behind a parapet. The fenestration is varied, comprising vertical strip windows, steel-framed corner windows and timber-framed 'Chicago' windows. The upper level balcony and lower level entrance porch have curved concrete balustrades. Unusual folding shutters, added after its completion, offer protection to these two openings.

The low brick front fence appears to be original. **LANDSCAPE:** The garden around 6-8 Melcombe Road is a largely intact example of an inter-War garden. The property line of the duplex house is formalised in the garden by a low clipped Golden Privet (*Ligustrum ovalifolium* 'Aureum') hedge. Other low clipped Golden Privet cylinders punctuate the red brick garden wall. Dominating the site are two Golden Cypress (*Cupressus macrocarpa* 'Aurea') and three Monterey Cypress (*Cupressus macrocarpa*) pillars. Two Variegated Box (*Buxus sempervirens* 'Variegata') balls define the pedestrian entry at No. 6. These architectural plant forms complement the strongly geometric architecture of the building. Other plantings are far more low key, and consist of Roses (*Rosa* CV) and various low growing perennial species. The garden beds that line the perimeter of the garden and in front of the house are edged in rock, with the bulk of the area well kept turf.

The intactness of the garden, particularly with its strong links with the building, is significant.

Intactness

Excellent

Physical Description 2

Part Lot 20, Jennings Beaumont Estate

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/>