
HOUSE



HOUSE

Location

25 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

25 Melcombe Road is an integral part of the innovative Beaumont Estate, the first predominantly Moderne style estate designed by the A. V. Jennings' Construction Company, to the design of Edgar Gurney. Substantially intact, the house is a local interpretation of European Modernism, popular in Heidelberg and Ivanhoe during the inter-War period. It is of local architectural importance.

Heritage Study/Consultant	Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Hermes Number	31373
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 25 Melcombe Road 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.

Usage/Former Usage

Original: residence

Current: residence

Physical Conditions

Good

Physical Description 1

Located on a corner site, 25 Melcombe Road is a single-storey Moderne style house, constructed of yellow brick with a flat roof. The house features corner windows with projecting brick sills and heads, and a porch with a concrete hood supported on a red brick pier.

Intactness

Good

Physical Description 2

Lot 22, 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/>