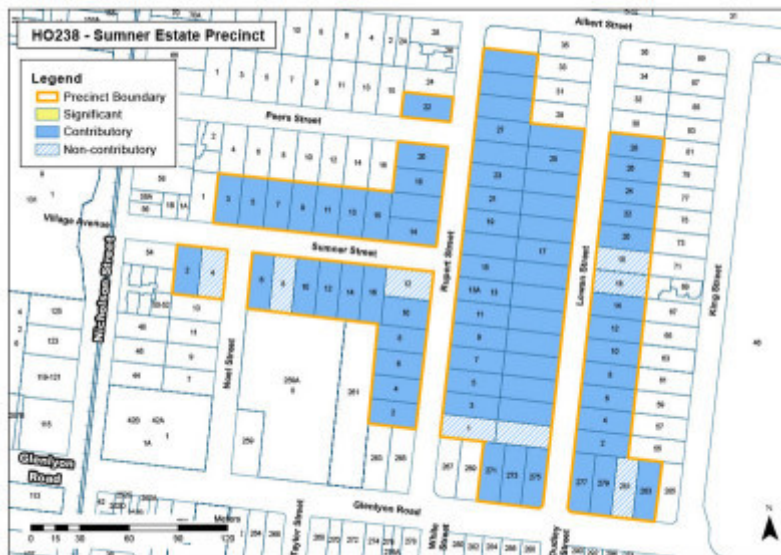


Sumner Estate



Sumner Estate Precinct



Sumner Estate Precinct Map

Location

3-33 & 2-22 RUPERT STREET, and 3-15 & 2-16 SUMNER STREET, and 2-28 & 3-27 LOWAN STREET and 271-283 GLENLYON ROAD BRUNSWICK EAST, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - July 21, 2004

What is significant?

The Sumner Estate precinct, comprising contributory buildings at 2-28 & 3-27 Lowan Street, 271-283 Glenlyon Road, 3-33 & 2-22 Rupert Street, and 3-15 & 2-16 Sumner Street, Brunswick East is significant. The houses and associated front fences dating from the interwar period (c.1925 to c.1945) contribute to the significance of the precinct.

Non Contributory properties are 1, 16 & 18 Lowan Street, 12 Rupert Street, 4 & 8 Sumner Street and 281 Glenlyon Road.

How is it significant?

The Sumner Estate precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance, as an example of an interwar housing estate created from the subdivision of a large nineteenth century farm, in this case the Stony Park Estate established by Theodotus Sumner. The subdivision of such estates opened up large parts of Brunswick for development during the interwar period and contributed to a significant growth in population in the first half of the twentieth century. The historic links with the Stony Park Estate, are reflected in the street names, while the southern section of Lowan Street follows, in part, the original coach drive from Glenlyon Street to the Sumner mansion. (AHC Criterion A.4)

Of aesthetic significance as a representative example of an interwar housing estate, which has a high degree of homogeneity. Rupert Street, Lowan and Sumner streets in particular are notable for the high degree of integrity, which includes many original low front fences that contribute to the unique historic interwar character of the street area. (AHC Criteria D & E.1)

Heritage Study/Consultant	Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017;
Construction dates	1925,
Other Names	Precinct,
Hermes Number	56105
Property Number	

Physical Description 1

The Sumner Estate precinct is an interwar residential area that includes Rupert Street, and adjoining streets that formed part of the original Sumner Estate including Lowan, and Sumner streets and part of the north side of Glenlyon Road. The original housing within the precinct, which was mostly developed from c.1921-40, is related in terms of scale (single storey), siting (detached, front garden setback), detailing, roof forms (multi-gabled terracotta tile, corrugated iron, incorporating porches and verandahs) and materials (predominantly weatherboard, with brick in sections and some stuccoed). Many are complemented by mature gardens and some have original front fences.

Rupert and Lowan streets comprise predominantly interwar bungalows constructed of timber or brick housing. The earlier housing on the west side of Rupert Street includes several single storey timber bungalows with transverse gable tile roofs and projecting gabled bays. A notable example at No. 20 includes features such as bay leadlight windows, a projecting gabled porch supported on elaborate brick and render piers that form an arch and are supported by angled buttresses. The other houses on the west and on east side of Rupert Street and in Lowan Street appear to date mostly from the 1930s. Most are simple bungalows, with some demonstrating the influences of the 'picturesque' interwar styles such as Old English (27 Rupert St), Georgian, Moderne (22 Rupert St) and Spanish Mission/Mediterranean (9 Lowan St), through the use of decorative devices such brick work around windows, curved brick walls, and arched openings with barley columns. The house at No. 27 Rupert Street is a rare two storey example. A notable feature of Rupert Street is the high number of original (or very early) low front fences in complementary materials to the house, which are an important unifying element throughout the street; original or sympathetic fences are found at Nos. 4, 6, 10, 14, 16 and 22, and Nos. 3-17 (inclusive), and 21-33 (incl.) Rupert Street. There are also original or early fences in Lowan Street at nos. 2, 19, 20 & 27.

Overall, Rupert and Lowan Streets are very intact with the non-contributory houses outside the interwar period being limited to 12, then 35 Rupert Street at the northern end. and nos. 1, 16 & 18 Lowan Street.

Sumner Street comprises mostly timber interwar bungalows, with some original fences at Nos. 2, 3, 6 and 15. It is very intact and there are only three non-contributory dwellings at nos. 1, 4 and 8.

The section of Glenlyon Road within the precinct comprises an intact group of interwar houses at nos. 271-283. The houses are all interwar bungalows. They include a pair of mirror-image houses at nos. 271 and 273 with distinctive Mediterranean style porches with arched openings, probably constructed by the same builder, and another nicely detailed house at no.279, also with an arched porch and complemented by an original fence. There are also early or original low brick fences at nos. 277, 281 & 281.

Physical Conditions

Good

Integrity

Minor Modifications

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/>