

Gayton house, 32 Elm Grove, Richmond

Heritage overlay: HO319

City of Yarra Property Number: 195860

What is significant?

The Gayton house at 32 Elm Grove, Richmond was created as a reconstruction in 1938 (original house 1892) for Mr Boham, Henry Gayton and has other historical associations with persons such as Henry Patrick Gayton and Albert John Gayton. The MMBW Detail Plan shows the Victorian-era core of the Moderne style renovation.

The place has a fair integrity to its creation date.

Fabric from the creation date at the Gayton house is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Gayton house at 32 Elm Grove, Richmond is architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The Gayton house is significant as a 'streamlined Moderne style two storey rendered brick apartment building is ... is given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and horizontally proportioned openings. Openings to the street facing porches and the entry door have glazed brick surrounds. The projecting entry bay to the building is highlighted by a stepped up section of parapet and has a vertical emphasis, balancing the horizontally proportioned elements of the building.' (Wight 2001)

References:

Municipal rate books:

VPRS 9990/P/0001

City of Richmond / Central Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1944/45; 9535; Gayton Albert John , Mechanic ; Gayton Henry, 20 Elm Grove; Flat upper, Brick 4 rms.; 55

; 9536; Gayton Henry Patk; Gayton Henry, 20 Elm Grove; Flat lower, Brick 4 rms.; 55

1940/41; 9339; Cohn Arnold, Tanner; Gayton Henry, 20 Elm Grove; 32 Elm Grove, Flat upstairs, Brick 4 rms.; 60

; 9340; Gayton Henry Patk, C/S; Gayton Henry, 20 Elm Grove; 32 Elm Grove, Flat downstairs, Brick 4 rms.; 55

1939/40; 9344; Cohn Arnold, Tanner; Gayton Henry, 20 Elm Grove; 32 Elm Grove, Flat upstairs, Brick 4 rms.; 60

; 9345; Gayton Henry Patk, C/S; Gayton Henry, 20 Elm Grove; 32 Elm Grove, Flat downstairs, Brick 4 rms.; 55

Rate book missing

1937/38; 9323; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1936/37; 9302; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1935/36; 9290; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1930/31; 9304; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1925/26; 9328; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1920/21; 9373; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

1915/16; 9416; Gayton Hy, Clerk; O/O; 32 Elm Grove, Brick 6 rms.; 30

City of Yarra Review of Heritage Precincts 2007 Appendix 7

1910/11; 9049; Gayton Edw. Clerk; Brennan Ellen; 32 Elm Grove, Brick 6 rms.; 30
1905/6; 8757; Cutis Mrs; Brennan Ellen; 32 Elm Grove, Brick 6 rms.; 30
1900/01; 8694; Jones John, paper ruler; Boham's Trust; 32 Elm Grove, Brick 6 rms.; 25
1895/96; 9022; Wrigley James to Malone James, contractor; Boham's Exs.; 32 Catherine St,
Bk. 6 rms.; 26
1894; 9065; Symonds Ed H., lawyer crossed out; Bohanms Exs; 32 Catherine St. Brick 6
rms.; 30
1893; 9290; Williams to Symonds; Boham's Exors.; Catherine St. Brick house 6 rms.; 40
1892; 9254; Williams Rev. R. H., tutor; Boham's Executors; Catherine St. Brick House 6 rms.;
46
1891; 9111; Blank; Boham's Exors.; Land 50 ft.; 16
1890; 9111; Blank; Boham's Exors.; Land 50 ft.; 1

Melbourne or Victorian directories:

South Side
1944/5; 32 Gayton Henry
32 Gayton Jno
1940; 32 Gayton Henry
32 Cohn Arnold
1939; 32 Gayton Henry
1938; 32 Gayton Henry
1937; 32 Gayton Henry
1936; 32 Gayton Henry
1935; 32 Gayton Henry

Other references:

Wight 2001: 'This streamlined Moderne style two storey rendered brick apartment building is somewhat at odds with the prevailing late nineteenth/ early twentieth century character of Elm Grove, though it is quite a distinguished building in its own right. The building is given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and horizontally proportioned openings. Openings to the street facing porches and the entry door have glazed brick surrounds. The projecting entry bay to the building is highlighted by a stepped up section of parapet and has a vertical emphasis, balancing the horizontally proportioned elements of the building.'