

HERITAGE CITATION REPORT

Name	Sumner Estate	File No	6789
Address	1-33 & 2-22 Rupert Street and 3-15 & 2-16 Sumner Street BRUNSWICK EAST	Significance Level	2004 Local
Place Type	Residential Precinct		



Sumner Estate Precinct

Recommended Heritage Protection **VHR No HI - PS -**

Architectural Style Interwar Period (c.1919-c.1940)

Integrity

Minor Modifications

History and Historical Context

The Sumner Estate precinct including Lowan, Peers, Rupert and Sumner Streets is situated on land that once formed part of 'Stony Park', the Estate established in the mid nineteenth century by prominent Brunswick citizen Theodotus John Sumner, who in 1852 purchased 120 acres of land on the west side of Merri Creek from one A. Rucker. [1]

A Melbourne & Metropolitan Board of Works Plan from 1905 (No. 95) shows that the area now occupied by Rupert Street and Lowan Street was a fenced paddock abutting a large quarry (now Fisher Reserve). The coach drive to the

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Sumner mansion ran through the southeastern portion of the paddock to exit into Glenlyon Road.

The Sumner Estate was subdivided from 1921 onwards, and streets were named for people associated with the Estate. [2] In 1924 Lowan Street, named after the coachman of the estate, was constructed. This was followed by Rupert (named for Rupert Sumner), Peers (named for John Joseph Peers, Melbourne contractor and father-in-law of Theodotus Sumner) and Sumner Streets. [3]

Development of the Estate commenced by the mid-1920s with the westernmost areas closer to Nicholson Street developing first. The Brunswick Rate Book for 1925 records some houses in Peers Street, while blocks of land were noted only on the west side of Rupert Street. [4]

Rupert Street is first recorded in Sands and McDougall Directory in 1927 when the first houses had been constructed on the west side of the street, and there was considerable development activity evident with numerous changes of ownership and new houses indicated by crossings out in the rate book. [5] Sumner Street at this time contained 3 houses. The east side of Rupert Street remained undeveloped in 1929, while Sumner Street showed considerable building activity; By 1930 the Brunswick Rate Book detailed the north side of Sumner Street as containing a weatherboard villa at Lot 53 (possibly house no. 3, and the date 29.11.29), together with another 5 weatherboard houses of 4 and 5 rooms. On the south side of Sumner Street, the rate book noted 5 timber houses all of 4 rooms. [6]

In 1932 development began to spread to the east side of Rupert Street. The Brunswick Rate Book for 1932 recorded the east side of both Rupert and Lowan Streets as having land owned by a number of individuals and a substantial portion owned by Merri Creek Quarrying Company Pty Ltd. [7] The east side of Lowan Street contained no houses, while the same side of Rupert Street had only three - Lot 9 (noted as house no. 7), Lot 15, and Lot 17 (noted as house number 23). These houses were 4 and 5-roomed timber dwellings. The west side of Lowan Street consisted of two timber houses, with the remainder as land owned by the Sumner Estate and Merri Creek Quarrying Company Pty Ltd. In contrast, the west side of Rupert Street was more developed, with 7 dwellings noted in the rate book. These were detailed as house number 6, 8, 10, 12, 14, 18, and 20. All except no. 6, which was brick, were constructed of timber.

The Sumner Estate was one of a number of the large nineteenth century estates in Brunswick to be subdivided during the early twentieth century. The breaking up of these estates released large areas of land for development and contributed to the rapid increase in Brunswick's population from 24,000 at the beginning of the twentieth century to 55,799 by 1928.

SOURCES

1. Penrose, Helen (ed.) (1994) 'Brunswick: One History, Many Voices' pp. 50 & 61
2. Barnes, Les (1987) 'Street names of Brunswick'
3. Penrose, Helen (ed.) (1994) 'Brunswick: One History, Many Voices' pp. 300-303
4. Brunswick Rate Book Fiche 424 p. 94
5. Brunswick Rate Book Fiche 452
6. Brunswick Rate Book Fiche 496
7. Brunswick Rate Book Fiche 526 p. 73

History compiled by Lee Andrews, July 2004.

Description

Physical Description

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, Peers, and Sumner Streets. The original housing within the precinct,

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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 Street comprises predominantly interwar housing. The earlier housing on the west side of the street comprises mostly single storey timber bungalows. 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 houses on the west side of the street appear to date mostly from the 1930s and are mostly constructed of brick. These houses demonstrate the influences of the 'picturesque' interwar styles such as Old English, Georgian, Moderne and Spanish Mission, through the use of decorative devices such brick work around windows, curved brick walls, and barley columns. The house at No. 27 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.). Overall, Rupert Street is very intact with the non-contributory houses outside the interwar period being limited to Nos. 12, then Nos 24 to 28 and No. 35 at the northern end.

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 Sumner Street. Peers Street is the least intact of all the streets with less than half the houses dating from the interwar period and is not included in the heritage overlay.

Physical Condition

Good

Statement of Significance

What is significant?

The Sumner Estate precinct, comprising contributory buildings at 3-33 & 2-22 (excluding 12) Rupert Street, and 3 - 15 & 2-16 (excluding 4 & 8) Sumner Street, East Brunswick.

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 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 character of the street. (AHC Criterion E.1)

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Recommendations 2004

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

State 1 Ranking: Context (2004)
Stage 2 Priority: Add to HO - precinct
Final Recommendation: Add to HO - precinct

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.