

Carn Brae, 429 Glenferrie Road - S

Architect: Eric Beedham

1927: Brick residence, two storeys, 12 rooms, 43 squares, estimated cost £6,500 C H Quail, Smith St. Bentleigh, builder; Mr Sanders, owner: care of E C Bedham (sic), Stock Exchange Building, Lt Collins St. Permit fee £7.15.0 (Building Permit Register No 9031)

1927: A.B. Sanders, 173 Swanston Street Melbourne, owner and occupier (MMBW Drainage Plan 163825)

1928: Detailed article describes the house, apparently newly built, with external and internal photographs of main rooms. The owners were Mr and Mrs A B Sanders. (*Australian Home Beautiful*, pp.12-18, November 1928)

1989: Real estate advertisement provides detailed description, gives architect as Eric Beedham (*Age*, April 1989)

An extremely imposing Old English style building, it is of particular note for the massive two storey form and the large terracotta shingle roof, slightly curved out at the eaves. This extends down from the main ridge in a continuous plane over the porte cochere where it curves out to the gutter line. It has a projecting hipped dormer above the porch and a series of gables at the other end. The chimneys are also striking features rising in simple tapered forms to terracotta chimney pots. The main walls are rendered with subtle quoins to the returns of the columns of the wide porch with Tudor arches and mouldings. Relief is provided to the render on the chimneys with some projecting face bricks at random space and a decorative 'S' plate. There is half timbering on one upper level window bay. Face brickwork is limited to the base of the house and one window bay, manganese or clinkers. The windows have diagonal leaded glazing upstairs and downstairs.

The deep front garden is formed around the return drive, which has a simple basket weave pattern with a central grass strip, all finished in clinker bricks. There are two gateways and a huge deep garden which features massive oaks and a *Eucalyptus citriodora*. Other trees in the garden are cedars, elms and two very large River Red Gums (*Eucalyptus camaldulensis*) on the street alignment, major landmarks on Glenferrie Road and possibly indigenous remnants. The front fence is a simple affair, presumably original, with double gates, including a separate pedestrian gate on the north side, with brick piers of a light clinker finish; the main fence is of dark stained jarrah planks. The property is apparently intact with respect to the principal features.

Carn Brae is of state significance as one of the most imposing Old English revival houses in the state on account of its massive scale and dominant projecting porte cochere extending out from the extraordinary roof form. It is enhanced by the setting on a deep block with mature landscaping, including the River Red Gums that are apparently date from before European settlement.