

**Carn Brae, 429 Glenferrie Road**  
 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 *Eucalptus citriodora*. Other trees in the garden are cedars, elms and two very large *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.

Refer to Appendix One for biographical details of architect.

Carn Brea is of regional significance as one of the most imposing Old English revival houses in the area on account of its massive scale dominant projecting porte cochere extending out from the extraordinary roof form. It is enhanced by the setting on a deep block with mature landscaping.



The eastern aspect of the house, which faces Glenferrie road.

## The Tudor Note in Australian Architecture

Some Pictures of a Beautiful New Home in Malvern

By EASTER SOILLEUX

Photograph by NASH-BOOTHBY

THERE is something very reminiscent of an English home about "Nullagai," the attractive residence of Mr and Mrs A. B. Sanders, in Glenferrie road, Malvern. A broad sward of English grass, the greenest of the green and smooth as a billiard table, sweeps in a gentle incline from the front fence to the entrance portico, and one is impatient for the time when the young poplars and the like, that are at present dotted about its surface, will have grown into shade-giving trees that will partly conceal the house from the road, giving it that appearance of privacy and seclusion that such a home needs.

The present bareness, however, has one advantage, it provides an excellent opportunity for studying the architecture of the house, which is after the Tudor style, modernised to suit Australian requirements. The steep roof with its

From the front door can be seen a roomy lounge hall of a type seldom included in the modern home, where the hall is generally reduced to a minimum or done away with altogether. It would be possible to write much about this hall, for it is a cheery, inviting sort of place that seems to welcome the incoming visitor by dispensing with formality. Besides, it is in itself beautiful. Big, and with a tendency to ramble round odd corners, it creates an impression of space which is further enhanced by the broad flight of stairs at one end. All round it are the handsome Tudor doors of oak which are used throughout the house and add so materially to the dignity of the interior.

Beyond these are the living rooms. The reception room is particularly interesting, for it is both unusual in its scheme of decoration and very happy in its placement. It occupies