Statement of Significance: Esme Johnston House, 38 Grosvenor Street, Brighton

<table>
<thead>
<tr>
<th>Address:</th>
<th>38 Grosvenor Street, Brighton</th>
<th>Name:</th>
<th>Esme Johnston House</th>
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<tbody>
<tr>
<td>Place type:</td>
<td>House</td>
<td>Grading:</td>
<td>Significant</td>
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<tr>
<td>PS ref no:</td>
<td>HO773</td>
<td>Constructed:</td>
<td>1929</td>
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</tbody>
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What is significant?

The house at 38 Grosvenor Street, Brighton designed by Esme Johnston (who also acted as project manager for the works, procuring materials, engaging and supervising the various builders and tradesmen while undertaking some of the work herself) as her own residence and constructed in 1929 is significant.

The house comprises a tall but otherwise simple, volume distinguished by its unusually steeply pitched roof creating tall pointed gables to either end and with two small dormer windows on each side. The external walls incorporate half-timbering on all four sides. The panels between are coarsely stuccoed with a trowelled pattern. Windows are typically timber-framed casements, with diamond-patterned leadlight to the lounge and dining room. The roof is clad in glazed modern roof tiles, which replaced the original timber shingles of the Johnston design. The chimney rises through all three levels and provides the focal point of the dwelling as viewed from the street. The front entry on the eastern side of the building adopts the form of a Tudor pointed arch. Internally, the ground floor spaces are arranged around a large central stair hall. At ground floor level, much of the original detailing remains. Walls at ground floor level incorporate dark stained timber panelling to dado level and framing in the hall and stairs, and skirtings, window and door surrounds elsewhere and original wide floors. In the garden some early stone paving survives at the rear of the house.

This document is an incorporated document in the Bayside Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987.
How is it significant?

The Esme Johnston House is of local historic and aesthetic significance to the City of Bayside.

Why is it significant?

Historically, it is an example of a house designed by its owner as his or her own residence, which is a recurring theme in the City of Bayside, particularly from the early 1900s onwards. Typical of many of these houses the Esme Johnston House has an unusual and distinctive design, which in this case reflects her interest in (and love of) Old English architecture. In this house this is reflected in the use of authentic materials such as the half-timbering incorporated into the structure of the walls, the Tudor arch timber front door, internally by dark stained timber panelling to dado level and framing in the hall and stairs and the skirtings, window and door surrounds elsewhere and wide floorboards throughout, and in surviving landscape elements such as the stone paving. It demonstrates the emergence of women in the design and architecture fields prior to World War II. (Criterion A)

The Esme Johnston House has aesthetic significance as a house with distinctive form, materials and detailing inspired by the Tudor Revival style, which was popular during the interwar period. The authentic use of half-timbering with trowelled render to all the walls, and the very steeply pitched roof and prominent stepped chimney (which combine with the elevated siting to emphasise the buildings height) contribute to the picturesque qualities of the house and make it a local landmark. (Criterion E)

Primary source

David Helms Heritage Planning, Esme Johnston House Heritage Assessment 2019

This incorporated document applies to a heritage place included in the Heritage Overlay on an interim basis. The interim control will expire on 30 October 2020.