City of Port Phillip Heritage Review

Place name: **Beacon**
Other names: St Kilda Marina

Address: Marine Parade, St Kilda

Category: Transport (Water): Beacon/Lighthouse

Style: Postwar

Constructed: 1969

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: Nil

Heritage Overlay: HO187

Graded as: Significant

Victorian Heritage Register: No

Significance

This visually distinctive structure is of significance primarily as a scenic element, which contributes to the maritime character of the Foreshore area.

Thematic context

Victoria's framework of historical themes

9. Shaping cultural and creative life: 9.1 Participating in sport and recreation

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.5 Post War development.

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3*, 1992
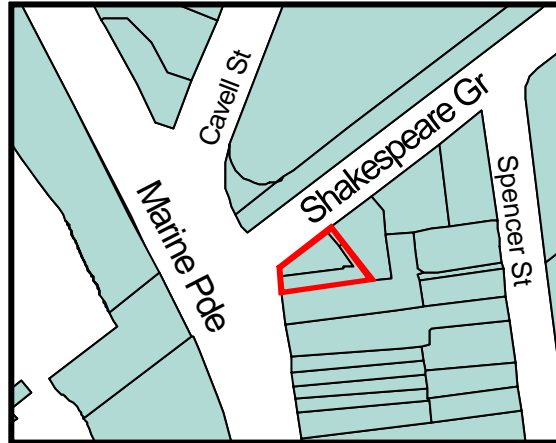
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

City of Port Phillip Heritage Review

Identifier "Arden"

Formerly Residence

Heritage Precinct Overlay None
Heritage Overlay(s) HO298

Address 1-2 Marine Parade
ST. KILDA

Constructed 1880's-1934

Category Residential:row

Designer unknown; (1924) H.V. Gillespie

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Arden" at nos. 1-2 Marine Parade, St Kilda, was built in 1881-83 as a two storeyed terraced pair but presumably altered to form the present Arden Flats in 1934. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate two important phases in the evolution of St Kilda, the first being the period of late Victorian expansion and the second being the Inter War years during which St Kilda emerged as a pre-eminent location for apartments. This historic importance is enhanced by the capacity of the building to demonstrate the attraction of Marine Parade as a residential location comparing in this respect with nearby Beaconsfield Parade. The place is aesthetically significant (Criterion E) as a most prominent building marking the northern extremity of Marine Parade, forming a sympathetic group with the flats to the immediate south and facing a small reserve. The exotic treatment of the Inter War period balconies combines with the palm trees to evoke images of the Middle East in a manner recalling the romantic imagery of the time seen elsewhere in the apartments of St Kilda and Elwood in particular. It is for these reasons that "Arden" imparts identity to its immediate environs today.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Description

A prominent former two storeyed late Victorian stuccoed terraced pair with faceted bay windows at ground floor level and later two storeyed balcony in an exotic style having pointed arches at ground floor level and three centred arches at first floor level. There is a castellated parapet to the balconies with the name "Arden" in low relief. The northern balcony has a return to Shakespeare Grove, the original building with parapeted gable to the north side elevation being setback to an angle to Shakespeare Grove with a ground floor level faceted window bay. The rear section is in overpainted brick with a single storeyed wing in unpainted black

Hawthorns and is of utilitarian character.

Condition: Sound

Integrity: High (1934 alterations), three mature palm trees in north garden.

History

Located on the southern fringe of the original town survey of St. Kilda, this area sloped south towards low lying swamp prone land. Strategically important as a military site in Melbourne's foundation years, it was recorded by Vardy in 1873 as "site of old battery".

Thematic Context

4. Building settlements, towns and cities. 4.1.2. Making suburbs (St. Kilda).

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

PROV, VPRS 2332, St Kilda Rate Books:1879:A/n.2817,1881:A/n.2851, 1883:p.124, 1891:A/n.5219-20, 1900:A/n,5180-1.

City of Port Phillip Heritage Review

Place name: **Edgewater Towers**
Other names: **Flats**

Address:	**12 Marine Parade, St Kilda**	Heritage Precinct Overlay:	HO510
Category:	**Residential: Flats**	Heritage Overlay:	Recommended
Style:	**Postwar: International**	Graded as:	Significant
Constructed:	**1960-61**	Victorian Heritage Register:	No
Designer:	**Mordechai Benshemesh**		
Amendment:	**C29, C161port Part 2**		
Comment:	**Revised citation**		

Significance

What is significant?

'Edgewater Towers', designed by Mordechai Benshemesh and constructed in 1960-61, at 12 Marine Parade, St Kilda is significant. It is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel with reinforced concrete surfaces painted plain white. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

Non-original alterations and additions are not significant.

How is it significant?

'Edgewater Towers' at 12 Marine Parade, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Edgewater Towers' is significant as one of the first large scale residential 'high rise' apartment buildings in Port Phillip and Melbourne. It introduced a new concept of luxury 'own your own' apartment living that encouraged the building of similar apartment blocks in St Kilda and South Melbourne over the following decades, and forms part of an extraordinary collection of flats in St Kilda that demonstrate the history of flat building in Melbourne during the twentieth century. It was the first high-rise apartment design by Mordecai Benshemesh and is said to have secured his reputation as a leading designer of high-density residential developments in Melbourne. (Criteria A & H)

'Edgewater Towers' is an example of the International Style as applied to multi-level residential buildings. This is demonstrated by its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. (Criterion D)

It has aesthetic significance as a landmark building on the St Kilda foreshore. (Criterion E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and

progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

'Edgewater Towers'

'Edgewater Towers' was designed by Mordecai Benshemesh during 1959-60 and constructed during 1960-61. Sir Horace Petty, state Minister for Housing and Immigration (and an advocate of high density living) officially opened the building on 4 March 1961. When completed 'Edgewater Towers' was advertised as 'everything you'd find in a Manhattan building... only minutes from Collins Street'. Features included automatic express lifts, terrazzo paving, and ground floor shops and offices. The building contained one hundred one or two bedroom stratum titled apartments, each with private balconies, laundry and garbage disposal chutes, lounge rooms and dinettes, and feature walls (*The Age*, 4 November 1960).

Each floor contained four one bedroom and four two bedroom flats. The ground floor restaurant "The Reef" (which had a nautical theme with fishing nets and other nautical paraphernalia) later became a milk bar, which remained until it was converted to a three bedroom flat in the mid-1980s. A kiosk planned for the lobby was never operated as one and the space was converted for bike storage (24 bikes) in the mid-1990s (Wikipedia).

The construction of 'Edgewater Towers' garnered a significant amount of coverage in the media of the day including newspapers and architectural publications. A May 1960 article in 'Foundations' magazine reported "… a great deal of interest has been created in this project, because it will obviously be the forerunner of a number of similar structures in the long-overdue redevelopment of Melbourne's inner suburban beach areas" (*Foundations Magazine: the journal of architecture, engineering and building*, No.5, May 1960, p.61).

Mordecai Benshemesh, architect

Mordechai Benshemesh (1911-1993) was born in Tel Aviv, and migrated to Australia in 1939 where he spent the next decade employed in the offices of several notable Melbourne architects, namely Arthur W. Plaisted (from 1940-41) and Harry R. Johnson (from 1946-49) before commencing his own practice around 1950. According to Built Heritage:

He soon became well-known as a designer of multi-storey apartment blocks, mostly located in the St Kilda area, where he was living at the time. These projects began on a modest scale, typified by the small three-storey block of flats at 285 (now 289) Barkly Street (1953), but, by the end of that decade, had become considerably larger and more ambitious. In 1960, Benshemesh garnered much publicity for Edgewater Towers, a 13-storey apartment block that towered over St Kilda's iconic beachfront boulevard and secured Benshemesh's reputation as the city's leading designer of high-density residential developments.

Such was Benshemesh's standing in this specialist field that, in 1961, he was one of three leading Australian architects (together with Harry Seidler and Neville Gruzman, both from Sydney) invited to participate in a forum on the topic of multi-story apartment buildings, the transcript of which was later published in Foundations magazine.

While best known for his multi-storey apartment blocks, Benshemesh also designed some similarly-scaled office buildings, mostly along St Kilda Road, Albert Road and Queens Road, as well as some institutional and industrial commissions (Built Heritage).

References

Built Heritage Pty Ltd, "Mordecai Benshemesh", Dictionary of Unsung Architects, www.builtheritage.com.au [viewed 30 April 2016]

Edgewater Towers Wikipedia page https://en.wikipedia.org/wiki/Edgewater_Towers [viewed 30 April 2016]

St Kilda Council building permit (BP) No. 57/1323, issued 27 May 1960. Various building approvals issued throughout 1960s and 1970s for enclosure of balconies

Description

'Edgewater Towers' is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel (the exterior cladding - glass and steel - is often separated from the load bearing structure – concrete - and the effect is of a taut skin drawn around the frame of the building) with reinforced concrete surfaces painted plain white, which is part of the visual aesthetic of the International style. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

The fence of concrete masonry and 'breeze blocks' appears to be an addition to the site, although the screen of similar design behind the fence is likely to be part of the original concept.

The lobby is elevated to capture the bay and park views and features cantilevered roof canopies above both entrances, clerestory windows above a curved wall of Castlemaine slate, terrazzo flooring and columns of blue and pink mosaic glass tiles. Copper mail boxes are said to be original (originally external, relocated inside shortly after Edgewater opened and integrated into a recycled timber screen in 2012). Other original internal features are said to include:

- The curved privacy screen before the two public restroom doors;

- Resident directory board (black felt with white plastic letters); and

- Rockery planter with green plastic curtain/screen.

Some original internal features such as the corridor clerestory glazing for borrowed daylight and mail chute were removed or closed off during fire life safety upgrades. The original very heavy swinging glass and timber entrance doors were replaced with aluminium framed glazing and automatic sliding doors in 2014. There is parking on grade for 95 cars at the east end of the building including 12 undercover carports.

Comparative analysis

Multi-level flats in Port Phillip

'Edgewater Towers' is often described as the first 'high rise' apartment block in Port Phillip and one of the first in Victoria. While there is not an internationally agreed definition of high rise buildings, some definitions that are based on the limits of the maximum reach of fire-fighting equipment cite a range of seven to ten stories as the minimum height for building to be deemed 'high rise'.

Using this definition no true 'high rise' blocks were built in Port Phillip prior to World War II and until the 1940s most apartment blocks in Melbourne were two or three storeys, with a smaller number of four or five storey blocks, many within the central city. A notable exception was 'Alcaston House', a seven-storey

apartment block built in 1929 at the corner of Collins and Spring streets in Melbourne. Designed by the prominent architects, A & K Henderson, it remained the tallest apartment block in Melbourne until the post-war era.

In the 1920s and 1930s there were several schemes for flats of six storeys or more in St Kilda, but none came to fruition. Until World War II, the tallest apartment blocks in Port Phillip were of five storeys: the 'Majestic' (1913-14) and 'Ritz Mansions' (1927), both in Fitzroy Street where a 1926 scheme for a seven storey block did not eventuate. Another unrealized scheme dating from 1936 would have seen an eleven-storey block containing over 200 flats constructed at the corner of Acland and Robe streets.

A significant development in multi-level flat design came in 1939 when the 'Newburn' flats were built in Queens Road. Designed by renowned émigré architect, Frederick Romberg (in association with Mary Turner Shaw and Richard Hocking, over five levels they were the precursor to the much larger 'Stanhill' apartments, also in Queens Road, that rose to nine levels. Designed by Romberg in 1942, but not completed until 1950, 'Stanhill' remained the tallest in Port Phillip (and Melbourne) until the completion of 'Edgewater Towers'.

Flats were identified as one solution to the post-war housing shortage and at the same time that 'Stanhill' was completed there were several schemes for six and seven level apartment blocks in Chapel Street between Alma Road and Argyle Street, but only one, no.16A, a six-storey block, was built. The designer is not known, however, one possible candidate is Mordecai Benshemesh, as he prepared plans for a similar, but unrealized scheme on an adjoining site (the plans for 16A Chapel Street have not been located).

Upon completion, 'Edgewater Towers' took over from 'Stanhill' as Melbourne's tallest private apartment block until Robin Boyd's twenty-level 'Domain Park' was completed in 1962.

In Port Phillip, 'Edgewater Towers' was followed by another Mordecai Benshemesh design, 'Questa Heights' at 21 The Esplanade, St Kilda (10 stories, 1965), and several designed by Sol Sapir and constructed for developer Nathan Beller over the next five years including 13 The Esplanade and 9 Albert Square, St Kilda (10 and 9 storeys, respectively, 1967), 'Sunset Beach Tower' 350 Beaconsfield Parade, St Kilda (12 storeys, 1967), and 'The Plaza' 333 Beaconsfield Parade, St Kilda (16 storeys, 1968-70).

The other builder of high-rise flats in Port Phillip in the post-war era was the Housing Commission of Victoria. The first high-rise block constructed by the Commission in Port Phillip (and the first in Victoria) was the seventeen-storey Emerald Hill Court in Dorcas Street, South Melbourne completed in 1962. Subsequent HCV flats in Carlton, Fitzroy, Collingwood, Richmond and Flemington rose higher still, culminating in the 45 storey 'Park Towers', in Park Street, South Melbourne, which was completed in 1969.

Modernist flats in Port Phillip

Port Phillip contains some of the earliest and most important examples of Modernist flats in Victoria. These include 'Bellaire' (1936) and 'Woy Woy' (1936), both designed by the influential partnership of Mewton and Grounds. The rational planning and austere architectural expression of these flats demonstrates the radical modernist concepts Geoffrey Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The influence of European modernism is also seen in 'Newburn' and 'Stanhill', mentioned above, which are both included on the Victorian Heritage Register.

The International Style provided an easily achievable option for large-scale buildings of the modern industrial era and was intended to maximize the floor area on each site. It could be adapted to different building types, whether industrial, commercial, institutional or residential. 'Edgewater Towers' demonstrates the International style through its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. The modelling of the façades using alternate solid/void of the large balconies as expressed at 'Edgewater Towers' is one of the only concessions in adapting the International Style for residential use.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to heritage overlay as an individual place. Extent of HO to include the whole of the property as defined by the title boundary.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016
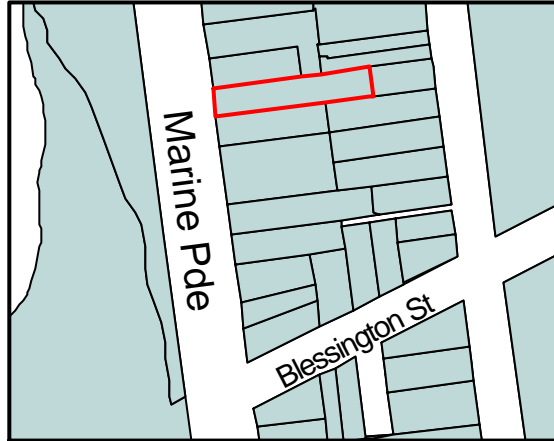
Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

Identifier	"Rheola Court"
Formerly	Residence

Heritage Precinct Overlay None
Heritage Overlay(s) HO299

Address	19 Marine Parade ST. KILDA	**Category**	Residential:apartment
Constructed	1980's-1930's	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

With its unusual tower and covered carriageway, `Rehola Court' is one of Marine Parade's most distinctive blocks of flats. The flats at the front, added in the 1930s, are the least interesting element of the complex. The carriageway tower and the remnants at the original mansion at the rear are of immense character and interest. All parts are important as evidence of the site's multi-stage evolution.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean, Vernacular
Two storey flats, former residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
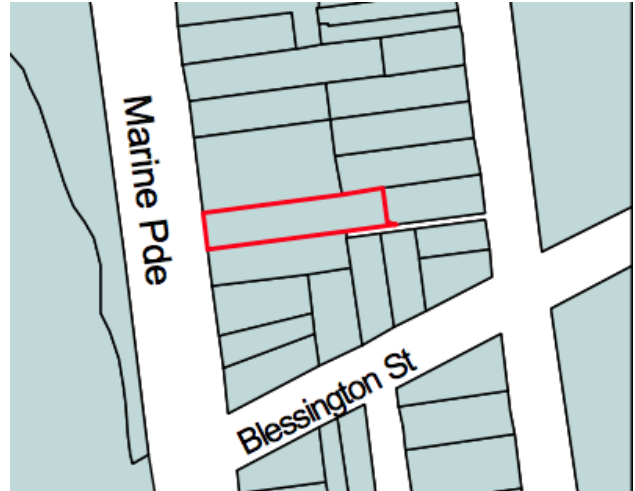
References

unknown

City of Port Phillip Heritage Review

Place name:	**Vi-Clageo Hall**	**Citation No:**	
Other names:	**Flats**	**2051**	

Address:	**23 Marine Parade, St Kilda**	**Heritage Precinct:**	**None**
Category:	**Residential: Flats**	**Heritage Overlay:**	**None**
Style:	**Interwar Free Style**	**Graded as:**	**Contributory outside HO**
Constructed:	**c.1890, c.1930**	**Victorian Heritage Register:**	**No**
Designer:	**Unknown**		
Amendment:	**C29, C161port Part 2**		
Comment:	**Revised citation**		

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

'Vi-Clageo Hall' is a prominent example of a conversion of a Victorian mansion into flats in which a new structure and facade has been built onto the front of the old building. The interesting hooded window treatment and neatly designed porch are notable features.

Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.

Thematic context

-

History

No information.

References

-

Description

No information.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

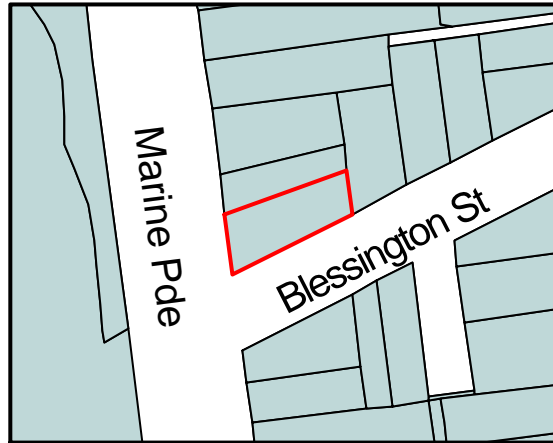No action required.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Identifier   "The Rand"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO300

Address	29 Marine Parade ST. KILDA	**Category** Residential:apartment
Constructed	1917	**Designer** H.W. and F.B. Tompkins

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Built in 1917, The Rand is one of St Kilda's earliest blocks of flats, post-dating the Majestic (153 Fitzroy St, 1912) and The Canterbury (236 Canterbury Rd, 1914) but pre-dating the boom in flat building that began in 1919. Stylistic comparison with The Canterbury suggests that The Rand may be by the same architects, H W & F B Tompkins. It too features an unusual circular turreted tower bay, which eloquently announces its important corner location on Blessington Street and its spectacular views across the bay. The window openings on both main facades are of great variety and interest, but have been very inappropriately reglazed in more recent times.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Freestyle
Three storey walk-up flats
Builder: W A Tombs (?)
Original owner: H C Bones

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
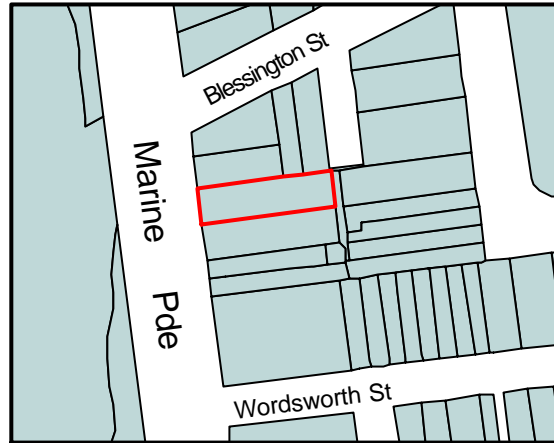recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 3223 issued 3.5.17.

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO188

Address	32 Marine Parade ST. KILDA	**Category**	Residential:detached
Constructed	1917	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 32 Marine Parade, St. Kilda, was built by John Taylor in 1917.   It is aesthetically important for the manner in which it exploits the motifs of the Arts and Crafts movement during the immediate post Federation period whilst the inclusion of the balcony links the design with its bayside location (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A symmetrical Arts and Crafts villa distinguished by its central shingled gable end and balcony surmounting a verandah supported on coupled timber columns loosely recalling Egyptian papyrus forms. The windows are bayed casements either side of the central doorway. There are decorative brackets to the upper level balcony roof and a dormer on the south side.   Condition: Sound.   Integrity: High.

History

In 1917, Alex Stenhouse, a merchant, sold land he owned in Marine Parade between Blessington and Wordsworth Streets. It had a frontage of about 152 feet, 60 feet of which were bought by John Taylor of the Blacksmith's Arms Hotel in Richmond.

By the end of 1917, Taylor had built three brick houses on the site, each with seven rooms and an NAV of 84 pounds. Taylor retained no.33 for himself and leased nos.32 and 31. The tenant of no.32 was a gentleman named Herman Williams.

In 1920, John McCaffrey, a civil servant, lived at no.32 by which time the NAV had risen to 100 pounds. Taylor continued as owner at the time however by 1931, the property was in the hands of the executors of J.

Sorokiewitch, formerly of Chapel Street, St. Kilda. Miss Eileen Maher occupied the house which was described as brick, 9 rooms, population 8, NAV 150 pounds.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
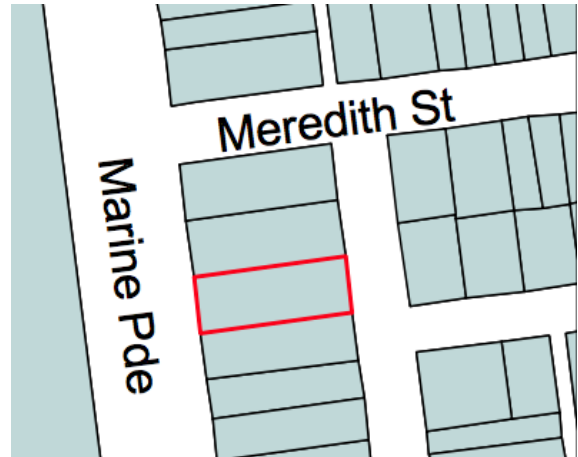
References

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.

City of Port Phillip Heritage Review

Address:	**69 Marine Parade, Elwood**	Heritage Precinct: None
Category:	**Residential: House**	Heritage Overlay: None
Style:	**Interwar**	Graded as: Contributory outside HO
Constructed:	**c.1920**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C161port Part 2**	
Comment:	**Revised citation**	

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its sea side context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence. The adjoining house at no.70 is a better example of the early houses in this section of Marine Parade, as it is more intact and retains its original or early front fence.

Thematic context

-

History

A brick air raid shelter may still exist on the property (permit no 10945 issued 24/2/42, builder W.H. Langdon, Owner M. Cain).

References

St Kilda Building Permit (BP) No.10945, issued 24 February 1942

Description

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its seaside context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

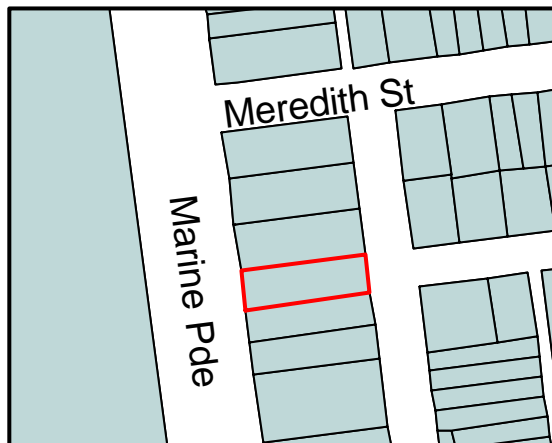No action required.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Identifier Attic Villa

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address 70 Marine Parade
ST. KILDA

Constructed c. 1920

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance

With No 69 forms a prominent pair of villas overlooking the bay. Notable for its fine decorative detailing and what appears to be its original front fence and gate. Its fresh white and green colour scheme, though out of character with the original architecture, seems quite in keeping with its seaside location.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style: Arts and Crafts
Attic villa

History

see Description

Thematic Context

unknown

Recommendations

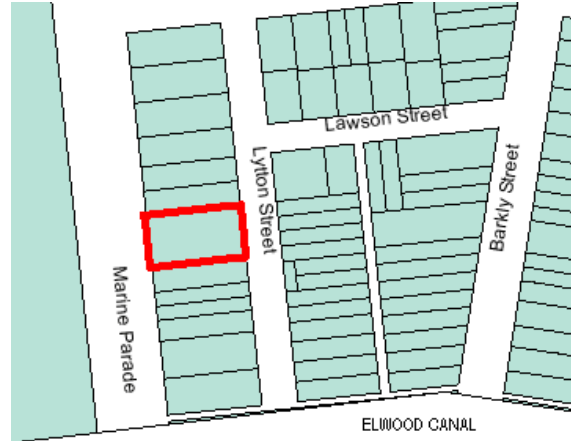A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Garden Court" Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 423

Address	73 Marine Parade ELWOOD	**Category**	Residential:apartment
Constructed	1940	**Designer**	J.H. Esmond Dorney

Amendment   **C 54**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
Garden Court at 73 Marine Parade, Elwood, is a two-storeyed gable-roofed rendered brick apartment building in a simplified Functionalist style, with stark and volumetric form and ribbon windows, tempered by more conventional elements such as standard windows and a hipped roof. The flats were designed in 1940 by noted local architect J H Esmond Dorney as a speculative project for his father-in-law, estate agent John R Lambie.

How is it Significant?
The flats are of aesthetic and architectural significance to the City of Port Phillip

Why is it Significant?
Aesthetically, the Garden Court is significant as an fine and intact example of a block of flats designed during the Second World War, a time when architects invariably reverted to a simpler interpretation of the Functionalist style that combining typical details (ribbon windows, stepped facades, etc) with more conventiona elements (hipped tiled roofs, standard windows, etc).Architecturally, Garden Court is significant for its association with J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania. Although less distinguished than some of Dorney's other known Elwood projects, it nevertheless stand out in his oeuvre for its interesting familial connection and as one of the last local projects undertaken by the architect before he enlisted in the RAAF.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Garden Court at 73 Marine Parade is a double-storey rendered brick block of eight flats, with a gabled cement tile roof. Planned on an elongated L-shape, the flats have a double-fronted street frontage, each half, in turn, divided into three stepped bays. There are bays of rectangular windows with steel-framed casement sashes (some replaced by aluminium sliding sashes); along the inner elevation, the windows are set between orange brick spandrels. There is a matching orange brick chimney at the street end, and a planter box that runs along the ground floor. There are two entrances, each providing access to four flats: one doorway about half-way down the inner façade, and another in the corner, marked by a row of three ribbon windows with orange glass. Alongside, the words GARDEN COURT appear in mild steel lettering. The flats have a plain orange brick fence along the street boundary (which appears to be contemporary with the building) and a detached brick letterbox unit (which is apparently not).

History

These flats were evidently erected during 1940, as they appear for the first time in the 1941 edition of the Sands & McDougall Directory, listed simply as Garden Court flats, with a separate entry for one John R Lambie. John Robert Lambie (1884-1972) was a local estate agent whose daughter, Marie Clarke Lambie, had married local architect J H Esmond Dorney in 1931. Towards the end of that decade, Lambie commissioned his son-in-law to design this speculative block of flats on Marine Parade. Lambie and his wife, Margaret, who had previously lived in Glenhuntly Road for most of the 1930s, subsequently moved into Flat 5 at Garden Court, where they remaining living for almost two decades thence.

James Henry Esmond Dorney (1906-91) trained in the office of Walter Burley Griffin in the mid-1920s but, unlike Griffin's other employees, entirely rejected the Prairie School aesthetic and, on commencing his own practice in 1930, designed in conventional styles such as Tudor Revival before developing his own variation of the Functionalist style in the later 1930s. A resident of Elwood since a teenager, Dorney designed numerous buildings in the area, including several speculative apartment projects for his mother and his father-in-law. After the War, Dorney moved to Tasmania, where he became an innovative and highly-regarded modern architect.

Thematic Context

The Garden Court flats must be seen in the context of other blocks of flats that were erected during the Second World War. Although apartment development in Elwood and St Kilda still flourished during the early 1940s, design and detailing became simpler, no doubt a reflection of more careful spending and, later, limited availability of materials. Apartment blocks tended to be more conventional in form, with hipped roofs and standard windows in place of the bolder flat roofs and corner windows of the late 1930s. Some architects withdrew entirely from the Functionalist idiom, designing their flats with a tokenistic Tudor Revival influence (eg Keith Court at 27 Brighton Road, 1940-41) or even French chateau (eg flats at 39 Eildon Road, 1940-41). But even those designers who remained true to the Modernist canon opted for a simpler more watered-down style, in what has been described as Vernacular Functionalist. This is evident in a number of wartime apartments identified in previous heritage studies, including Banff at 145 Fitzroy Street (1940), Lynbrae at 193 Fitzroy Street (1940), St Germain at 68 Goldsmith Street, Elwood (1941) and the three adjacent blocks at 58-60 Queens Road, Melbourne (1940-42). An entire cluster of such flats also exists in Elwood at Southey Court (1943), one of the suburb's few wartime subdivisions.

Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory, various.

City of Port Phillip Heritage Review

Address:	**77 Marine Parade, Elwood**	Heritage Precinct: None
		Heritage Overlay: HO301
Category:	**Residential: Flats**	Graded as: Significant
Style:	**Interwar Functionalist**	Victorian Heritage Register: No
Constructed:	**1936**	
Designer:	**Mewton & Grounds**	
Amendment:	**C29, C161port Part 2**	
Comment:	**Revised citation**	

Significance

What is significant?

'Woy Woy', designed by Mewton & Grounds and constructed in 1936, at 77 Marine Parade, Elwood is significant. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Non-original alterations and additions are not significant.

How is it significant?

'Woy Woy' at 77 Marine Parade, Elwood is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

A key Modernist block of flats designed by the influential architects Mewton and Grounds, 'Woy Woy' marks a critical stage in the evolution of Melbourne's residential architecture and forms part of an extraordinary collection of flats in St Kilda and Elwood. Despite recent alterations, it remains a fine example of Functionalist style, and an exemplary contributor to St Kilda's bayside architectural character. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Higher density living in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930s. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930s one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl

with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Woy Woy

Constructed in 1936 'Woy Woy' was designed by the highly influential architect Geoffrey Mewton of Mewton and Grounds. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). A similar block was apparently planned for the rear of the allotment on Lytton Street (1).

In the same year, Mewton & Grounds designed 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), also in a Functionalist style.

References

(1) Conversation with the owner, 1990

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Sawyer, Terry 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture, research report, 1982

St Kilda Council building permit No 9416 (plans missing)

Description

'Woy Woy' is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Alterations to 'Woy Woy' include lowering of the upper floor window sills by about 250mm and replacement of all with aluminium framed plate glass. (The ground floor windows still indicate the original dimensions.), the extension of the front stairs to the rooftop, bringing with them a new window above the vertical "slit" and a new glass and aluminium canopy on the roof. The date "1936" has been added in plaster relief as a final touch.

Internally there have been alterations recently and in the past, but most of the detailing remains reasonably intact.

Comparative analysis

Along with 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), `Woy Woy' was an influential exposition of radical Modernist ideas that had influenced Mewton when he was working and travelling in America and Europe in 1928-33.(2) The interiors were tightly planned, squeezing maximum function into minimum space. Innovations such as built-in meals nooks, for example, (which in `Woy Woy' are, in fact, distressingly claustrophobic), were to become standard features in Australian kitchens in the Post-War period. Other experiments, such as soundproofing the timber floors with beds of concrete between the joists, perhaps did not catch on.

While the intactness and integrity of 'Woy Woy' has been compromised by the later additions, the alterations are (with the exception of the enlargement of the windows, quite sympathetic to the original scheme.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to the heritage overlay, as an individually listed place. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Identifier Offices

Formerly W H Butler & Company oven factory

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	96-98 Market St SOUTHBANK	**Category**	Industrial
Constructed	c.1888-1889	**Designer**	unknown

Amendment **C 52**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The building at 96-98 Market Street is a modestly scaled bi-chromatic brick Victorian factory premises, built to the street. Erected c.1888-89 for oven manufacturer W H Butler & Company, and subsequently occupied by a series of dealers and engineers, it has a simple symmetrical façade with a central arched vehicle entrance and rectangular windows, articulated by cream brick quoining and a simple dogtooth stringcourse.

How is it Significant?
The former oven factory is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the former oven factory is significant for its ability to demonstrate a particularly early phase of industrial development in South Melbourne, predating the more intensive industrial boom that followed in the early and mid-twentieth century. Originally built as premises for an oven manufacturer, it provides rare evidence of the relatively small-scaled local industries (such as soap and candle makers, etc) that once proliferated in the area in the late nineteenth century, but of which little evidence now remains. Relatively few small industrial buildings of this type now survive in the City of Port Phillip, most of them now being situated in the Port Melbourne area.

Aesthetically, the former oven factory is a representative and substantially intact example of a small nineteenth century industrial building, displaying a decidedly domestic scale and simple decorative detailing. With its symmetrical façade and bi-chromatic brickwork, this small building remains as a distinctive element in a streetscape that is otherwise overwhelmed by inter-war factory buildings.

Primary Source

Description

The former oven factory is a double-storey bi-chromatic brick Victorian factory building, erected right to the property line on Market Street. The street façade is symmetrical, comprising a wide segmental-arched vehicular entrance to the ground floor, flanked by two rectangular windows, with a row of three identical windows at the first floor level. A new doorway had since been formed at the extreme right side of the façade. All original openings have cream brick quoining; the windows have flat-arched heads, bluestone sills, and contain multi-paned timber-framed sash windows that are sympathetic but not original. The gabled roof, clad in corrugated galvanised steel is concealed by a raked parapet, articulated by a distinctive dogtooth stringcourse. The building remains in good condition, although the façade brickwork has evidently been sandblasted.

History

This modest building was evidently erected during 1888-89, as it first appeared in the Sands & McDougall Directory in 1890. The premises, then designated as 19-21 Market Street, were occupied by W H Butler and Company, styled as 'colonial oven manufacturers and coppersmiths'. Little is known of the proprietor, William H Butler, who resided in nearby Howe Crescent North at that time. His oven-making firm was subsequently listed as Butler & Hardy in 1894-95 and, the following year, under the name of Mrs Mary A Butler, presumably William's wife (or his widow). The factory was listed as 'vacant' in the late 1890s before being taken over by one F Bear, furniture dealer, who first appears in the 1901 directory. It was then occupied by Nathan Bear, described as a 'marine dealer', until c.1904, by which time it had been re-numbered as 96-98 Market Street. From 1905 until 1916 the factory was occupied by Park Brothers, engineers, and thence by H W Hoarse, motor engineer, until at least the 1950s.

Thematic Context

COMPARATIVE ANALYSIS
There are now relatively few surviving examples of the smaller industrial buildings that once proliferated in Port Melbourne and South Melbourne in the late nineteenth century. Broadly, the former oven factory can be compared to such buildings as the double-storey former stables at the rear of 50 Derham Street and the former T W Swindley stables at 17 Dow Street, South Melbourne (1885). The single-storey stables at 97 Cruikshank Street, Port Melbourne, erected for Robert Knight Pty Ltd, are comparable in date (c.1889), materials (face brick) and façade detailing (a central arched doorway flanked by conventional windows), if not in scale. More comparable in scale is the former Port Melbourne Coach & Lorry Factory at 25 Crockford Street (c.1880), a double-storey building that is virtually identical to 98 Market Street in its façade articulation, but slightly different in its materials (rendered masonry, rather than bi-chromatic brickwork) and decorative detailing (moulded cornices and corbels, rather than a dogtooth stringcourse).
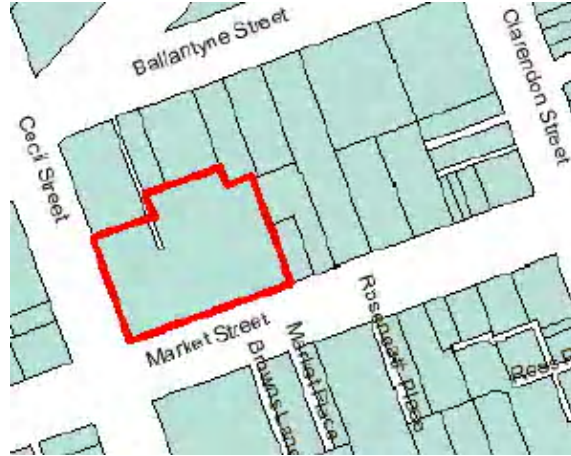
Recommendations

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory, various.

Identifier   "Spotlight" Store

Formerly   Monteath Pipe & Foundry Company factory

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	100 Market St SOUTHBANK	**Category**	Industrial
Constructed	Early 1940s	**Designer**	unknown

Amendment   **C 52**

Comment   New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The former foundry complex at 100 Market Street (sometimes cited as 63-81 Cecil Street) comprises a series of lantern-roofed factory buildings clad in corrugated galvanised steel, enveloped along the street frontages by a one and two/three level red brick Functionalist-style building, with a rectilinear tower at the corner. The complex was constructed in the early 1920s for Monteath & Sons, on site occupied by the iron foundry originally established by Charles Monteath in 1882.

How is it Significant?
The complex is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the complex has significant associations with prominent and long-running iron-foundry firm of Charles Monteath & Son (later the Monteath Pipe & Foundry Company) and is a rare surviving example of a foundary complex.. The original Monteath's foundary was established on the site from the late 1880s, with the present building complex dating from 1923-4. Although numerous foundries thrived in South Melbourne in the nineteenth and twentieth centuries, only a few (including Monteath's) remained for over fifty years. Little evidence now remains of these long-term foundries (or, indeed, any others), leaving the Monteath factory are rare evidence of this important and once-ubiquitous local industry.

Aesthetically, the former foundry is significant for its distinctive industrial form, expressed particularly through the prominent corrugated galvanised steel clad gabled bays with lantern roof forms, which are a landmark in the immediate surrounding area. Occupying a large corner site, the substantial complex includes several individually prominent elements, namely the two tall steel-clad structures that dominate the Cecil Street frontage, and the elongated three-storeyed brick building along Market Street that culminates in a prominent tower at the corner. Although slightly altered, the overall form of the building is still readily identifiable as fine and particularly substantial manifestation of the stark and volumetric Functionalist style.

Primary Source

Other Studies

Description

The former Monteath foundry complex on the corner of Cecil and Market Street is dominated by two original tall corrugated galvanised steel clad gabled bays with lantern roof forms extending east-west across the site. These were constructed in 1923-4 as part of the new foundry complex. Other than for the replacement of cladding and the introduction of openings in the west elevation, these are broadly intact externally, including the original steel-framed windows to the lantern.

•Future development on the site should retain the pre-eminence of the two principal 1923-4 lantern-roofed building forms and in particular their presentation as viewed from the west.

A third lantern-roofed bay was added in the c.1950s and is set well back into the north-east corner of the site; this incorporates aluminium louvres to the upper wall sections and lantern.

•The third lantern-roofed bay at the north-east of the site could be retained or demolished as required.

The complex is enveloped by a brick building extending along both the Cecil and Market Street frontages. Constructed as part of the original complex of 1923-4, this building retains its original utilitarian single-storey parapeted form along Cecil Street, but has been substantially altered at the corner and on the Market Street elevation where major additions were made in the 1950s, following the closure of the foundry. These additions comprise a second level on the Market Street frontage and a rectilinear corner tower. The upper floor addition along the Market Street façade retains original fixed and casement sashes (ie:1950s), however, the elongated steel-framed sashes of the tower element have been replaced by aluminium-framed windows. The ground floor facades to both the Cecil and Market Street frontages have been extensively altered in works undertaken in the 1960s, 1980s and later and retain little or no evidence of the original (1920s) facade treatment or the placement or form of the openings.
Development guidelines:

• Though extensively modified, the brick building wrapping around the Market and Cecil Street frontages of the site was part of the original planning of the site and should preferably be retained, at a minimum as a single-storey masonry form. The building has been extensively altered and further alterations could be undertaken if required.

History

The large industrial complex on the corner of Market and Cecil Streets was constructed in c. 1923-4 as the new premises of Monteath & Sons, iron founders.

Born in Falkirk, Scotland, in 1829, Monteath arrived in Australia in 1878 and, four years later, established a foundry in Moray Street, South Melbourne. As his obituary noted: "He had been connected all his life with the iron trade in his native town and in Glasgow. He started the business now known as C Monteath & Sons in Moray Street [and] the expansion of the business necessitated removal to Cecil Street, where the well-known foundry is carried on". This new site, developed from c.1888, can be seen on an MMBW map (c. 1900), which shows a large and elongated timber building fronting Market Street (listed in directories as No. 112-116), joined at the rear to a smaller timber building fronting Cecil Street (listed as No. 63). The remainder of the present site was then occupied by rows of single-fronted brick or stone terraced dwellings. The firm of Monteath & Sons flourished for decades. A surviving example of the firm's catalogue (c.1890), held by the State Library of Victoria, illustrates the wide range of ornate cast iron friezes, brackets, spandrel, balcony railings, cresting, finials, gateposts and lampposts that would have been available to architects during the prosperous Land Boom period. Monteath's firm also made the distinctive cast iron pissoirs, surviving examples of which still dot the streets of central Melbourne. Monteath died in 1902, but his foundry thrived well into the twentieth century.

During the 1920s the name of the firm was changed from Monteath & Co Pty Ltd to Monteath & Sons Pty Ltd. A new and expanded foundry complex was constructed on the north-east corner of Cecil and Market Streets in 1923-24, after the former foundry buildings and residences at 63-81 Cecil Street and 100-116 Market Street (all owned by JC and JH Monteath in 1923-4) were demolished.

The foundry was closed and Monteaths went out of business in 1948. Since this time, original 1920s

complex has been adapted for a series of commercial uses, including as a transport store and depot (Colliers, 1950s), a car dealership (Spencer Motors, c. 1959- 1980s) and the current retail and office use by Spotlight (1987-present). Each of these phases of use is reflected in both the external and internal fabric of the complex.

Thematic Context

COMPARATIVE ANALYSIS

Peter Milner notes that, from 1858 to 1940, there were 560 engineering firms in South Melbourne, including iron founders. Of these, 60% existed for under a decade, and only 7% for over fifty years. Amongst this minority were eleven iron founders, including Monteath & Sons along with Cochrane & Scott, 152 Sturt Street (1880-1950), Johnson's Tyne Foundry, Yarra Bank South (1869-1970), Sloss & Sons, 27 Queensbridge Street (1854-1904), Forman's Yarra Boiler Works, 67 Normanby Road (1854-1933) and John Danks & Sons, 28-46 Queensbridge Street (1852-1984). These once substantial complexes, however, have been virtually obliterated by subsequent twentieth century development. The site of the celebrated Danks foundry, for example, now forms part of the Crown Casino complex. Today, few sites are even identifiable except for the so-called Foundry Site Park on the corner of Park Place and Gardner Place, South Melbourne.

Recommendations

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

"Death of Mr C Monteath, snr", South Melbourne Record, 26 July 1902.
"Foundry closes because of operating difficulties", Commonwealth Engineer, 1 June 1948. p 450.
Peter Milner, 'Historic Engineering Sites in the Southbank Development Area', report, August 1986.
S Priestley, South Melbourne: A History, Melbourne University Press, 1995
The Record, 29 July 1902, 17 October 1925
B Carroll, Hurry Back: An Illustrated Centenary History of Mayne Nickless, Mayne Nickless, Melbourne, 1986
City of South Melbourne rate books, various years
Sands & McDougall Directories, various years

City of Port Phillip Heritage Review

Address:	Marlton Crescent & 25-27 Chapel Street, St Kilda	Heritage Precinct: St Kilda East
Category:	Residential: House Education: School	Heritage Overlay: HO6
Style:	Victorian Italianate, Federation, Interwar	Graded as: Significant
		Victorian Heritage Register: No
Constructed:	c.1855, c.1864, 1899, 1906, 1925	
Designer:	Lloyd Tayler (1864), Bates Smart & Peebles (1899), Sale & Keague (1925)	
Amendment:	C142	
Comment:	New citation	

Significance

What is significant?

St Michael's Grammar School at 25-27 Chapel Street, St Kilda is significant. The buildings of primary significance are:

- The former 'Marlton', comprising the c.1864 building designed by Lloyd Tayler and the 1906 extension. It is an early example of an Italianate villa with classical detailing. The original house was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.

- The former Kindergarten and Bishop's Hall as constructed in 1899 and extended in 1909. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

- The two late Victorian era Italianate brick houses facing Marlton Crescent. Of similar design, each house is asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

The 1925 school building is of secondary significance due to its low integrity. The surviving original elements are the projecting entry porch and the two bays immediately to the east on the north elevation. The porch has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs.

Other buildings and non-original alterations and additions to the above buildings are not significant.

Note: The former 'Rondebosch' and 'Elmwood' at 25-27 Chapel Street, and the former Particular Baptist Church at 16 Crimea Street are not significant as part of St Michael's Grammar, but are individually significant for other reasons – please refer to the separate PPHR citations.

How is it significant?

St Michael's Grammar School is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an example of the private schools established within St Kilda during the late nineteenth century and as one of the few that have continuously operated until the present day. It demonstrates the continuing development of the private school system during the late nineteenth and early twentieth century. The complex of buildings demonstrates how many of these schools were established in former mansion houses and then expanded with purpose built facilities. (Criteria A & D)

'Marlton', as constructed in c.1864, is historically significant as one of the earliest mansions within St Kilda East and is of architectural significance as an early example of the Italianate style with restrained classical detailing by the noted architect, Lloyd Tayler. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 5.3 The late nineteenth century boom

6. Education: 6.3 Other schools

History

'Marlton' c.1855 to c.1895

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan complied in 1855 by James Kearney (see Figure 1) shows that most of these

were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

As shown on Figure 1 'Charnwood' was one of four early mansions within this area in 1855; the others were 'Nicholson House', 'Marlton' and 'Cintra'.
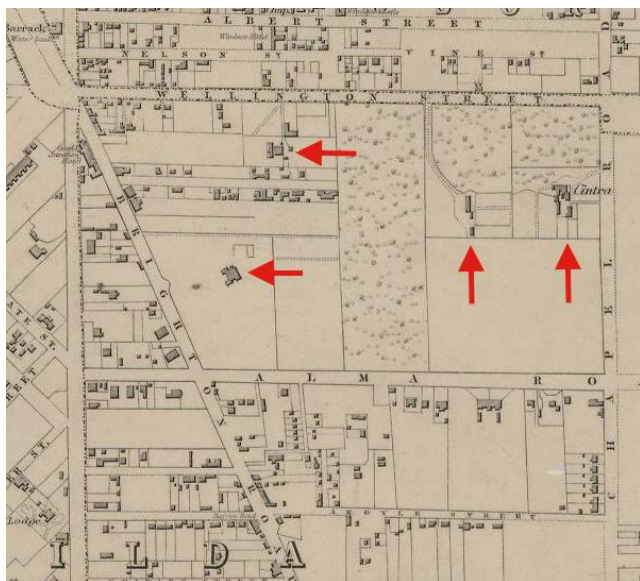

Figure 1 – Extract from Kearney's 1855 map of Melbourne prepared by Captain Andrew Clarke, Surveyor General showing (from left) 'Charnwood', 'Nicholson House', 'Marlton', and 'Cintra'

'Marlton' was constructed by 1855 for Edwin Fowler. In the first St Kilda Rate Book of 1859 Fowler is described as the owner and occupier of an eight roomed brick house in Wellington Street with coach house and stables and 'large gardens and paddock', and a substantial Net Annual Valuation of £425 (RB, 1859, no. in rate 631).

In early 1861, according to newspaper reports, 'Marlton' was sold to Dr. Henry Madden, a surgeon (although rate books continue to list John Fowler as owner until 1862). At the time the house was rented out to Benjamin Nicholson (*Argus,* 11 February 1861, p.2, RB). In 1864 Lloyd Tayler, architect, invited tenders for additions and improvements to 'Marlton' (*Argus*, 25 April 1864, p.3) and it appears that Dr. Madden moved in once the improvements were carried out. The St Kilda Rate Books consequently record an increase in the number of rooms from eight to 15 by 1866 (RB, 1866, 1078).

In early 1866 Dr. Madden offered 'Marlton' for sale ahead of his departure for England. It was described as a mansion containing 10 bedrooms, dining room, drawing room, breakfast room, kitchen, scullery, coach house and stabling (*Argus*, 25 January 1866, p.2). It was sold 'to Mr. J.S. Miller who established his boys' school, Yarra-lodge Academy, at the house. A notice in the *Argus* advised:

This elegant residence is situated in one of the healthiest and most eligible suburbs of Melbourne, only five minutes walk from Chapel-street railway station, and possesses every advantage that could be desired in connexion with an academy for young gentlemen – seven acres of land attached, extensive playground, gymnasium and baths, easy access to sea-bathing and ample accommodation for the ponies of day-boarders. (Argus, 26 January 1866, p.8)

The school must have been short-lived (or perhaps did not open as planned) as by 1867 Andrew Murray, a squatter from the western district of Victoria, was the owner and occupier (RB, 1867, 1085). Murray remained until February 1872 when he sold 'Marlton' and moved to 'Wool Wool', his country estate near Colac. The description of the house and grounds in the auction notice was very similar to when it was sold in 1866 (*Argus*, 7 February 1872, p.2). George P. Robertson was then the owner/occupier for a brief period before selling to G.W. Parbury. Parbury offered the mansion for let before holding a clearing sale of furniture and effects at 'Marlton' in December 1873 (*Argus*, 9 December 1873, p.3). Archibald Menzies and his family were in residence by late 1874.

In late 1882 'Marlton' changed hands again. The frontage of the estate to Wellington Street was offered for sale in September and it appears that Marlton Crescent may have been created around this time because when the mansion and remaining land was offered for sale in December it was described as being in 'Marlton-Crescent, Wellington Street, St Kilda' and as having a 'charming carriage drive through an avenue of pines, gums and other beautiful forest trees' (*Argus*, 16 September 1882, p.7; 5 December 1882, p.3). Soon afterwards 'Marlton' was again offered for lease. Meanwhile, the Marlton Estate subdivision comprising 30 'magnificent villa sites' fronting Wellington Street, Marlton Crescent and Crimea Street was offered for sale in April 1883 and the first houses in Marlton Crescent were completed by December (*Argus*, 24 April 1883, p.2; 15 December 1883, p.7).

In late 1884 'Marlton' once again became a school when St Kilda Grammar relocated there under Head Master Howell J. Thomas (*Church of England Messenger*, 6 November 1884, p.14). The school continued at 'Marlton' until around 1892 when, under HM Edward L. Backhouse, it was relocated to Orrong Road, Caulfield (RB, 1892, no. in rate 521, SM).

Marlton, c.1885, showing E.L. Backhouse and family members standing in the doorway. (Source: Peel 1999)

St Michael's Grammar School

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these

were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Faireleight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

One school that continues today is St Michael's Grammar, which was opened in 1895 as the Church of England Day School for Girls. The school was established by the Community of the Sisters of the Church (CSC), an Anglican religious community founded in London in 1870. Twenty-two years later members of the CSC arrived in Australia and between 1892 and 1904 founded five schools throughout Australia (Peel 1999:ix).

Upon arriving in Melbourne members of the CSC settled in Prahran and formed an association with All Saints' Church in Chapel Street, St Kilda East. Despite some initial difficulties they expanded their support network within the district and found an 'enthusiastic band of workers' for the cause. They identified the need for a day school for a 'different clientele from the families who pursued the social cachet' of nearby schools such as Priory Ladies' College and Wattle House School and soon began the search for a suitable building (Peel 1999:31). In 1895 Melbourne was in the grip of an economic depression and many of the grand mansions were vacant. After briefly considering 'Cintra', the CSC decided upon 'Marlton', which had seen a reduction in rent from £325 per annum to just £100 (Peel 1999:28-32).

The Day School opened on 22 April 1895 when Dolly Ziebell was enrolled as the first student. By mid-November enrolments had reached 73 infants and girls and new enrolments topped 100 annually for the first three years (although the actual attendance usually fluctuated between 50 and 80). The new school was judged a success and within two years the concept of a secondary school seemed feasible. A senior class was formed in 1898 and by 1899 the school had outgrown 'Marlton' and necessitated the building of a school hall to be used as the kindergarten, which was adjacent to the main building and formed an area that came to be known as the Quadrangle. Lady Brassey, wife of the Governor of Victoria, attended the opening and agreed to become a patroness of the school. The kindergarten was designed by architect, Mr. Smart of Bates Smart ('A history to hold' pp.5-6).

The first boarder was admitted to the school in 1905 and, as enrolments grew, an east wing was added in 'Marlton' in 1906, increasing the number of rooms to 26, and in 1907 the former stables was converted into bedrooms at a cost of £250. The final stage of this first significant period of expansion was the doubling in size of the kindergarten hall, which became the main school hall for sixty years. Opened in 1909 by Archdeacon Crossley and Canon Hughes, it became known as 'Bishop's Hall'. In 1912 the school was granted registration as a Secondary School and by 1913 was known as 'St Michael's Collegiate School'. In 1913 an influx in new boarders led to the purchase of a neighbouring house in Marlton Crescent to the east of 'Marlton' known as 'Eastongrey', which was converted to new junior classrooms and renamed as 'St Gabriel's' (Peel 1999:59, 69, 75; 'A heritage to hold').

Growing enrolments and new regulations imposed as a result of secondary school registration led to the need for new and expanded accommodation during the interwar period. In 1919 the school was gifted a house in Barkly Street, St Kilda that for a short time became the junior boarding house known as 'St Margarets'. In 1924, after abandoning a previous scheme, the school engaged architect Mr Sale of Sale & Keague to prepare a design for a new school building to replace the ageing 'Cloisters' building. Canon Hughes blessed and laid the foundation stone for the new building in October 1924, which was opened by the Archbishop in the following year.

View of the new school classrooms completed and opened in 1925 (Source: Peel, 1999)

In 1931 the old science lab house in the converted coach house was replaced by a new building. From 1930 to 1935 the school incorporated 'Oberwyl' in Burnett Street, St Kilda that had operated as a girls' school since the 1860s, and in 1937 further updates were carried out and two further properties in Marlton Crescent (nos. 2 and 16) were purchased becoming a boarding house and small kindergarten/preparatory school, and later as accommodation for the Sisters (Peel 1999:89, 98-99, 114, 120, 139-40).

The school continued to grow in the post-war era. By 1946 the enrolments had risen to almost 500 and with post-war restrictions upon building this was set as the limit that the existing infrastructure could accommodate. In 1947 the school began purchasing adjoining land to enable future expansion beginning with 20 Redan Street and in 1950 added 4 Cintra Avenue. Further sites were acquired in Redan Street, the houses demolished and replaced with the new Senior School. Around the same time the old St Gabriel's was demolished and replaced with the Frances Newson Oval, while the May Vicars Foote Hall, complete with Chapel was opened in 1972 (Peel 1999:189).

Significant changes occurred during the 1970s. The boarding house was closed in 1975 and co-education began in the Junior School in 1977. The beginning of co-education coincided with the last of the CSC sisters leaving St Michael's. In 1980 Mr Hewison became the first headmaster and further building work was undertaken. In 1987 the former 'Rondebosch' mansion at 27 Chapel Street was purchased and renamed as 'Hewison House', while in 1997 the former Baptist Church (and later Masonic Lodge) at 16 Crimea Street was acquired and became the Emily Hall and Wilma Hannah Library.

Lloyd Tayler

Lloyd Tayler (1830-1900), architect, was born in London, June 1851 he migrated to Australian and by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia; distinguished by a

refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian (ADB).

According to Dunbar & Tibbits "In all his public and commercial designs he seems to have been committed to a restrained classicism spiced with reserved mannerist details", while his domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W. K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak; Roxcraddock, Caulfield; Chevy Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew (ADB). Tayler was particularly active in St Kilda in the mid to late nineteenth century and designed several houses and mansions include 22-24 Princes Street (1856), 'Fernacres' (1863), 'Marlton' (1864), 'Yanakie' (1868), 'Decomet' (1870) 'Hereford' (or 'Herford', 1870), and 'Pladda' (1889).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts. Tayler and Fitts were complimented for the design of a building for Lambert and Son, Melbourne (1890), for 'avoidance of the overcrowding of ornamentation … which forms a far too prominent feature on [many contemporary] façades'. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque (ADB).

One of his last major commissions, in 1890, was for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892) (ADB).

Tayler was active in the architectural profession. He was an inaugural member of the Victorian Institute of Architects in 1856, helped to obtain its Royal Charter in 1890, and was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on 'Early and later Melbourne Architects' before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on 'The Architecture of the Colony of Victoria' to its *Journal*. He was a 'staunch and valued supporter' of the Architectural and Engineering Association (ADB).

Tayler died on 17 August 1900 and his obituarists referred to him as 'probably the best known figure in the architectural profession in Melbourne' (ADB).

References

'A heritage to hold: An account of St Michael's CEGGS 1895-1975', research by The Rev. Wenman Bowak Th. Schol. Hon. C.F., 1975

Dunbar, Donald James and George Tibbits, 'Lloyd Tayler (1830-1900)' in Australian Dictionary of Biography (ADB) viewed on line at http://adb.anu.edu.au/biography/tayler-lloyd-4689 on 5 December 2016

Peel, Victoria, *St Michael's Grammar School. A study in educational change*, 1999

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

St Michael's Grammar occupies a large site now extending from Marlton Crescent to Chapel Street and Redan Street. The oldest buildings associated with the development of the school prior to World War II are clustered in the northern part of the site closest to Marlton Crescent. They are the former 'Marlton' mansion, 'Bishop's House', two former residences at 4 & 6 Marlton Crescent and part of the 1925 school.

'Marlton' is an early example of an Italianate villa with classical detailing. The original house, which probably dates to the 1864 remodelling by Lloyd Tayler, was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.

Immediately to the east of 'Marlton' is the 'Bishop's Hall'. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The two stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

Behind 'Bishops Hall' is part of the 1925 school. This is a two storey building constructed of red brick with a hipped roof and large square windows. The most distinctive feature is the projecting entry porch, originally to the centre of the northern elevation, which has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs. A substantial portion of the 1925 school, west of the porch, has been demolished and the building has been extended in stages at the eastern end. Other alterations include the replacement and enlargement of windows. The fabric of the building to the east, west and south elevations is of no significance.

To the west of 'Marlton' and facing Marlton Crescent are two similar late Victorian Italianate villas, each asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each house is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

Comparative analysis

'Marlton' is perhaps the oldest of the surviving early mansions within the St Kilda East precinct. The others are 'Toldara' (later 'Shirley'), 40 Alma Road (1868), 'Aldourie', 87 Alma Road (1864), 'Kangatong' 91 Alma Road (1865), 'Fairleight' 134 Alma Road (c.1869) and 'Rondebosch, 25 Chapel Street (1869). Of these, 'Marlton' and 'Rondebosch' are the most intact and comprise the original mansion with an early (late nineteenth or early twentieth century) addition. By comparison, 'Toldara' retains the remarkable classical style façade, but the rear wing has been demolished and 1960s flats that wrap around now hide it. Similarly, 'Aldourie' is almost completely concealed by later additions and only parts of the north and west side elevations are visible. 'Kangatong' is more visible, but much of the original detail was stripped away in the 1930s when it was converted to flats. 'Fairleight' is relatively intact, apart from the enclosure of the front verandahs, whereas at 'Yanakie' is the main visible change has been the overpainting of the face brickwork and the enclosure of verandah.

'Marlton' is one of at least three surviving residential buildings in St Kilda designed by Lloyd Tayler. The others include 'Yanakie' at 161 Alma Road, St Kilda East (c.1868, HO391 precinct) and the pair of houses at 22-24 Princes Street (c.1856, HO230).

As an early private school, St Michael's compares with the Christian Brothers College (CBC) that is adjacent to the St Mary's Catholic Church complex. Like St Michael's, the CBC comprises a complex of buildings that date from the late nineteenth century to the present day including several that have been significantly altered and extended. Notable within the CBC complex is the former school hall at the west corner of Dandenong Road and Westbury Street, constructed in 1902. The other major building in the complex is the gabled school building along the west side of Westbury Street, which has been built in stages

from the late nineteenth to the mid-twentieth century. Other buildings in the complex date from the postwar era.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016
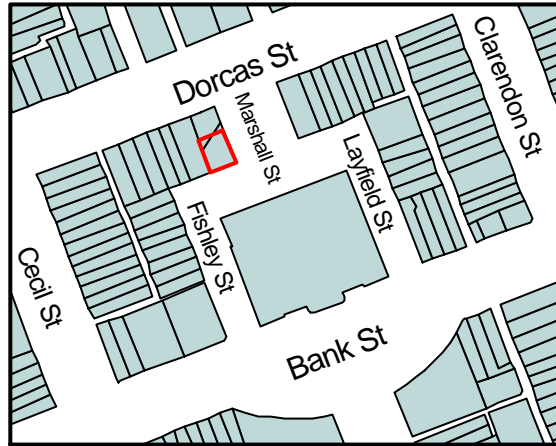
Other studies

-

Other images

Showing the 1925 school at left and Bishop's Hall at right

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   2 Marshall St
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1882

Designer   Sydney William Smith?

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

2 Marshall Street is of significance as the house built to accommodate the editor of 'The Record' newspaper, whose offices were built next door in the same year. In its design it is of significance for the distinction of the detailing of the front façade, gaining a status reflecting that of its original occupant.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1882 (1)
Architect: Possibly Sydney W. Smith (2)

In 1882 a two-storey brick building was erected on the corner of Marshall and Daly Streets as the residence of the Rev. William Potter, the editor of 'The Record' newspaper (3). The residence was built in the same year as the newspaper's office next door (q.v.). Its N.A.V. in 1882 was £120 (4) while by 1884 it was listed as having eleven rooms and an N.A.V. of £130 (5). In the early 1890s 'The Record' moved to new premises in Bank Street and its rival, The Courier, occupied the Dorcas Street printing office (6). Subsequently the residence in Marshall Street became the property of the Colonial Mutual Insurance Company and was tenanted by William Good, a draper (7). A public auction in 1973 resulted in the purchase of the building by the Victorian Housing Commission (now the Ministry of Housing) and it now forms a part of the Emerald Hill Conservation Area.

In keeping with the offices next door, the house is elegantly and atypically designed with a strong interplay of render decoration on monochrome brick walls. It has a symmetrically composed tuckpointed Hawthorn brick

façade set hard onto the line of the pavement, and is embellished with restrained render mouldings to the door and window openings. The façade has five window openings, four of which are tripartite units of double hung sash windows. All have simple rendered architraves, and those to the ground floor are surmounted by small decorative scrolls. The whole is however, dominated by the central front door, with its semicircular fanlight, sidelights and render hood moulding. The façade is the only one of its type in South Melbourne and is very unusual within Melbourne generally and has great elegance despite its very small scale.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Trust of Aust. (Vic.), 'Research into former Record Newspaper Residence…', 4 June 1976
2 Smith was responsible for the design of 'The Record's' new printing offices at 259 Dorcas Street (Refer Citation No.) and it is possible that he also designed the adjoining editor's residence. Smith was also the Town Surveyor (1864-1884) involved with the redevelopment of the Emerald Hill Estate.
3 National Trust of Aust. (Vic.), loc.cit.
4 ibid.
5 City of South Melbourne Rate Books, 1884/85
6 Refer Citation No.   for 259 Dorcas Street
7 National Trust of Aust. (Vic.), loc.cit.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	34 Mary St ST. KILDA	**Category**	Residential:detached
Constructed	1896	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This residence is an archetypal example of the ornate Victorian style used for a small residence. It appears that this residence was designed by the same architect as that at 23 Loch Street as it displays an identical entablature.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The residence at 34 Mary Street, St Kilda, was erected in 1896 for Albert A. Pitt, an electrical engineer. It is a small, single storey, rendered brick residence. The heavily decorated front facade is asymmetrical with a projecting side bay featuring two arched windows, fluted corinthian pilasters and an entablature with festoons, rosettes and paired consoles and a pediment over. The entablature continues along the facade as the top parapet, above a verandah which exhibits elaborate cast iron valencing and cast iron columns and vermiculated quoin work emphasises corners and openings. The original cast iron fence and gate is intact.

Intactness
This residence is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
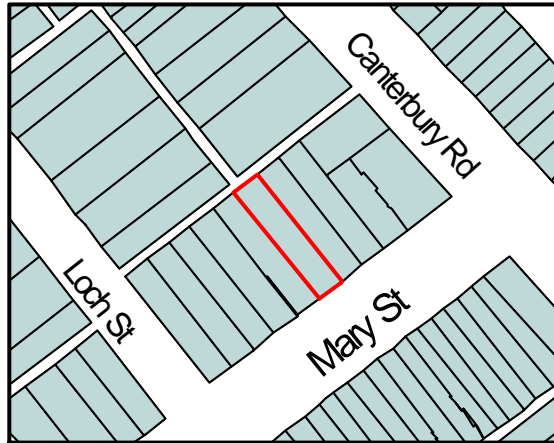
References

References
St Kilda Study. Investigation Project, Department of Architecture, University
of Melbourne, 1979.
Rate Book, City of St Kilda, 1895: vacant land; 1896, 4165, Albert A. Pitt,
electrical engineer, 0 & 0, 45 pounds.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	38 Mary St ST. KILDA	**Category**	Residential:detached
Constructed	1910s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

36 and 38 Mary Street appear to have been erected concurrently and together form an interesting pair differing slightly from each other in selected details but not, it appears, in plan form. No. 38 is the more interesting of the two, chiefly for its Ipswich style window on the gabled projection to the street elevation.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	44 Mary St ST. KILDA	**Category**	Residential:detached
Constructed	c. 1900,1924	**Designer**	unknown; (1924) H.V. Gillespie

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This substantial Federation period residential complex is in intact condition, and incorporates distinctive attic additions dating from 1924 and undertaken by important architect H V Gillespie. The building's plan form and appearance responds to its prominent corner location, with the main verandah, front door and entrance hall addressing the gate at the street intersection and the largely symmetrical side elevation to Canterbury Road finely composed with a pair of gables separated by an arched recessed porch. The fine, profiled brick and render boundary fence, remarkable garage with its overtly Anglo Dutch decorated gable and acroteria, and the conservatory and garden layout all are in an intact condition and contribute to the building's significance. The attic additions comprise an additional bedroom, sleepout and a billiard room (complete with dais), and were constructed to the designs of the architect H.V. Gillespie for the then owner H.L.E. Lovett. The corner bay windows ignore the simple hipped roof composition of the original building and the materials used, such as the timber shingles, derive from Interwar Arts and Crafts practice. The eccentricity of this detail and the low proportions of the windows themselves are all characteristic of Gillespie's work and important to the character of the addition.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Queen Anne, Arts and Crafts
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
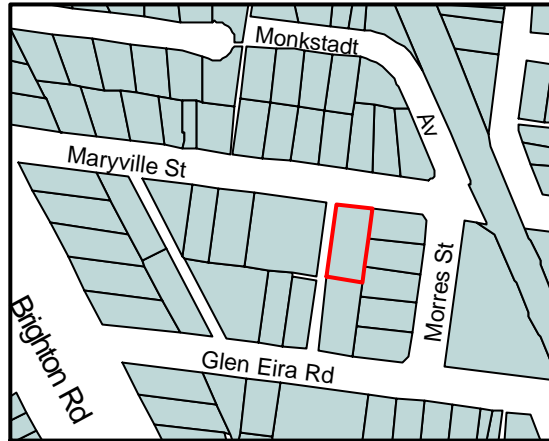recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C building approval No. 5603 for plans dated November 1923, for 1924 additions.

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 14 Maryville St RIPPONLEA	**Category** Residential:detached
Constructed 1934	**Designer** Alder and Lacey

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This house is a distinctive and late design in the Spanish Mission style, of particular note for internal detailing including the arched recesses to either side of the lounge fireplace, various internal arches and the fittings to the main rooms. The original bathroom wall tiles remain in the shower and bath recesses. The external detailing includes a pergola on piers lining the side public laneway and Spanish tile roof. The planning is also of interest.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

See also Los Angeles / Glen Eira Road conservation area.

The original front fence remains and is unusual in design, being brick piers with timber infill panels and art deco style metal grilles to each bay.

This house is a surprisingly late example of this style, which characterises the second half of the 1920"s.

Various new windows have been fitted internally and the eastern and southern walls roughcast rendered in contrast to the original pargeting wall finish. Otherwise the building is reasonably intact, retaining original door handles.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 8496 granted 28/2/1934, contains working drawings and specification, Alder and Lacey Architects and Consulting Engineers, E. Ollson builder - Appendix.
City of St. Kilda Rate Books, 1934/35 no.11502, Alexander R. Sacks Barrister, N.A.V. 140, Miss R. Grosby on specification.

Identifier   Residence
Formerly   **Residence and art gallery**
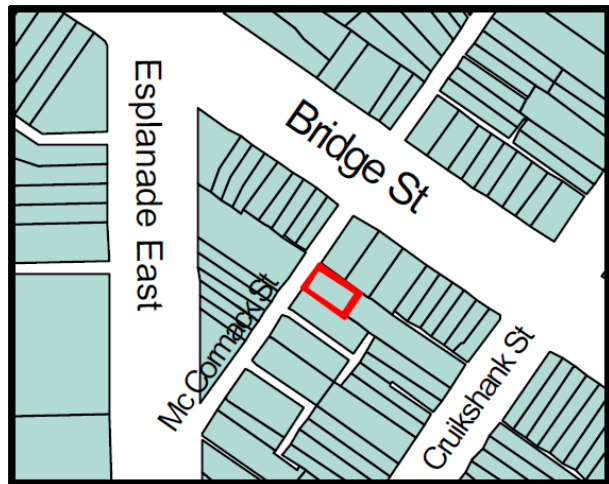
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	26 McCormack St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1879	**Designer**	unknown

Amendment   **C 89**
Comment

Significance

The house at the rear of the "Cricketers Arms Hotel" at number 26 McCormack Street was built in 1879, two years after the hotel. It is historically and aesthetically significant.
It is historically significant (Criterion A) as the house of the publican whose name was given to the street which it faces. It is aesthetically significant (Criterion E) as an understated villa in the Georgian mode, the understated facade treatment and absence of a verandah being redolent of the Georgian Style and early Victorian domestic forms. In these respects the house is unusual in Port Melbourne.

Primary Source
Andrew Ward, City of Port Phillip Review, 1998

Description
A mid Victorian two storeyed face brick villa, formerly stuccoed but now sand blasted and having two windows upstairs with cement sills and two windows downstairs with bluestone sills and a front door. There is a plain brick string course and a corrugated iron clad hipped roof with a chimney. A recent verandah has been removed. Condition: Sound. Integrity: medium, stucco removed, later double hung windows, recent windows on east side.

History
George Thomas Potter of Sandridge paid one hundred and eighty pounds for a parcel of land of twenty four perches on 24th September 1873. The land on which the house was built, Lot 12, Section 50, was subsequently sold to Thomas McCormack on 31st October 1873. Thomas

was an Irishman from Cork who came to Port Melbourne in 1861, living in Railway Place. The land was vacant until Thomas built the six roomed brick house for his family residence in 1879 and lived there until his (and his wife and several childrens') death in 1891, the year of the influenza epidemic. Thomas appears to have collected properties in Port Melbourne from his arrival in the area and it is believed that he may have used the property for a dairy and there were stables on the property up until 1893. At his death Thomas, a list of properties were up for sale owned by he and his wife Catherine including a row of houses around the corner in Bridge Street (numbers 53,55,57,59 and 63) and 26 McCormack Street was listed as renting weekly for 8 shillings per week. The house was subsequently owned by the McCormack family sons until 1914 when it passed to the Doig family who owned it until 1925. The McCormack family still owned and resided in the hotel at the rear of the house until 1940. After remaining vacant in 1926, the Peterson family owned the house until 1943 followed by the Bone/O'Connor family until 1974.

After the Bone/O'Connor family left in 1974, the house became derelict until about 1982. In 1982 it was leased and operated as a collective art gallery known as the "McCormack Gallery" that only lasted a short few months.

The house remained on the title of the land of the hotel until February 1986 when two titles were issued, with a right of way down the eastern boundary ostensibly to be used as a fire escape for the hotel. Legend has it that this strip of land was used as a quick getaway for police raids on the hotel relating to SP bookmaking activities.

Subsequent to the title change, the house was owned by a builder who renovated it internally in 1986 as a residence and subsequently sold it. After a couple more owners, it was again sold to an enthusiastic renovator and in 1998 it was significantly modified both internally and externally. This was just prior to the area being classified under a Heritage Overlay, and the works were overseen by the well-known architect Graeme Gunn. External modifications to the dwelling at the rear were made as well as the addition of side and rear windows and front entrance modifications.

Thematic Context
4. Building settlements, towns and cities.
4.1.2. Making suburbs (Port Melbourne).

Recommendation
It is recommended that the current Nil contributory rating as identified on the Port Phillip Heritage Policy map be changed to Significant based on the fact that the residence has been identified for 10 years with a Heritage Citation and it is the only remaining heritage building in the street segment. (Note this occurred with Amendment C70)

References
1. S McCulloch, *McCormack Gallery*, The Age, Melbourne, 1982
2. N U'ren & N Turnbull, *History of Port Melbourne*, Oxford University Press, Melbourne, 1983
3. Valuation Books of the Borough of Port Melbourne and City of Port Melbourne
4. *Sands and McDougall Directories*, Melbourne, 1879 - 1974
5. Planning and Building Files of the City of Port Phillip 1986, 1998
6. Certificate of Title for 26 McCormack Street, Port Melbourne
7. Andrew Ward, City of Port Phillip Review, 1998
8. City of Port Phillip Heritage Review, 2005

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown
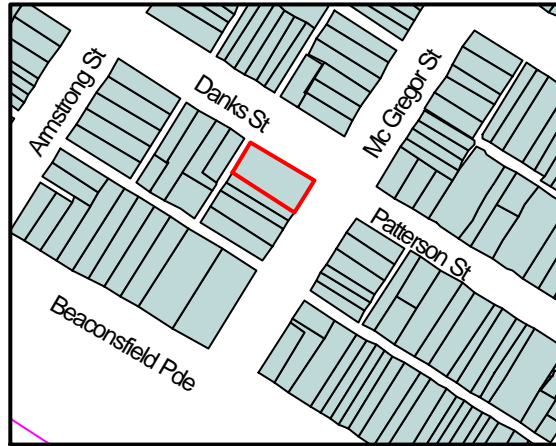
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	60 McGregor St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c. 1905	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

60 McGregor Street is of significance as a prominent departure from the norm of the Edwardian housing stock throughout the Albert Park area. Its restraint from over-embellishment is substituted by powerful massing.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: c.1905 (1)

60 McGregor Street is one of the more substantial Edwardian houses in Middle Park and it has a relatively unadorned confidence of design in comparison with other houses in the area. The whole is dominated by the corner entrance porch with its arched openings edged with bullnose bricks. Within this there are three doors with very fine Art Nouveau leadlight glazing and an encaustic tile floor. The remainder of the building has quite plain red brick walls with the main decoration having been applied to the groups of three double hung sash windows in the projecting gable unit, the rough cast render above them and the roughcast and moulded render to the chimneys. The roof has been reslated and it is possible that it also had decoration, in the form of terracotta ridging.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

.1 Based on stylistic considerations

City of Port Phillip Heritage Review

Place name:	**Hart & Company Pty Ltd (former)**	Citation No:
Other names:	-	**2181**

Address:	**7-13 Meaden Street, South Melbourne**	Heritage Precinct: South Melbourne City Road Industrial Area
Category:	**Industrial: Warehouse**	Heritage Overlay: HO4
Style:	**Interwar**	Graded as: Nil
Constructed:	**c.1930**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C160**	
Comment:	**Revised citation**	

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

The former Hart and Company Pty. Ltd. Store at nos. 21-27 Meaden Street*, South Melbourne is understood to have been built during the 1930s. It is of interest as an inter war industrial building, once commonplace in the area.

*Note: the 1998 heritage study identified the address as 21-27 Meaden Street; however, this is incorrect. The correct address is 7-13 Meaden Street.

Thematic context

-

History

Meaden Street was built to provide access to the triangular shaped area near the junction of the Port Melbourne and St.Kilda railway lines. It was low lying land prone to flooding, however subsequent filling made it suitable for industry.

Meaden Street was listed in the Sands and McDougall directories by 1911 however at that time, the east side was undeveloped. Twenty years later there were factories on both sides, the east side being further

developed in the mid 1930s when the furniture makers E. & E. Jansen built a factory and Hart and Co. P/L built a store, both buildings being erected at the south end of the street. They were listed in the Sands and McDougall directories for the first time in 1936, at which time the neighbouring factories were Brolite P/L (storage), W.H. Johnson, Jams P/L (jam manufacturers) and Brolite P/L, (lacquer manufacturers). Brolite at the north end of the street and Johnson continued production from these premises in the 1960s.

In 1941, from the north end the occupants of the buildings were Brolite, Johnson, the Defence Department (bulk storage depot in the store and former furniture factory) and Maxim Engineering, which was occupied by Presha Engineering Co. in 1942 and the Army in 1943. The Army continued to be listed in these three buildings in 1950. In 1951, they were returned to civilian use and were occupied by Doyles Free Stores, Sheffield Platers P/L and Dunne and McLeod (storage). The last named site at the south end of the street was the factory of Melbourne Rope Works in 1960.

The complex was demolished and replaced by the current buildings c.2000.

References

MMBW litho plan no. 19, c.1894

Sands and McDougall directories: 1931, 1935-7, 1940-55, 1960, 1973

Description

This building has been demolished. The 1998 heritage study description is:

A large corrugated iron clad industrial building characterised by two shallow gable ends facing Meaden Street with timber and steel framed windows and two roller shutter doors and a single sliding door to Meaden Street. The lettering: "Nathan Blight Customer Car Park" has been pained out on the façade. There are red brick party walls at the north and south ends and a corrugated iron clad wall facing the railway line. Inside there are unusual slotted metal parallel chorded roof trusses.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain as Non-contributory place in the HO4 precinct.
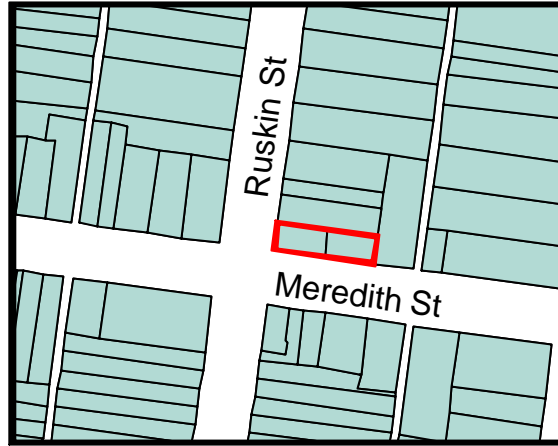
Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, 1998

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO365

Address   4a Meredith St
                ELWOOD

Category   Residential:apartment

Constructed 1934

Designer   James H. Wardrop

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A conventional block of flats notable mainly for the extremely elaborate brickwork of its window surrounds. Located at the intersection of Meredith and Ruskin Streets, it is also of importance as a streetscape element. Following a pattern that characterises its precinct, its more pronounced architecture and its two storey, corner block form give special definition and atmosphere to the intersection amidst the otherwise single storeyed streets. The brickwork is well preserved in its raw state; the rest of the building has been painted several shades darker than its likely original scheme, and an anachronistic fence has been added to the corner of the block.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular
Two storey walk-up flats
Original owner: A. King

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
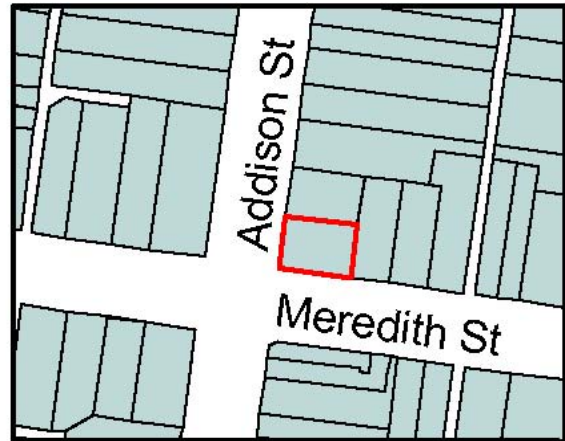
References

NOTES
St K C C permit No 8677.

City of Port Phillip Heritage Review

Identifier Residence

Formerly   unknown

Heritage Precinct Overlay HO403
Heritage Overlay(s) None

Address	20 Meredith St ELWOOD	**Category**	Residential:detached
Constructed	1915	**Designer**	unknown

Amendment   C 54

Comment   Incorporated within the Addison Street/ Milton Street Precinct

Significance   (Mapped as a Significant heritage property.)

A well preserved two storey residence on the corner of Meredith and Addison Streets featuring, among many fine architectural elements, a most attractive asymmetrical shingled gable. Its western facade, as a whole, is notable, and, in conjunction with the buildings on the other corners, contributes greatly to the special charm of this intersection.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts Two storey residence Builder: Pike and Christian

Pike and Christian designed and built the attic villa on the diagonally opposite corner of Meredith and Addison Streets at the same time. Estimated cost of No 20: 625 pounds; of No 15: 700 pounds.

History

see Description
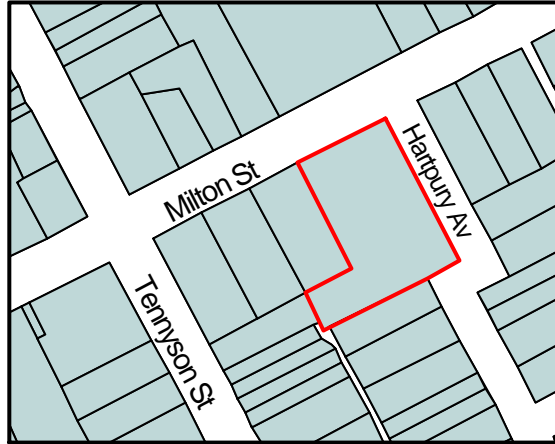
Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998 recommended inclusions: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES St K C C permit No 2717 issued 2/9/15.

Identifier   "Hartpury"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO191

Address	9 Milton St ELWOOD	**Category** Residential:detached
Constructed	1865/66	**Designer** Crouch and Wilson

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Hartpury and the buildings on its site together form a most unusual development in Melbourne and illustrate the various phases in the development of this part of St Kilda. Hartpury itself is an early surviving St. Kilda mansion, extensively upgraded in the later 19th century and home then of a Victorian Premier. During the 20th century the building was converted into a private hotel, whilst flats were built on the site. The resultant development is rare if not unique in Melbourne for the early 20th century. Features of Hartpury include surprisingly elaborate perforated cornices. The fabric is surprisingly intact in terms of 19th century work, though the main stair was installed during the 20th century, probably as part of the 1938 alterations (Architect D.F. Cowell Ham).

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

see also Hartpury Court

Crouch and Wilson were most probably the Architects for Hartpury, having designed F.G. Smith's house of 1865 on the other side of Milton street (demolished) and called tenders in the same year for a house for H.S. Smith, the original owner though in Toorak. Directories show no H.S. Smith living in Toorak or anywhere in Melbourne around this time.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

 City of St. Kilda building permit records:

-no. 5454 granted 11/9/1923, Hartpury Court flats.

-no. 10,060 granted 5/9/1938, alterations to Hartpury, includes specification (D.F. Cowell Ham Architect) .

City of St. Kilda Rate Books, various years:

Michael Cannon (ed.), 'Victoria's Representative Men at Home', Today's Heritage,
Melbourne, not dated, vol. 1, pp. 50-51, Hon. William Shiels M.P., 14/Jan/1904
(Shiels was Premier of Victoria when living at Hartpury) - Attached.

Kathleen Thomson and Geoffrey Serle, 'Biographical Register of the Victorian
Parliament 1851-1900', Australian National University, Canberra, 1972, p. 189
 Appendix.

J.E.S. Vardy surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the Borough Council,
Hamel and Ferguson, Melbourne 1873, map no 10 South Ward - Appendix.

Identifier   "Hartpury Court", (Hartpury Group, Garage & assoc. Flats)

Formerly   unknown
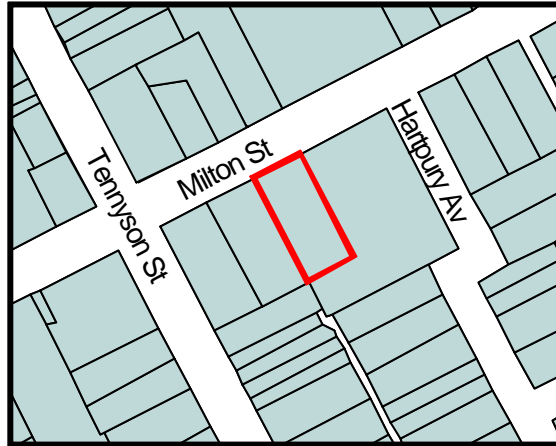
Heritage Precinct Overlay None
Heritage Overlay(s) HO190

Address	11 Milton St ELWOOD	**Category**	Residential:apartment
Constructed	1923	**Designer**	Arthur W. Plaisted

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

9-11 Milton St (Hartpury Court Site, Garage and Associated Flats)
Hartpury Court as a whole forms an unusual and important place, rare if not unique in Melbourne for its exposition of changing social trends during both the 19th and 20th centuries. The site, garage and associated flats are essential parts of the whole.

Features of the site are the established trees, tennis court and site of the croquet lawn. The garage building, possibly erected after construction of the flats in 1923, is an unusually substantial private garage constructed at a time when motor cars belonged mostly to the well-off. The external design of the flats in front of the entrance and integral with it is of note, whilst the two storey block facing Hartpury Avenue was apparently the stables, dating at least from the Hon. William Shiels time.

(David Bick, St. Kilda Conservation Study, 1985)

11 Milton St (Hartpury Court)
CULTURAL SIGNIFICANCE
Hartpury Court is an important, comparatively early block of flats built in a 20th century Elizabethan style. In the quality of its external detailing as well as the detailing and planning of the flats themselves, the building is one of the finest of its type in the State.   Externally each part of the two main facades, each entrance and stair well, is detailed differently.   Likewise each pair of flats is different from the next. Advances of the time include garbage shutes and built-in cupboard units with drawers, separating the dining room and kitchen, opening to either side.

EXTENT OF SIGNIFICANCE (SEE ALSO ' HARTPURY')
The entire building, garage building , glasshouse, foot entrance structure with attached trellis along the Milton Street frontage.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Remains of the old croquet lawn and tennis court, both part of the flat development. Hartpury itself. Garden.

(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Old English
Two storey walk-up flats
Builder: W.B. Plaisted
Original owner: Frank S. Goon
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1923 - last months (building permit granted 11/9/1923)(1).
ORIGINAL OWNER
Dr. Frank S. Goon(1).
ARCHITECT
Arthur W. Plaisted(1).
BUILDER/ ARTISANS
W.B. Plaisted(1) builder.
LATER ADDITIONS/ ALTERATIONS
Verandahs filled in.
DESCRIPTION
Construction of the flats is in rendered brickwork with a flat tile roof. Half timbering and exposed brickwork is used in some locations. Windows are generally timber, leadlight to the north and east facades and multi-pane top over clear lower sashes to the other (rear) facades. The principal room internally has a bracketed shelf, exposed beams with an egg and dart cornice and an exposed brick fireplace.

Each flat is the same as the one above, but different to those adjacent, some with an extra bedroom. The dining room opens off the lounge area and the kitchen off it with separate rear access. A passage gives access to the bathroom and bedrooms. There is a basement laundry at the rear of the building.

The garage is constructed in brick with a tile roof, the glasshouse in timber and the foot entry structure in timber with a flat tile roof.

CONDITION
The building is in good condition, though neglected. Some ridge capping tiles are missing. The glasshouse and garage have not been well maintained, but are in reasonable condition.
ORIGINAL USE
Rented flats.
PRESENT USE
Rented flats.

INTACTNESS (February, 1984)
The buildings are substantially intact. Several of the verandahs have been filled in and the flats generally have been redecorated, exposed woodwork internally often having been painted. The glasshouse (is) essentially intact.

(David Bick, St. Kilda Conservation Study, 1985)

History

Hartpury Court was built in 1923 for the then owner of Hartpury, Frank S. Goon, by W.B. Plaisted. Architect Arthur W. Plaisted designed the flats, positioning them along the Western boundary of the site. A croquet lawn was established in the space between the two buildings, with a tennis court south of the old house. The small glasshouse is in between the flats and the tennis court.

(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
National Trust listing for 9 Milton St.

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 5454, site plan only.

OTHER
A.W. Plaisted's interest in new styles is reflected by an article he wrote 'Spanish Mission Design for Australia'
(in 'The Australian Home Builder', 15 June, 1925, pp. 26-7, 46.)

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown
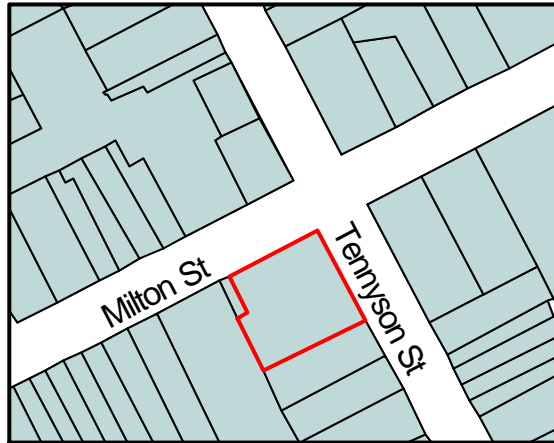
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	17a Milton St ELWOOD	**Category** Residential:apartment
Constructed	late 1930's	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A representative example of walkup flat development of the late 1930s, this building is of significance primarily for the size of the development, its symmetrical arrangement around an unusually large central court, its contribution to the Tennyson and Milton Street streetscape at this key corner and for its intactness. The gardens, hedge and fence contribute to the character of the development.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

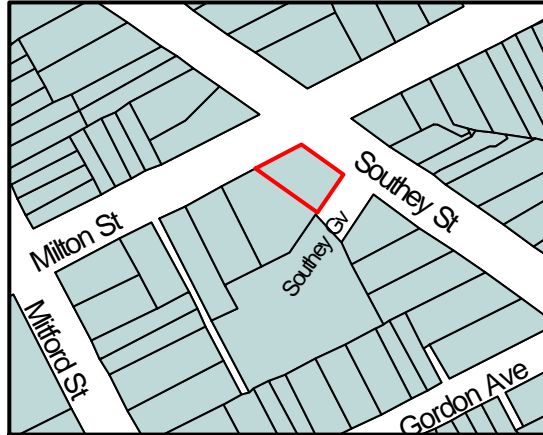**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	41 Milton St ELWOOD	**Category**	Residential:apartment
Constructed	late 1920's	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This block of flats is of typological and stylistic importance. Aspects of the design which contribute to its typological significance include the strong expression of the side access porches and bold central loggia. The clear expression of these components help to make this a model example of the side access flat type. The Mediterranean style of the building is evident in the arched loggias to the east facade, the arched entrances to the sides, the rough rendered finish and the distinctive cross motifs to the heavy, rendered balustrades. The intactness of the building contributes to its significance and intact elements include the low original fence and hedge. The building is prominently located on the corner of Milton and Southey Streets and is a landmark in the area.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

Comparable examples of the side access stair type with central loggias include 15 and 17 Wimbledon Avenue.

History

see Description

Thematic Context

unknown

Recommendations

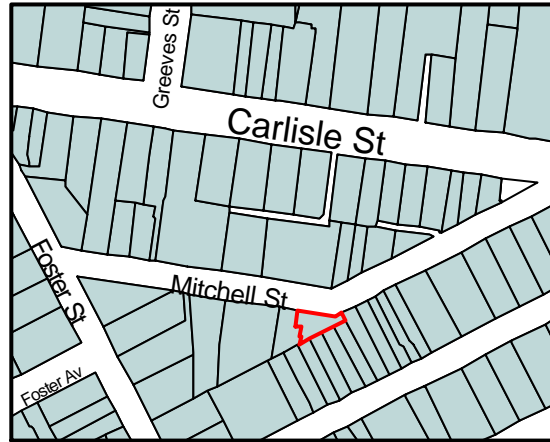A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   "Waiora"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   5-5a Mitchell St
                  ST. KILDA

Constructed 1930

Category   Residential:apartment

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A fine and representative example of a multi-unit residence, with two flats designed to look like a single dwelling. The building is in fine intact condition, and the position of the structure hard on the footpath makes it an important part of the Mitchell Street streetscape.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
One storey multi-unit residence

History

see Description

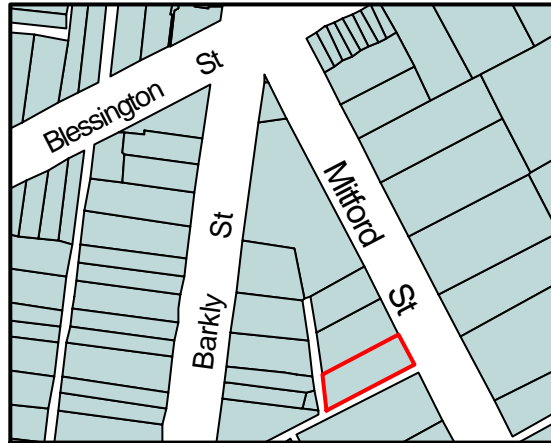**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Birnam" Apartments

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO192

Address   15 Mitford St
                 ST. KILDA

Category   Residential:apartment

Constructed 1918

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The apartment building "Birnam", at 15 Mitford Street, St. Kilda, was built for Alex Murie, the chemist, in 1918. It is historically and aesthetically important (Criteria A and E) for its capacity to epitomise the halcyon years of apartment building in St. Kilda, the treatment of the Arts and Crafts theme being especially picturesque.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A picturesque two storeyed Arts and Crafts apartment block exploiting motifs characteristic of the period and including the arch, inverted to form balustrades, and further re-iterated in the curved shingled balcony. The shingled gable end is also characteristic as is the use of rough cast in conjunction with face brickwork and the cartouche with the apartment name "Birnam" in raised cement. Chimneys are tapered and there is a side staircase to the upper level units.   Condition: Sound.   Integrity: High, upper level balcony glazed in.

History

In 1916, Clara and Miriam Polack purchased land on the west side of Mitford Street between Blessington and Dickens Streets, from the executors of J. Manson. The land had a frontage of 41 feet and an NAV of 14 pounds.

The following year, A. Murie of Barkly Street, St. Kilda, acquired the land and in 1918 had a building consisting of four brick flats erected. They were occupied by Frederick De Valle, (gentleman),Ralph Isaacs, (dentist), Alex Murie, (chemist) and Edward Wilson, (gentleman).

In 1919, Llewellyn Robinson of Ascot Vale purchased the property, which was named "Birnam". Robinson

lived on the premises. He continued as owner/occupant in 1935 and the other three flats continued to be let.

Thematic Context

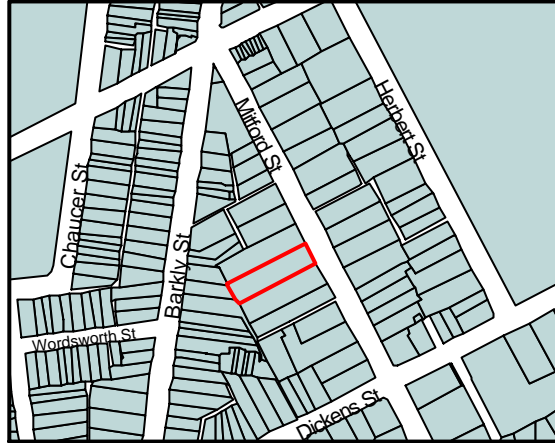4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.

Identifier   Residence (See also Air Raid Shelter)

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s) HO193

Address	23 Mitford St	**Category**	Residential:detached
	ST. KILDA		
Constructed	1921-1941	**Designer**	Edwin J. and C.L. Ruck

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A representative example of an interwar bungalow in the Arts and Crafts style in fine intact condition. This property is, however, primarily of significance for the World War Two air raid shelter that survives in its back yard.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

This house and site exemplify a better that average residence of the early 1920's, whilst the air raid shelter (dealt with separately) is very rare and important. The nature of this property illustrates that St. Kilda was a prestige residential suburb then.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

One storey residence and air raid shelter
Style Arts and Crafts
Original owner: Mrs Sicree

The whole is surprisingly intact, complete with established trees, original front fence and garden layout. The air raid shelter was constructed on the old tennis court.

Benjamin Davis built this house for himself in the last months of 1921, to design of Edwin J. and C.L. Ruck, Architects.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
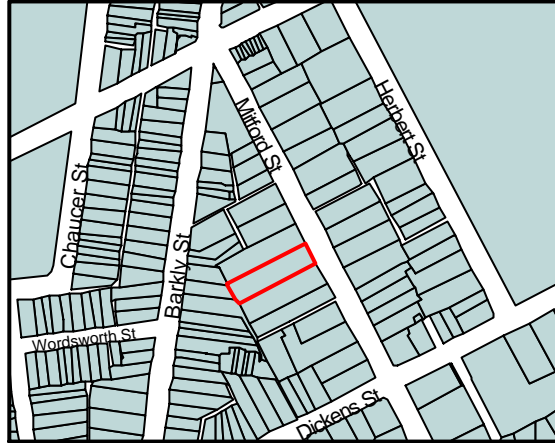
References

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 10,739 granted 13/2/1941, includes working drawings

City of St. Kilda building permit records, no 4570 granted 9/8/1921, includes working drawings

Identifier   Air Raid Shelter (Second World War)

Formerly   unknown

(Photograph supplied by Heritage Victoria)

Heritage Precinct Overlay HO7
Heritage Overlay(s) HO193

Address	23 Mitford St ST. KILDA	**Category**	Residential:detached
Constructed	1941	**Designer**	Engineer: David V. Isaacs

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
This structure is an extremely rare, privately built, full air raid shelter from the Second World War. It is completely intact. Only a couple of in-ground, concrete air raid shelters were built in Melbourne at the end of 1940. The most elaborate survivor is almost certainly that constructed for the late Dame Merlyn Myer at Cranlana in Toorak. The Mitford Street shelter is slightly smaller and differs in internal arrangement, having bunks instead of just seats. Both merit addition to the Historic Buildings Register, due to their rarity and illustration of the particular social conditions then. They contrast with alterations to existing buildings, of which there were a few at the same time (two in St. Kilda).

EXTENT OF SIGNIFICANCE
Entire structure and immediate surroundings.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Whole property, including site, house and established trees.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

The air raid shelter at 23 Mitford Street is a barrel vaulted reinforced concrete structure measuring ten metres long and two metres high. It includes air locks at each end, and consists of a main entry at the foot of the stairs and an escape hatch in the toilet compartment, three pairs of bunks, a hand basin, two folding benches

and food containers (1). The shelter is located in the back yard of an 1920s bungalow in fine intact condition.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

See also residence and grounds, 23 Mitford Street
DATE OF CONSTRUCTION
1941 - from middle of February(1).
ORIGINAL OWNER
Mrs. Sicreel.
ARCHTECT
Engineer David V. Isaacs M.C.E., Assoc. M. Inst. C.E., A.M.I.E. Aust.l.
BUILDERS /ARTISANS
Pollard Brother(1).
LATER ADDITIONS/ ALTERATIONS
None - intact.
DESCRIPTION
This air raid shelter measures 31 feet (9.4 m) long by 5 feet (1.5 m) in width. It is 7 feet (2.1 m) high to the top of the semi-circular ceiling. There are locks at each end, one to the main entry at the foot of the stairs, whilst there is an escape hatch in the toilet compartment at the other. There are three pairs of bunks down one side, each with its own ladder. On the other side are a hand basin and two folding benches.
INTACTNESS
This shelter is totally intact, complete with all equipment including tins for supplies. There has been various damage due to water penetration and the mattresses and two wire bunk bases have gone.
(David Bick, St. Kilda Conservation Study, 1985)

History

Davis V Isaacs, consulting engineer, designed this air raid shelter for Mrs. Sicree in December, 1940(1). Construction began in February, 1941(1). Pollard Brothers were the builders(1). The property remains in the hands of the Sicree family to this day, no doubt the reason for the intactness of the shelter, constructed on the old tennis court.
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 10,739 granted 13/2/941, includes working drawings
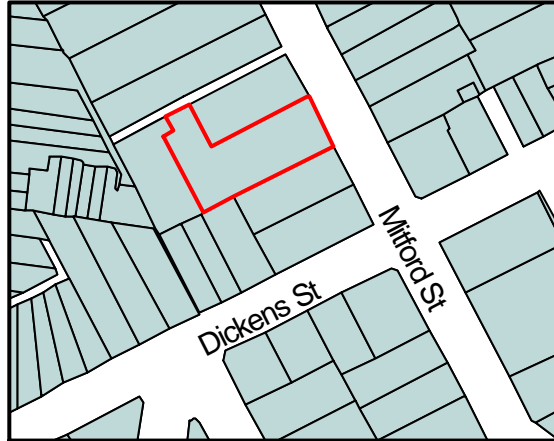(David Bick, St. Kilda Conservation Study, 1985)

NOTES
(1) Sally Heath, 'Seeing out the Bombs in Style', Emerald Hill, Sandridge and St Kilda Times, 7 May 1987
SKCC Minutes, 10 February 1941
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Identifier   "Saret"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	31 Mitford St ST. KILDA	**Category**	Residential:detached
Constructed	1930	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A refined example of a large Mediterranean style residence. The comparatively large grounds surrounding the house, the fine wrought iron gates, the fine roman brick piers, the glass and gold leaf signage and the pantile roof all contribute to the character significance of the house.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

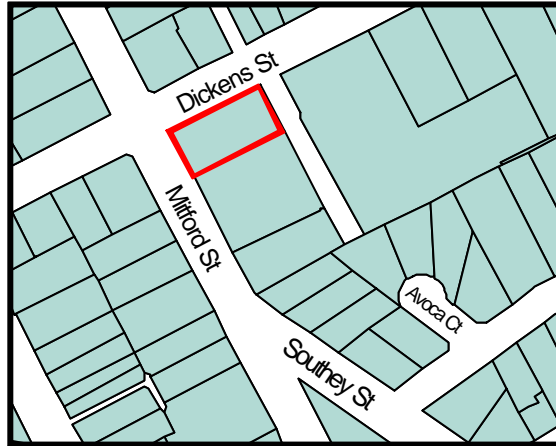A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Marks house

Formerly   Unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	32 Mitford St ELWOOD	**Category**	Residential:detached
Constructed	1917-18	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Marks house at Mitford St, Elwood is significant to the City of Port Phillip because:
- it is associated with the noted commercial figure of Henry marks whose name is linked with some of the earliest furniture businesses in the Colony (Criterion H1);
- it is a relatively well preserved Federation Bungalow style house, with associated attic form, leadlights, and window bays, which is distinguished by the columnated entry porch (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

Primary Source

Other Studies

Description

This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with shingling, truncated ribbed chimneys, front and side bay windows, leadlights, columnated entry porch, and terra-cotta Marseilles pattern tiles. A number of additions have been made to the roof.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Cheyne house which is similar in design and era. This is an isolated group among other laterdevelopment.

History

The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8 room house until c1925 { RB 1917-18, 5416; RB 1926-7, 6791}. Typically there were 5-6 people living in the house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan. Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged 69, the son of Barnett & Esta or Esther (nee Nathan) { Macbeth}. Esther had died in 1933 aged 63.

The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the 1850s when he started off with Solomon & Co { Sutherland: 712}. Marks claimed in the 1880s to have one of the largest warehouses of that type in the Colony and stated that he had invented time-payment method of purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era, and lived in Dickens St, St Kilda, prior to building this house { D1910: 1246}. In the mid 1930s, David Marks, a manager lived in one of the flats.

The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era { D1910: 1142}.

Thematic Context

Making suburbs

Recommendations

G Butler, Port Phillip Heritage Review, Version 3, 2001
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme.
Identified as a Significant Heritage Place on the City of Port Phillip
Heritage Policy Map.

References

VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;
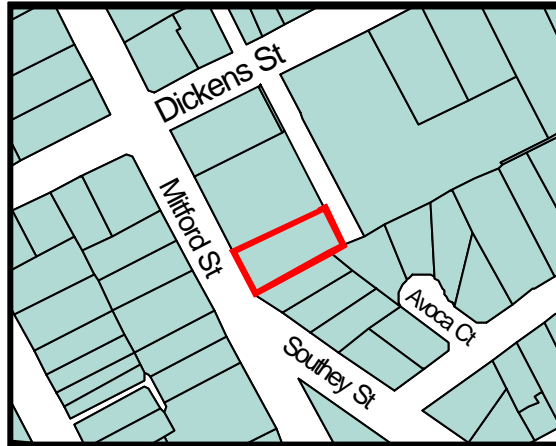Longmire, A. 1989 `The Show Must Go On': 316-18 checked;
Sands & McDougall `Melbourne Directory' (D);
Sutherland, A. 1888, `Victoria & Its Metropolis';
Macbeth `Pioneer Index Victoria 1836-1888'.

Identifier   Cheyne house

Formerly   Unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	36 Mitford St ELWOOD	**Category**	Residential:detached
Constructed	1920-1	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Cheyne house in Mitford St, Elwood, is significant to the City of Port Phillip because:
- it is a relatively well preserved Federation Bungalow style house, with associated leadlights, distinctive sleep-out porch and window bays (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

Primary Source

Other Studies

Description

This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with bay windows, leadlights, distinctive side sleep-out verandah and terra-cotta Marseilles pattern tiles. A ruinous shed is at the rear. Fence is new.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Marks house which is similar in design and era. This is an isolated group among other later development.

History

The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8 room house until c1925 { RB 1917-18, 5416; RB 1926-7, 6791}. Typically there were 5-6 people living in the house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan. Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged 69, the son of Barnett & Esta or Esther (nee Nathan) { Macbeth}. Esther had died in 1933 aged 63.

The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the 1850s when he started off with Solomon & Co { Sutherland: 712}. Marks claimed in the 1880s to have one of the largest warehouses of that type in the Colony and stated that he had invented time-payment method of purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era, and lived in Dickens St, St Kilda, prior to building this house { D1910: 1246}. In the mid 1930s, David Marks, a manager lived in one of the flats.

The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era { D1910: 1142}.

Thematic Context

Making suburbs

Recommendations

G Butler, Port Phillip Heritage Review, Version 3, 2001
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme.
Identified as a Significant Heritage Place on the City of Port Phillip
Heritage Policy Map.

References

VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;
Longmire, A. 1989 `The Show Must Go On': 316-18 checked;
Sands & McDougall `Melbourne Directory' (D);
Sutherland, A. 1888, `Victoria & Its Metropolis';
Macbeth `Pioneer Index Victoria 1836-1888'.

Identifier   "Poets Corner"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO376

Address 38 Mitford St ELWOOD	**Category** Residential:apartment
Constructed 1939	**Designer** unknown

Amendment   **C 32**

Comment   Landscape assessment

Significance   (Mapped as a Significant heritage property.)

A large three storey block of flats given significance by its prominent location at the head of the Southey Street and Mitford Street intersection and its dominant position as part of a group of flats, all of similar design and dating from the late 1930s, in Southey Street, Avoca Avenue and Avoca Court. The plain Vernacular Functionalist form of the building responds to its wedge shaped site with the simple gesture of the rounded corner at the north end of the site. The lettering to the facade, the articulation of the steel framed windows, the curved corners to the brickwork, the use of render bands to highlight the form of the building and the low matching fence are all characteristic of the Functionalist design idiom and contribute to the buildings significance.

The planting of a Bhutan cypress and two Italian cypress at 38 Southey Street is historically and aesthetically significant to the locality of Elwood.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Functionalist
Three storey walk-up flats
One mature Bhutan cypress (Cupressus torulosa) and two Italian cypress (Cupressus sempervirens) associated with apartment building.

History

see Description

Thematic Context

1.5 Settlement:Growth and Change; 1.5.3 Depression and recovery: the inter-war years

Recommendations

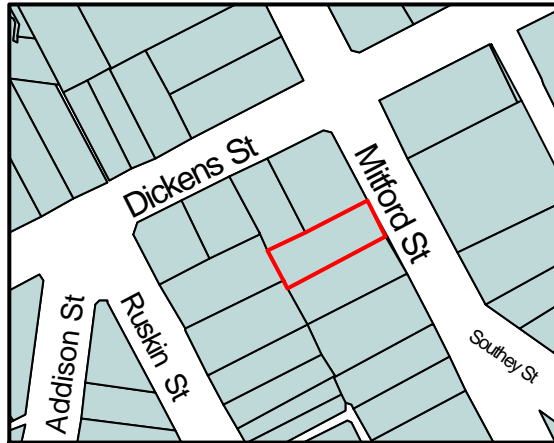A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls.

References

unknown

City of Port Phillip Heritage Review

Identifier   "Las Palmas"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	43 Mitford St
	ELWOOD
Constructed	1927

Category	Residential:apartment
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Number 43 Mitford Street is of importance as a fine, typical example of a three storey flat block in a stripped form of the Spanish Mission style, which forms part of a prominent group of four flat blocks (numbers 39, 43, 45 and 47) of a similar period in this part of Mitford Street.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Santa Fe"

Formerly unknown
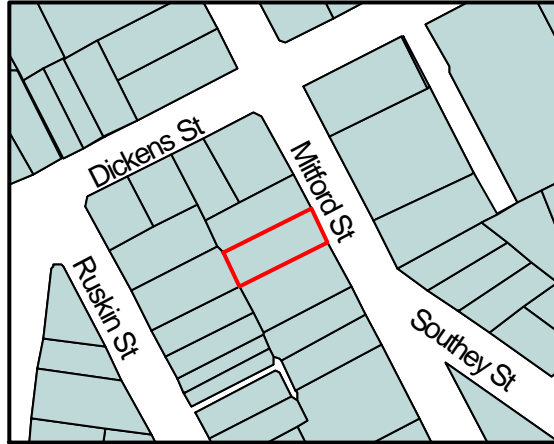
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 45 Mitford St
ELWOOD

Category Residential:apartment

Constructed 1925

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

`Santa Fe' is of significance as a fine example of a 3-storey flat block in the Spanish Mission style. The twisted baroque columns, parapet details, cross motifs to the balustrades, original front fence and sympathetic landscaping contribute to its character and significance. The building also forms the focus for a prominent group of four flat blocks of a similar period in this part of Mitford Street (numbers 39, 43, 45 and 47).

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Spanish Mission
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	73-75 Mitford St ELWOOD	**Category**	Residential:apartment
Constructed	1917	**Designer**	Schreiber and Jorgensen

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This structure is one of the small group of suburban scale buildings from this period with a flat roof. It may well be the only block of flats from this time with such a roof. Until a comprehensive evaluation of these flat roofed buildings in Victoria is undertaken, it is not possible to state exactly how rare or otherwise it is. Hence it rated as being of Possible Future Significance (P.F.S.). The external design otherwise is unusual and portends the so-called modern design of later periods, though probably not intentionally. Leadlight windows are the one nostalgic element in the external design of what is one of the earliest surviving suburban blocks of flats in Melbourne.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Arts and Crafts
Two storey walk-up flats
Original owner: Mrs Clark
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

The building contains one flat to each floor, the upper one having its entry at ground level, into a stair well. Schreiber and Jorgensen were the Architects, their client being Miss Clark. The estimated cost was £900 and construction took place in the latter half of 1917.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No. 3324 issued 17/7/1917.

BIBLIOGRAPHY
City of St Kilda building permit records, no. 3324, granted 17/7/1917

Identifier   Duplex

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	83-85 Mitford Street ELWOOD	**Category**	Residential:attached
Constructed	1924	**Designer**	unknown

Amendment   C 54

Comment   New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The dwellings at 83-85 Mitford Street, Elwood, comprise a semi-detached pair that are expressed as one large bungalow-style house. It has a clinker brick plinth with roughcast-rendered walls above, and a broad gabled roof of cement tiles. There are prominent gabled bays to three sides, with small entry porches at the junctions. The house was evidently erected c.1924.

How is it Significant?
The house is of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the house is significant as a representative and substantially intact example of a semi-detached bungalow-style house, articulated a single dwelling. This sub-set of inter-war duplex housing is quite common in Elwood, and this house, with its clinker brick plinth, rendered walls and minimal decorative detailing, can be considered as a typical example, rather than particularly distinguished one. Nevertheless, its T-shaped form, with gabled bays to three sides, is neatly revealed by its corner siting, and the house consequently remains as a prominent element in the streetscape, and forms an appropriate termination to the edge of heritage overlay area HO7.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The building at 83-85 Mitford Street, Elwood, comprises a semi-detached pair of dwellings on a corner site, articulated as a single large bungalow-style house on a T-shaped plan. Of brick construction, it has an

unpainted clinker brick base plinth with a roughcast rendered finish above. The broad gabled roof is clad in cement tiles, with board-lined eaves on timber brackets, and three squat roughcast-rendered chimneys. The Mitford Street frontage is symmetrical, with a large gable-end bay that (apart from the change in front fence) does not actually articulate the separate dwellings. Each half has a pair of timber-framed double-hung sash windows with clinker brick sills, quoined reveals and leaded glazing. A brick stringcourse, since overpainted, extends between the springing points of the gable.

To the side of each house, the sloping roof extends to form a small porch, set well back from the street, which is supported on a capped rendered brick pier. A splayed wall marks the front doorway, which retains original panelled timber door and is flanked by small windows, also with leaded glazing. The side elevations each have another gabled bay, similarly detailed to that on the Mitford Street front although that to No 83 has a half-timbered gable rather than a rendered one. The two houses are otherwise virtually identical, except that No 83 retains its original cement tiles while No 85 has been reclad in new cement tiles of a slightly different design.

History

The semi-detached dwellings at 83-85 Mitford Street are first recorded in the Sands & McDougall Directory for 1924 as two of 'three houses being built' on the west side of Mitford Street, between Milton and Gordon streets. The following year, these three houses were identified as Nos 93, 97 and 99 – renumbered as 79, 83 and 83 by 1930.

The house at No 97 (now 83) was originally occupied by Horace W Bird, described in electoral rolls as a manager, and his wife Jessie, who remained listed in directories at that address until 1928. The adjacent house at No 99 (now 85) was initially occupied by Cyril Shaw, a printer, and his wife Amelia. They remained there until 1932. Both houses were then occupied by a succession of relatively short-term tenants.

Thematic Context

Single-storey semi-detached pairs of dwellings can be articulated in several ways. During the inter-war period, it was atypical for each half to be expressed as a discrete dwelling, with disparate detailing and articulation (eg the quirky example at 22-22a Foam Street, Elwood). More commonly, they were as symmetrical pair, each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can see seen in several fine examples in the Hammerdale Avenue Precinct, namely 11-11a Hammerdale Avenue (in an unusual Spanish Mission style) and 2-8 Jervois Street.

When adopting the bungalow style, however, such houses were often 'disguised' as a single detached house, typically with a prominent gable-ended bay to the street that often makes no attempt to express the physical division between the two halves. There are numerous examples throughout Elwood, including several on the north side of Mason Avenue (Nos 6-8, 22-24 and 34-36), and others that have been designated as significant or contributory buildings within heritage precincts, such as 4-6 McRae Street and 20-22 Byron Street. These, like 83-85 Mitford Street, are all simply representative of their type and era. Conversely, an example at 17-19 Havelock Street, St Kilda, stands out above the norm for its particularly fine decorative detailing, acknowledged by its inclusion in the City of Port Phillip Heritage Study (2000) as an individual heritage place.
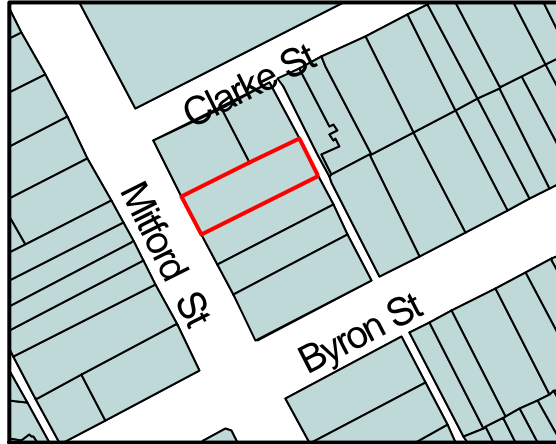
Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a significant building within the Elwood, St Kilda, Balaclava, Ripponlea heritage precinct (HO7).

References

Sands & McDougall Directory, various.

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO194

Address	86 Mitford St ELWOOD	**Category**	Residential:detached
Constructed	c. 1920	**Designer**	See notes

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This Californian style bungalow forms a pair with number 88 and is notable for the exquisite refinement of its detailing, including the carefully proportioned windows with their elongated sills and canopies, the fine articulation of the brickwork bands to the gables and plinth and the tiny pebbles carefully set into the render of the tapering piers of the verandah piers. The contradiction between the supposedly robust and natural Californian style and the delicate handling of materials displayed here is one of the most notable characteristics of the building. The building is intact though the front fence is not original. See also number 88 Mitford Street.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Californian
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
These houses show stylistic similarity to designs by an architect whose name is currently unknown, but may be R. Levy, refer 60 Glenhuntly Road, 25 Mitchell Street, 311 Orrong Road and 79 Park Street.

Identifier   Residence

Formerly   unknown
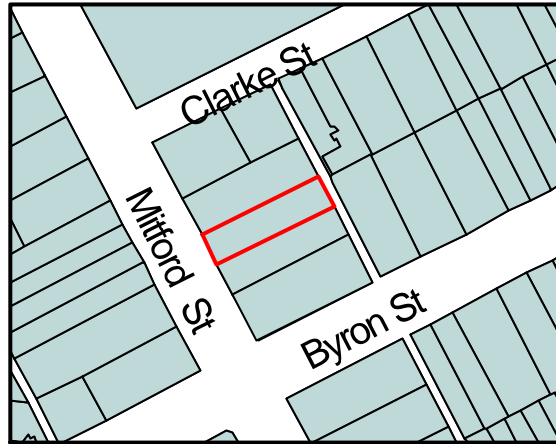
Heritage Precinct Overlay None

Heritage Overlay(s) HO194

Address	88 Mitford St ELWOOD	**Category** Residential:detached
Constructed	c1920's	**Designer** See notes

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building forms a pair with the Californian style bungalow at number 86. Like number 86, this building is notable for its exquisite detailing, including the tiny divided lights of the upper portion of the bay window, the careful brick detailing of the plinth and around the entrance arch, and the fine timber brackets to the eaves. Together, these buildings are a case study in the difference between the Arts and Crafts and Californian styles, with the understated references to classicism and arched porch integral to the volume of the building of number 88 contrasting with sweeping horizontal elements, Japanese stylistic references and compound form of number 86. Number 88 is in intact condition. See also number 86 Mitford Street.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
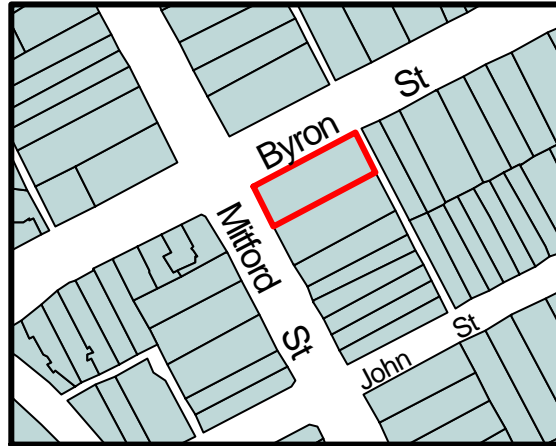Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
This building shows stylistic similarities to the work of an architect whose name is currently unknown, but may be R. Levy. Refer 60 Glenhuntly Road, 25 Mitchell Street, 79 Park Street and 311 Orrong Road.

Identifier House

Formerly unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO195

Address	96 Mitford St ST. KILDA	**Category**	Residential:detached
Constructed	1917	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 96 Mitford Street, St. Kilda, was built for the civil engineer, William Kennaugh, in 1917. It is a representative substantial Federation villa of its period, demonstrating the area's attraction to the middle classes following the opening of the electric tramway service from St. Kilda station in 1906 (Criterion A).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A red brick Federation period villa with half timbered gable ended wings having curved window bays and a dominant dormer window at the intersection of the roof gables. The window heads and dormer have shingle cladding and there are curved and fretted brackets supporting the overhanging gable ends. There is a small verandah protecting the entry small arched window alongside. Condition: Sound. Integrity: High, recent sympathetic front fence and possibly in the vicinity of the entry.

History

At the early Crown land sales, Hugh Glass bought several portions including portion 116 consisting of about 5.5 acres and was bounded by Mitford, Byron and Tennyson Streets. In 1880, this land was vacant and had been acquired by W.J.T.Clarke.

By 1916, the land had been sold in large portions and 275 feet of it facing Mitford Street between Byron and John Streets was vacant and owned by T.H.Hardman of the Fitzroy Racecourse, St.Georges Road, Northcote.

In 1917, William Kennaugh purchased 100 feet of this land from Hardman. By the end of the year, Kennaugh, a civil engineer, had built for his residence a brick house with seven rooms and an NAV of 60 pounds. At the

time, the street number was 134.

Kennaugh continued as owner/ occupant in 1920, however by 1931, ownership had passed to Mrs. Kennaugh who leased the house to Michael Gordon, a gentleman. By then, the street number was 96 and the NAV had risen to 120 pounds. The house continued to be described as "brick, seven rooms".

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/13.

City of Port Phillip Heritage Review

Address:	**152 & 154 Mitford Street, Elwood**
Category:	**Residential: Duplex**
Style:	**Edwardian Arts & Crafts Bungalow**
Constructed:	**1915**
Designer:	**Schreiber & Jorgensen**
Amendment:	**C161port Part 2**
Comment:	**New citation**

Heritage Precinct: **None**

Heritage Overlay: **HO511**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

The attached houses, designed by Schreiber & Jorgensen and constructed in 1915, at 152-54 Mitford Street, Elwood are significant. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature. Also of note are the details that demonstrate Japanese influences including the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable.

Non-original alterations and additions are not significant.

How is it significant?

The attached houses at 152-54 Mitford Street, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. The Japanese influence is demonstrated by the relatively low pitch of the

roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways, while the Arts and Crafts style is expressed through the adoption of simple building forms, materials and some details that are innovative for their time such as the corner windows. It is also significant as an unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly-scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910 by prolific ecclesiastical architect Alec Eggleston. It was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street, designed by the same architect. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:34).

Place history

These two properties, situated at the intersection of Austin Avenue, Mitford Street and Glen Huntly Road, were created as part of a 1914 subdivision that also created Austin Avenue. The first house in Austin

Avenue was no.6, which was under construction in 1914 and by 1917 there were sixteen houses in the street with four more under construction (SM).

Designed by architects Schreiber & Jorgensen, this pair of houses was built in 1915 for Mrs. O'Connell who lived in Milton Street, Elwood (BP).

Schreiber & Jorgensen, architects

The firm of Schreiber & Jorgensen, comprising architect Robert Schreiber and his nephew Justus Jorgensen, was active from the 1910s through the early 1930s. Although a qualified architect, Jorgensen later became better known as an artist and one of the founders of Montsalvat, Eltham (Teichmann 1996). Notable works of the firm include additions to the Xavier College Chapel (1927-34), Kew, Burke House (1929), 340-342 Collins Street, and Our Lady of Lourdes Church, School and Presbytery (1930), Prahran. The firm also designed a number of interwar Arts and Crafts Bungalows in Brighton, Elwood, Armadale, Malvern and Camberwell. The firm was described in an advertisement for a bungalow in Brighton as 'masters at planning artistic and pleasing exteriors and up-to-date and labour-saving domestic arrangements' (*Argus*, 29 May 1920:16).

In Port Phillip they are known to have designed at least four blocks of flats and several houses in St Kilda and Elwood during the 1910s and the 1920s. This is their earliest known commission. The other known examples, still extant, are:

- Flats (1917), 73-75 Mitford Street, Elwood (Individually significant within HO7 precinct)
- Flats (1920-21), 17-25 Charnwood Crescent, St Kilda (Individually significant within HO6 precinct)
- House (1924), 5 Broadway, Elwood (Significant within HO7 precinct)
- House (1925), 207 Alma Road, St Kilda East (Individually significant within HO6 precinct)
- Flats/duplex (1927), 1 Oak Grove, Ripponlea (Individually significant within HO7 precinct)
- Flats/duplex (1929), 18 Glen Eira Road, Ripponlea (Significant within HO7 precinct)

References

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permit no.2541, dated 23 February 1915 (BP)

Sands & McDougall Directory (SM), various dates

Description

This is a pair of attached houses or 'duplex' with tiled gabled roofs and rendered walls that has been skillfully designed to fit a small site. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature – corner windows were not widely adopted in domestic architecture until the 1930s.

Also of note are the details that demonstrate the Japanese influence upon bungalow design. These include the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways.

The houses are relatively intact. The most significant visible change has been the replacement of the tiled roof to no.154. The colour schemes are not original and additions have been made at the rear, however, these are not visible from the front of the houses. The high front fence to no.154 is an intrusive feature.

Comparative analysis

The following is an edited version of a contextual history of bungalow design in Australia, prepared by Heritage Victoria:

The bungalow, from the Hindi bangla, meaning house, changed many times from its original bamboo and straw Indian peasant housing form. The European adaption of the bungalow from the 16th century largely developed into two types; the hipped, double-roofed bungalow, and the less common gabled example. The hipped form progressed through the 19th century as the Colonial Bungalow, and in Australia this simple pyramid hipped roof dwelling with verandah became a typical early Australian housing form. Inspired by the Indian summerhouse, these sun-conscious buildings with their lack of ornament and pleasing rusticity, became favoured as rural retreats. The earliest surviving European house in Australia, the Macarthur's Elizabeth Farm at Parramatta, and the prefabricated country house, Woodlands, at Tullamarine, are notable bungalow examples.

The American Influence
The gabled form went on to develop with strong Japanese influences in the United States, and became the Pasadena or Californian bungalow and by the 1890s houses with decidedly Japanese forms, having roofs with a floating horizontal quality, were being designed by Frank Lloyd Wright and others of the Prairie and Craftsman schools. On the American west coast, the highly influential architectural partnership, Greene & Greene began to develop their own characteristic Japanese bungalow theme after 1903. Several other architects in the Pasadena area were also designing in a similar Japanese style with admixtures of Swiss and Arts and Crafts as well as other local vernacular elements. The Greene brothers emphasised simplicity and beauty in the use of roof timbers, broad overhanging eaves, and simple open internal planning, a feature that was eminently suited to the increasingly informal American domestic lifestyle. Their designs were a bold attempt to combine traditional forms and construction types, including heavy stucco or adobe Mission vernacular of the west coast with Japanese elements; broad low pitched open eaved roofs, as well as strongly featured rafters, purlins, and eaves brackets. Upturned ridgework, as well as light timber pergolas and trellis work could also be included. Such elements were common to many of the designs published in a number of American and international journals. Contemporary to the Greene brothers, Arthur S. Heinemann's designs were more typical of the Californian idiom, but also had a strong Arts & Crafts orientation, with rubble piers, cylindrical columns and plastered plinths. His houses were more generally single storey and smaller than those of the Greenes, but still had low-pitched intersecting and nested gables with exposed rafters.

The Californian Bungalow in Australia
In the early years of the twentieth century the rising flood of publications illustrating examples of Californian bungalows made this building the most discussed subject in articles on domestic architecture in Australia. The small free-standing house was becoming the favoured type of housing in Australia, and it adapted easily to the bungalow form. In particular the basic asymmetrical Federation house could be convincingly accommodated to the style. Californian houses featured in the Australian magazines Building and Real Property Annual from as early as 1907, and were influential in the designs of local firm Oakden & Ballantyne from at least 1909.

Thus the Californian bungalow with its projecting gabled entry, low pitched gable roofs, heavy tapering piers, broad eaves, strongly expressed rafters and purlins to eaves, as well as stained timber detailing, was to have a strong influence on Australian bungalow design. Local examples differed from their Californian counterparts by their tendency to be designed with a single dominant roof and subsidiary projecting gables or hips which were directly derivative of the Federation house. The use of an asymmetrically placed front gable over a projecting room was identified by Robin Boyd as one of the characteristics of the Australian vernacular type. Many bungalows of California did not have this roof hierarchy, but featured roofs treated as broad planes of similar height and massing.

Japanese Bungalows
The distinctive Japanese-inspired bungalows of California, with characteristic low-pitched roofs and strongly expressed eaves timbers, were equally well publicised in Melbourne from about 1908 onward, but local designers were reluctant to exchange the higher pitched roofs of their own bungalow forms for the new oriental look. Consequently the hovering, oriental character of the Japanese style bungalows designed by American firms such as Greene & Greene, were comparatively rare in Melbourne. The preference for tiled roofs which needed a steeper pitch to guard against rain penetration, helped to sway designers away from the Japanese style. As well as terra cotta, another local

characteristic was the use of red brick. The new materials and roof line resulted in a local hybrid style which was developed in many variations throughout Melbourne's suburbs.

Oriental influences identified in Melbourne bungalows are largely confined to the treatment of timber elements, such as the roof beams and purlins which project beyond the line of the eaves, interlocking wood detailing, and ornate timber pergolas, trellises and gateways. The Bert Hurry house at 14 Alfred Road, Burwood, designed by Marcus Barlow in 1916, was one of the earliest, notable examples of the style. The American influence is evident in the stained weatherboard base and roughcast weatherboard walls. Charles Greenhill, a builder active in the Kew area built numerous bungalows with Japanese features. His own house at 330 Cotham Road Kew (demolished) was designed with projecting rafters with rounded, disc-like terminations. There were horizontal timbers with rounded ends above the brick piers of the porches lending an oriental appearance to the structure. Other bungalows with this kind of timber detailing were built in the suburbs of South Yarra, Malvern, Brighton, Toorak and Footscray.

The architects, Schreiber and Jorgensen, designed several residential buildings in St Kilda, Elwood and Malvern before and after World War I, as well as several churches. Their houses were all bungalows and usually with Arts & Crafts detailing. The Japanese influence can also be seen in their design for 'The Pebbles', 57A Droop Street, Footscray, which is included on the Victorian Heritage Register (H1308).

This bungalow duplex with its relatively low-pitched roof, the timber detailing including the projecting purlins, the flat roofed porch and the 'moon arch' doorways all demonstrate the Japanese influence upon bungalow design. The construction date of 1915 also makes this one of the earliest examples in Melbourne. The use of corner windows is also of note as an early example of this method.

The building also borrows from the Arts and Crafts tradition through the simplified building forms and compositions. Schreiber & Jorgensen did not simply take the orthodox forms of the bungalow and make them their own, but also simplified and re-modelled them using Arts and Crafts ideas. Bungalow duplexes are not a common building type and the architects skilfully used the site with three road frontages to provide two houses on a relatively small site.

Comparable examples in Port Phillip with both Arts & Crafts and Japanese details include 217 Alma Road, St Kilda East (HO25) and 311 Orrong Road (HO223). The former house was built in 1917-18 and the latter dates from 1920. The designer of each is unknown. This duplex shares details with these houses such as the roughcast walls and shingling, and the flat roofed porches, but is distinguished by the corner windows, not found on these examples (or elsewhere in Port Phillip). It also has a similar level of intactness and integrity.

While California bungalows are common throughout Elwood, most other known examples date from after World War I – one example is the house at 109 Tennyson Street, constructed c.1920, which has a similar low-pitched roof and is described as a 'rare example of a house in the California style which adheres closely to its American design sources' (HO271). Other houses of similar build date in Elwood to these houses, on the other hand, are more traditional Federation style bungalows and attic villas such as 'Dartington', 14 Selwyn Avenue (1914, HO8), or Caversham, 7 Lawson Street (c.1910, HO8).

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to heritage overlay, as an individual place. Extent of HO to include the whole of the property as defined by the title boundaries.

Primary source
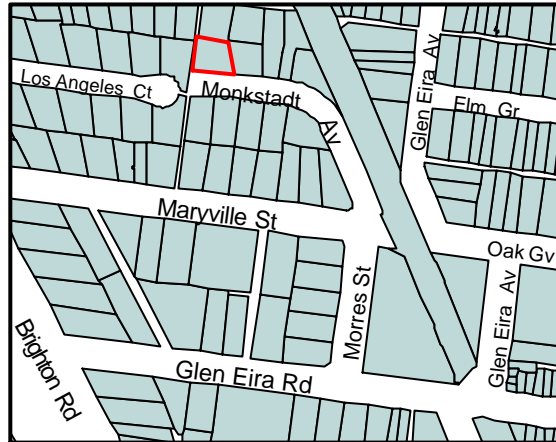
Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

-

Other images

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   17 Monkstadt Avenue
RIPPONLEA

Constructed 1934

Category   Residential:detached

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Part of the Los Angeles Court / Glen Eira Road conservation area, this house is one of a group in varied architectural styles, all built during the same period as a result of the closure and subdivision of Brunning's Nursery in 1926.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

This house was constructed in the middle of 1934 for E. Jenkins by L.S. Nichols Pty. Ltd., builders also of number 16 Monkstadt Avenue as well as numbers 5 and 15 Los Angeles Court.

History

see Description

Thematic Context

unknown

Recommendations

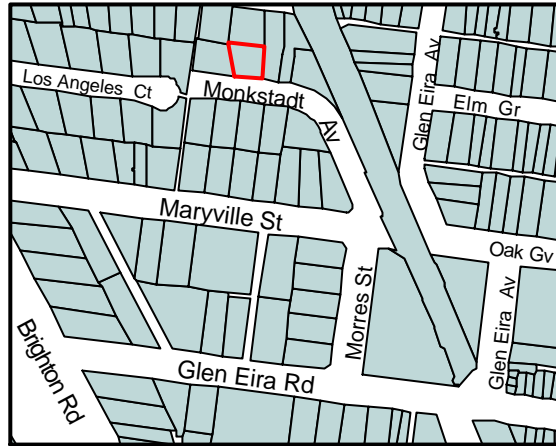A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 8532 granted 4/4/1934, includes working drawing.

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	19 Monkstadt Avenue RIPPONLEA	**Category**	Residential:detached
Constructed	1932?	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This house forms part of a group of houses of varying styles and types erected following the closure and subdivision of Brunning's Nursery in 1926, all part of the Los Angeles Court / Glen Eira Road conservation area.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

see Significance

History

The records are not clear, but this house appears to have been built in the latter half of 1932 by and for G. Dance and Son builders.

Thematic Context

unknown

Recommendations
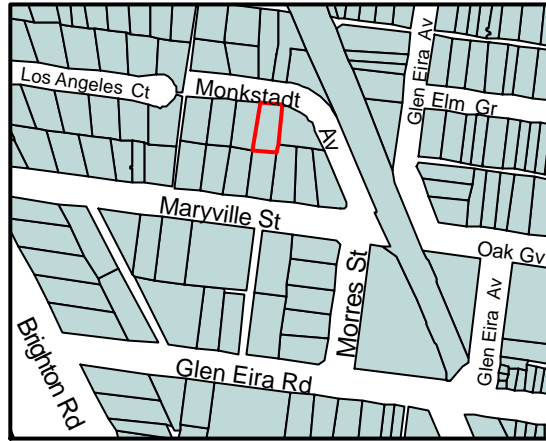
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 8092, granted 23/7/1932.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	20 Monkstadt Avenue RIPPONLEA	**Category**	Residential:detached
Constructed	1931	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Of architectural interest individually, this building forms part of a group of houses of varying architectural styles and types constructed following the closure and subdivision of Brunning's Nursery in 1926, now a key element in the Los Angeles Court / Glen Eira Road conservation area.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

see Significance

History

H. White and Son built this house for R. Sidebottom in the latter half of 1931.

Thematic Context

unknown

Recommendations
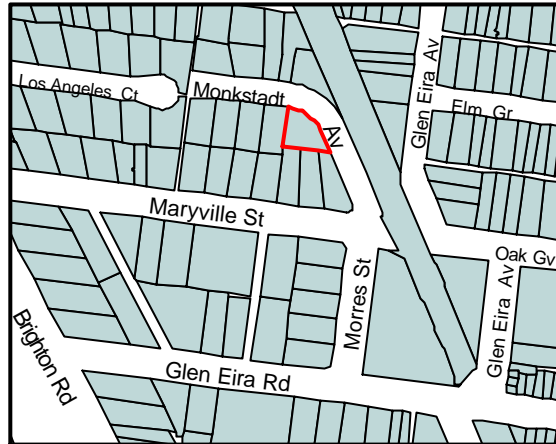
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 7936, granted 22/6/1931.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	22 Monkstadt Avenue RIPPONLEA	**Category**	Residential:detached
Constructed	1929	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Part of a group of houses illustrating the variety of architectural styles and types during this period, all constructed as a result of the closure and subdivision of Brunning's Nursery in 1926, this house is of interest also for some of its detailing, including bands of tiling and columns framing the main windows internally. It is part of a conservation area.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

see Significance

History

C. Menero built this house for Ross Grey Smith early in 1929.

Thematic Context
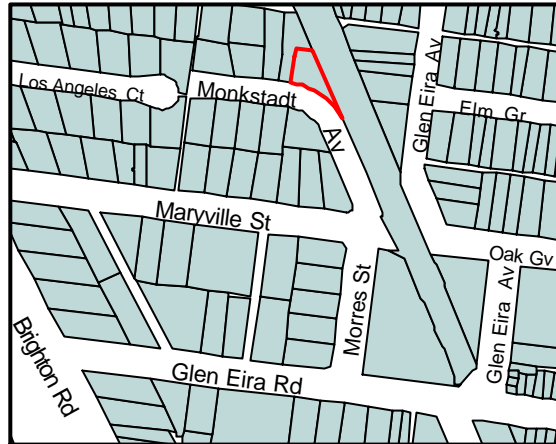
unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 7404 granted 29/1/1929.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 23 Monkstadt Avenue RIPPONLEA	**Category** Residential:detached
Constructed 1932	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This 20th century Elizabethan style house forms part of the Los Angeles Court / Glen Eira Road conservation area and is one of a group of houses in varied architectural styles all constructed during the same period as a result of the closure and subdivision of Brunning's Nursey in 1926. Construction of this building took place in the last months of 1932 and the house as built did not have the front verandah or sleepout over the garage, which were added in 1939.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

see Significance

History

Deakin and Murick built this building for D.J. Ferrier.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St, Kilda building permit records: no. 8122 granted 9/9/1932, includes working drawing; no. 10,372 granyed 29/8/1939 includes working drawing for the additions.

City of Port Phillip Heritage Review

Place Name: **Dunlop Pneumatic Tyre Company Factory**

Other names: Dunlop Rubber Company

Citation No: **2134**

Address: 66 Montague Street and 223-229 Normanby Road, South Melbourne

Category: Industrial

Style: Edwardian

Constructed: 1913

Designer: Unknown

Amendment: C29, C117

Comment: Updated Citation

Heritage Precinct Overlay: None

Heritage Overlay(s): HO218

Graded as: Significant

Victorian Heritage Register: Recommended

Significance

What is Significant?

The former mill of the Dunlop Pneumatic Tyre Company at the corner of Normanby Road and Montague Street, South Melbourne, was built in 1913, and stands as a four storey brick industrial building with additional levels added in recent decades.

How is it Significant?

The Dunlop Factory is of historical, aesthetic (architectural), social, and scientific (archaeological) significance at the local level to the municipality.

Why is it Significant?

The Dunlop Factory is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate an aspect of the former Dunlop complex at this location in South Melbourne, recalling its pre-eminence as the Municipality's largest employer as well as the years during which South Melbourne was a hub of Melbourne's industry. It is the last of more than twenty buildings that made up the industrial complex, and the principal mill, which was given prominence in the company's advertising, letterheads and other promotional material.

The place is also historically significant as physical evidence of the major change from steel wheeled horse drawn vehicles of the 19th century to the rubber tyred motor vehicles of the twentieth century, as well as the rise of the pneumatic tyred bicycle as a significant form of personal transport in the period 1880s to 1930s (Criterion A).

It is also historically significant as an especially rare building type, being one of only two multi storey manufacturing plants in Port Phillip (with the Laconia Woollen mills) and perhaps a dozen such buildings left in Melbourne (Criterion B).

In this respect it also helps interpret a past way of life through the strong link which once existed between residential location and place of employment. It is aesthetically important (Criterion E) as a rare example of multi storeyed industrial architectural form which demonstrates manufacturing practices at a time when industrial processes employed large numbers of workers on cramped sites readily accessible by public transport. It is important from this viewpoint also on account of its prominence which is symbolic of South Melbourne's industrial past.

The place is of Social significance (Criterion G) as it fills in connecting the much changed local community to its historical past. Although the connection between current residents and the old industries is waning as the demographics of Port and South Melbourne changes, social significance remains though the local attachment to the area's history. For example South Melbourne footballer Tommy Lahiff, made the point that : "…you were either a wharfie or you worked in one of the factories. Swallow and Ariell's, Kitchens, Dunlops, Laycocks". (Lahiff, 1991) The involvement of the Port Melbourne Historical and Preservation Society in documenting and celebrating the industrial history of Port Melbourne, and more recently framing submission to the Fishermans Bend URA process, demonstrates this social significance.

Thematic Context

Victoria's framework of historical themes

3. Developing local, regional and national economies: 3.12 Developing an Australian manufacturing capacity.

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

The early 20th century saw some dramatic expansion of industry in the South Melbourne and Port Melbourne area, partly as a result of government stimulus programs and then for the war effort itself. Port Melbourne prospered as an industrial location in the mid twentieth century. Amongst the factories established in the 1920's were the works of the engineering company, Malcolm Moore Pty. Ltd. on Williamstown Road from 1927, Kellow-Faulkner had its showrooms on City Road, the Union Can Company, and the Dunlop Pneumatic Tyre Company, which erected a vast factory complex straddling Normanby Road and Montague Street in 1901. The Southbank foundries, carriage builders and engineering works gave rise to local the automotive industry, with various motor car showrooms, Holden and other body builders spreading down City Road. Bicycle makers such as Malvern Star were also focussed in this area. Along with the increasing demand for rubber tyres and the advances in pneumatic tyres, these and more distant manufacturers could be reached by the immediately adjacent railway goods yards.

This was also an area of working class housing, particularly the Montague area, which was to become a slum in hard times, and the more established Sandridge and Emerald Hill districts, ensuring an available local workforce. Streets and housing were confined to an area south of City Road in 1866. The area to the north

was low lying and swampy and was not developed at the time. Subsequent, draining and filling enabled development of the area to begin in the 1870's. (Parish Plan, 1866)

John Boyde Dunlop patented the pneumatic tyre, initially for bicycles in 1888, and contracted to the first factory for its manufacture in 1889. By 1902 it had its own manufacturing subsidiary, Dunlop Rubber Co. Ltd, in Birmingham. Dunlop and his partner William Harvey du Cros, (businessman and president of the Irish Cyclist's Association) formed the Pneumatic Tyre and Booth's Cycle Agency in 1889 and then the Dunlop Pneumatic Tyre Co. Ltd in Dublin to acquire and commercialise Dunlop's patent for pneumatic tyres. Commercial production began in late 1890 in Belfast, and rapidly grew to meet demand. Dunlop assigned his patent to Du Cros in return for 1500 shares in the new company. Dunlop Tyre opened divisions in Europe and North America in the 1890s, and a branch office and factory in Melbourne, Australia in 1893. The English subsidiary was established in 1896. Despite sales success, financial difficulties, led to the selloff of its overseas operations including the Australian division during 1899 to a Canadian consortium, which incorporated it as the Dunlop Pneumatic Tyre Company of Australasia Ltd. (Oldbike blog)

References

Ambrose Pratt (ed.), "The National Handbook of Australia's Industries, Specialty Press, Melbourne", 1934, Pp.286-290.

ANU Archives http://digitalcollections.anu.edu.au/handle/1885/48352

Archive for ALBERT KAHN, Vertical Urban Factory, http://www.mascontext.com/tag/albert-kahn/

eMelbourne Encyclopaedia, Dunlop Pneumatic Tyre Co. http://www.emelbourne.net.au/biogs/EM00493b.htm

Kowsky , Francis R. Daylight Factory Style: An International Style Substyle, http://www.buffaloah.com/a/archsty/daylight/index.html

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.19, c.1894.

Oldbike blog, http://www.oldbike.eu/museum/tyres/pneumatic-tyres/the-pneumatic-tyre/ [Accessed 23/07/15]

Parish Plan South Melbourne, Sheet 2. PMHS.; Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section

Susan Priestly, South Melbourne A History, Melbourne University Press, Carlton, 1995, pp.260-62.

Tommy Lahiff, quoted in "They can carry me out" Memories of Port Melbourne, (1991), p.57. cited in *Port Phillip Heritage Review* Vol 1, p.52

Ward, Andrew, *Port Phillip Heritage Review*, Version 6, 2006 Prepared for the City of Port Phillip, revised 2011

Description

The surviving Dunlop Tyre Factory building consists of four original storeys with two additional levels added set back from the parapets. The internal structure is partly brick load-bearing walls and columns and presumably steel-framed with fire-proofing cover of brick and cement cladding. Original large timber-framed windows are in place, but have been painted over, and heavy mesh screens installed.

There is evidence of former bridges that linked the building with other now demolished elements of the Dunlop complex, in the form of projecting concrete beam ends, blocked up openings, and bolted brackets

to the external walls. The tower with surmounting flagpole is an important element; this would have housed the dust extraction equipment, which was a critical component of the noxious and fibrous processes which occurred in the building.

An off-form concrete-walled lift well has been added on the west side, two extra levels, set back from the parapet, have been constructed on the roof, presumably with alterations to the bearing beams and posts.

Comparative Analysis

The Dunlop rubber mill is a distinctive type of manufacturing building, developed in the late nineteenth century and prominent in the first half of the twentieth century, known as a 'daylight factory', characterized by exposed rectangular frames usually of reinforced concrete, but sometimes brick, with glass mostly replacing solid exterior wall materials. (Kowsky) While the multistorey textile mills of northern England provided the genesis, it was the US Automotive industry which perfected the type, with Albert Kahn's Highland Park Ford plant (1908-10) in Detroit considered the type site. (Archive for Albert Kahn)

In Victoria, large multistorey factories were rare, the IXL Jam Factory in South Yarra, Bryant & May and Rosella in Richmond, several of the boot and shoe factories in Collingwood, and some of the later textile mills were built in this form, with three or four floors. However, these still did not have the very large glazed areas which characterise the daylight factories. The British United Shoe Machinery Co in Fitzroy, is perhaps the closest to the daylight factory model, and most comparable to Dunlop, (apart perhaps from the Geelong Ford Factory (almost certainly and off-the shelf Albert Kahn design), but is somewhat later – built in 1938.

The Dunlop Factory and Laconia Mill, are therefore among the earliest multistorey 'daylight factories' in Melbourne.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* ('The Burra Charter') 2013, using the HERCON criteria. The relevant criteria are set out below:

Criterion A: Importance to the course, or pattern, of our cultural or natural history.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Recommendations

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015 recommendations:

- Nomination to Victorian Heritage Register

Ward, Andrew *Port Phillip Heritage Review*, 1998 recommended inclusions:

- Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary heritage study

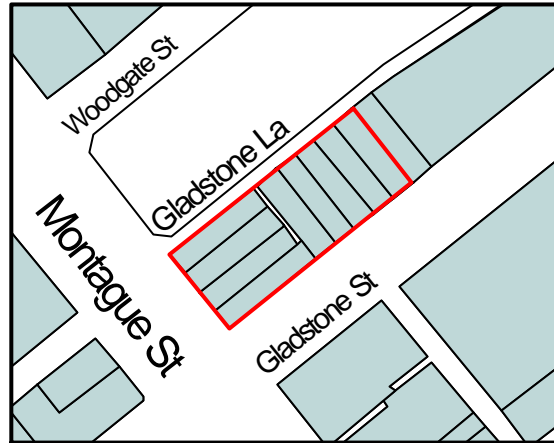Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015

Other heritage studies

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Ward, Andrew, *City of Port Phillip Heritage Review*, 1998

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO131
HO132
HO133
HO134
HO135
HO197
HO198
HO199
HO200

Address	83-89 Montague St, 108-116 Gladstone Street SOUTH MELBOURNE	**Category**	Residential:attached
Constructed	1935-40	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The duplex houses at nos. 83-89 Montague Street and 108-116 Gladstone Street, South Melbourne, were built with assistance from the South Melbourne City Council to the standard designs of the State Savings Bank in 1937-40. They are historically important (Criterion A) for their capacity to demonstrate the South Melbourne Council's commitment to assisting families into better housing at a time when no other councils were similarly engaged. They reflect a locally experienced concern that was ultimately to be met by the State Government through the Victorian Housing Commission established in 1938. The duplex are of architectural interest as examples of State Savings Bank houses funded under the Bank's credit foncier scheme and comparable with the Garden City flats built by the State Savings Bank up to a decade earlier.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A group of single storeyed duplex dwelling units with red brick dados of varying heights and unpainted rough cast walls with cement tiled hipped roofs. Each duplex unit is divided down the centre beneath the dominant hipped roof and there are side entrances, the facades being occupied by groups of double hung windows. The eastern most unit in Gladstone Street consists of half of a duplex against a recent industrial building whilst its walls are all constructed completely of red brick. Condition: Sound. Integrity: High.

History

Public welfare housing came to the fore in the 1930's eventually giving rise to the establishment of the Victorian Housing Commission in 1938. During 1936-37 the Housing Investigation and Slum Abolition Board surveyed Melbourne's inner suburbs with a view to identifying examples of inadequate housing. South Melbourne was recognised as having areas of sub-standard housing; problems related to zoning, building regulations and flooding being among the issues to be addressed in order to improve living conditions.

The Council resolved, under the terms of the "Housing and Reclamation Act", to embark upon its own public housing project, the "Gladstone and Montague Streets Reclamation Scheme". It entailed the acquisition and demolition of 21 sub standard homes, the draining and raising of the land and its re-subdivision for a planned nine duplexes.

There were conditions attached to the purchase of the land, including an agreement to build a State Savings Bank home. Five designs were offered from which to choose. Unfortunately the result was that those who were in greatest need of assistance could not afford to participate. The Council was criticised, but eventually the building of the houses was commenced.

The land was part of Block 57A and had frontages of about 432 feet to Gladstone and 85 feet to Montague Streets. It was not recorded in the 1936-37 Rate Book as it was possibly still Council owned and deemed "exempt", the houses themselves being erected in 1935-36.

By December 1937, six houses had been erected including the two duplexes on the east side of Montague Street. They were all of brick with five rooms and an NAV of 40 pounds. The owner/occupants of the Montague Street houses were Albert Scanlon (engineer) at no.83, Cyril Johnson (driver) at no.85, Anne Barnes (home duties) at no.87 and Desmond North (engineer) at no.89. The two houses in Gladstone Street were unnumbered. They were owned by Adam McLean, a railway employee and Maurice Young, a newsagent.

Nos. 110 and 112 in Gladstone Street were completed in 1940 and occupied in 1941 by Henry Fielding (no.110) and Edward Henley (no.112). Nos.106 and 108 were built in 1942 and occupied the following year by Oscar Anderson (no.106) and Ernest Lester (no.108). In that year, Mrs.Loughrey moved into McLean's house.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs. 4.4 Living with slums, outcasts and homelessness.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Recommended for inclusion on the Register of the National Estate. These properties are included on the Victorian Heritage Register as follows: 108 Gladstone St.: H834, no. 110 Gladstone St.: H835, no.112 Gladstone St.: H836, no. 114 Gladstone St.: no.H837, no. 116 Gladstone St.: H838, no. 83 Montague St.:H830, no.85 Montague St: H831, no. 87 Montague St.: H832, no. 89 Montague St.: H833.

References

South Melbourne Rate Books: 1934-38. VPRS 8264, PROV.
Sands and McDougall Directories: 1937-1943.
Heritage Council Files for above buildings.
MMBW litho plan no.19, c.1894.
Charles Daly, 'The History of South Melbourne', Robertson and Mullens,
  Melbourne, 1940, Pp.272-73.
Susan Priestley, 'South Melbourne, A History', Melbourne University, Press,
  Carlton, 1995, Pp.335-36.

Identifier   Former State School (No. 2784)
Formerly   unknown
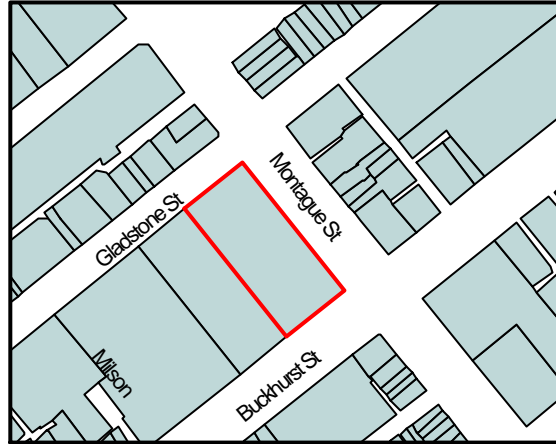
Heritage Precinct Overlay None
Heritage Overlay(s) HO201

Address   90 Montague St
                 SOUTH MELBOURNE

Constructed 1888

Category   School

Designer   George William Watson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former State School no. 2784 is of significance as a substantially intact school of the 1880s that stands largely free of later additions and has had few changes made to its original fabric. The interior of the school is of significance as the most complete example to have been built of the wider classrooms introduced in the 1870s.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Primary School
Construction:(1)
Architect: George William Watson(2)

With the population increase in South Melbourne during the 1880s, the need for a further school in the area was felt and later that year the site in Montague Street was purchased(3). The school opened in advance of the extant buildings, and in 1886 a building was leased from the St. Barnabas Church of England(4) to accommodate the new school, called State School No.2784(5). Having an estimated total enrolment of 718 students(6) the school's first head teacher was H.T. Tisdall(7). In 1888, increased enrolments prompted the letting of a contract for a new brick school building(8) and it was the Public Works Department's Central District Assistant Architect, G.W. Watson(9), who prepared the '...adventurous plan'(10) of State School No.2784. In the following year the school was transferred to its new building(11).

With retrenchments in the public services during 1894 the Montague Street school was made an adjunct of State School No. 1253(12) in Dorcas Street (q.v.)(13), while in 1917 No.2784 became a Domestic Arts

School(14) which was later transferred to the City Road State School (q.v.)(15).

The building remains substantially intact except for the window openings that, like nearly all the schools in the area, appear to have been enlarged in the Edwardian period. The building does however remain intact in its form, being long and low, and despite the symmetrical arrangement onto Montague Street, it is most picturesque in effect. The central building has a hipped roof, from which projects a central gabled roof decorated with freestanding timbering to the gable. Surmounting this is a timber and metal-clad octagonal fleche. Two rooms flank the central building, being set back in line and with gabled roofs. All the buildings are built in red brick with polychrome horizontal bands across them and in their styling are typical of the 1880s. The reference to the, '... adventurous plan' of the school related to the wide rooms, that appear to have been made available to house the free subjects of drawing and singing introduced in the 1870s and the Montague Street school was the only school to receive this arrangement in all of its rooms.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1.   L. Burchell, 'Victorian Schools', p. 139
2.   ibid
3.   'History of Montague Special School, No. 2784' held in South Melbourne Local History
       Collection, LH: 20
4.   ibid.
5.   C Daley, 'History of South Melbourne'. p. 244
6.   History of Montague...', loc.cit.
7.   Daley, loc.cit.
8.   History of Montague… ' loc.cit.
9.   B. Trethowan, 'Public Works Department of Victoria .. ', Research Report, 1975
10.   Burchell, op.cit., p. 158
11.   'History of Montague...', loc.cit.
12.   C. Daley, 'History of South Melbourne', p. 244
13.   Refer Citation No. for 286 Dorcas Street
14.   J.11. Boyd Girls' High School 1885-1985, One Hundred Years of Education at City Road, held in
       South Melbourne Local History Collection LH: 1124
15.   Refer Citation No. for 207 City Road

Identifier   Golden Fleece hotel

Formerly   Unknown
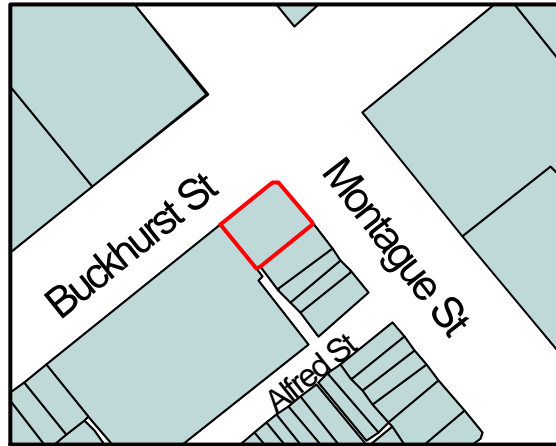
Heritage Precinct Overlay None

Heritage Overlay(s) HO202

Address	120 Montague St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1872,1880 and later.	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Golden Fleece hotel was built in stages between 1872 and 1880 for J.E. Deeble. It was subsequently extended and later again refurbished, presumably during the inter-war period. It has historical and aesthetic significance. It is historically important (Criterion A) along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood, accessible by foot with the houses and centres of employment that it was built to serve. It is aesthetically important (Criterion E) as an example of a hotel refurbished in a manner characteristic of the inter-war period, thereby adding stylistic diversity to South Melbourne's stock of comparable corner hotels.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent two storeyed stuccoed Victorian period hotel with corner splay remodelled during the inter-war period, the frieze, upper level windows and chimney being exterior indicators of the building's age and the lower level windows, parapets and upper level balcony with Tuscan order columns overlooking Montague Street being indicative of the inter-war refurbishment. The parapets to Montague and Buckhurst streets have the hotel name in raised cast cement letters. Inside, the public areas have been recently refurbished. Condition: Sound.   Integrity: High (inter-war refurbishment).

History

Commander H.L.Cox surveyed Hobson Bay and the River Yarra in 1866. At the time Montague Street extended north as far as City Road beyond which the land was low lying and swampy, bisected and contained by the railway line to Port Melbourne. The area was subdivided from the late 1860's, although at the time, land lots were below the road levels and adequate drainage was not provided, a situation made worse by

periodic flooding into the 1880's.

Section 52 was carved out of this area. Its boundaries were Buckhurst, Thistlethwaite, Montague and Boundary Streets. At Crown land sales local real estate agent William Parton Buckhurst bought numerous allotments in this section including lot 24 on the south west corner of Montague and Buckhurst Streets. By 1870, the corner portion was owned by John Edward Deeble who began developing the site, initially with a four roomed timber building to which he added a "brick bar" in 1872 named the "Golden Fleece" hotel. By 1880, the timber section of the building had been removed and the brick section had been extended to eleven rooms. Caroline Murray was the licensee. Deeble continued as the owner. At the same time, Deeble owned an adjoining brick shop which he let to the grocer, Edward Barton. It had five rooms and has since been incorporated into the present day hotel.

For a brief period in the late 1880's when Mrs E.Strieff was licensee, the hotel was known as "Strieffs' Hotel", however with the next licensee, it reverted to its former name. At the turn of the century the hotel was owned by the brewer Alexander McCracken. It was described as "brick, ten rooms, NAV 150 pounds". It had the street number 54 and was run by licensee James Burke.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
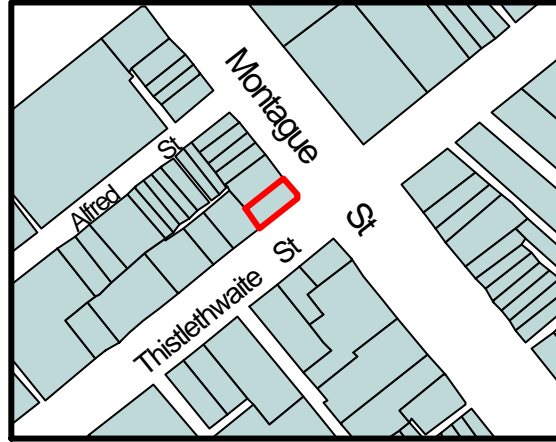Parish plan South Melbourne, Sheet 2. PMHS.
Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
Hotels, Vol.2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
Susan Priestley, South Melbourne, A History, Melbourne University Press, Carlton 1995, pp.122-125, 132-3.

Identifier House

Formerly Talbot Inn

Heritage Precinct Overlay None
Heritage Overlay(s) HO203

Address 144 Montague St
SOUTH MELBOURNE

Constructed 1875

Category Commercial

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former "Talbot Inn" at 144 Montague Street, South Melbourne, was built for James B. Lamond in 1875. It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed stuccoed mid Victorian hotel with corner splay. The upper level has round arched windows with drip moulds and a plain cornice, the corner splay being surmounted by a semi-circular pediment. The string course is dentillated and there is a small ledge above at the corner splay that may have had a cast iron railing giving visual emphasis to the main entry. At street level the openings are invariably intact although it would appear that the shop windows either side of the door, now bricked up, were provided following the closure of the hotel.   Condition: Sound.   Integrity: Medium.

History

In 1866, the land north of City Road was low lying and swampy. Within the decade, however, it had been drained and subdivided for housing. At the land sales, William Buckhurst, a prominent local real estate agent, bought a substantial number of allotments including lot 1 of Block 52 on the north west corner of Montague and Thistlethwaite Streets.

By 1875, James B. Lamond owned the corner lot which measured 33 by 66 feet. During that year, he erected

on the site a brick building with nine rooms and a bar. Lamond held the licence for the first year, thereafter leasing the business to a succession of licensees.

The Melbourne Brewing and Malting Company acquired the freehold c.1884, and like its predecessor, leased the business. During its time, the Company had only two tenants, Sarah Gaff from 1884 to1890 and the long serving Elizabeth Green from 1891 till the pub closed in 1913. The hotel was known as the "Talbot Inn".

Over this time, the Melbourne Brewing and Malting Company emerged as the Carlton Brewery Company. After the closure of the hotel, it retained ownership, leasing the building as a shop. In 1920, it was rented to Mrs. Mary Dawes(?) who ran a "small goods" business. At the time, the property was described as "brick, 10 rooms, population 14, NAV 60 pounds".

In 1951, the building housed the Finnish Seamen's Mission and currently it is a private residence.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

South Melbourne Rate Books: 1874-75, 1880-81, 1886-87, 1892-93,
   1900-01, 1910-11, 1920-21. VPRS 2332, PROV.
Sands and McDougall Directories: 1885, 1900, 1916, 1951.
MMBW litho plan no.19, c.1894.
Parish Plan South Melbourne, Sheet 2. PMHS.
Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.
"Hotels" vol 2. Port Phillip Library, Local History Collection.

City of Port Phillip Heritage Review

Identifier   Commercial and residential complex

Formerly   Commercial, residential and industrial comple

Heritage Precinct Overlay None
Heritage Overlay(s) HO272

Address	146 Montague St, 79 Thistlethwaite St SOUTH MELBOURNE	**Category**	Industrial
Constructed	Unknown	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The residential, retail and industrial complex at nos. 146 Montague Street and 79 Thistlethwaite Street, South Melbourne, appears to have been built as a bakery during the inter-war period. It has historical significance (Criterion A). This significance rests on its capacity to demonstrate an aspect of a past way of life in this part of South Melbourne wherein a bakery was established in a predominantly residential area to meet local needs. Today it is a prominent though indirect reference to the area's past residential character and also to past methods of food manufacture wherein local food manufacturing enterprises were customarily established to meet local requirements.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An interwar period development consisting of two shops and upper level residences facing Montague Street and two storeyed industrial premises at the rear. The Montague Street buildings are in overpainted brick with metal framed shop windows and a single ingo representing an alteration to the original configuration. The upper level has casement windows, the upper sashes of which retain some leadlighting and there are capped pilasters and a curved pedimented treatment in cement to the parapet in the Arts and Crafts manner.

The rear buildings have parapeted gable ends to Thistlethwaite Street and they are separated from the main building by a pitched crossing and yard, now built in. Openings have cement lintels and some of the street level openings have been defaced. At first floor level timber windows suggest a past industrial use and there is a pulley (manufacturer's name Trevor G) and beam with doorway for loading. An overpainted sign reads "JDM Products".

Condition: Sound.   Integrity: High.

History

The prominent citizen and real estate agent, William Parton Buckhurst, bought numerous Crown allotments in this area including those on the south west corner of Thistlethwaite and Montague Streets in Block 51. By the turn of the century, four buildings existed between Montague Street and Carrington Place. They comprised two houses, a bakery and a store in 1906 and continued to be occupied in 1934. By 1938 these places had been demolished and the area was described as nos.81-85, "vacant land" owned by Harold Charge of Camberwell.

The site was redeveloped by 1944. At that time, the cartage contractors Neal and Meighan operated their business from the new premises that had been erected there at nos.81-85. In 1973, the site was occupied by the machine merchants, Agency Sales and Service P/L (nearest Montague Street), Neal and Meighan who continued as cartage contractors, and the engineers, Premier Engineering. The addresses for these businesses were the same, 81-85 Thistlethwaite Street, this being the only property between Montague Street and Carrington Place at the time.

This locality has its origins as a residential area, the MMBW litho plan no.19 showing Thistlethwaite Street as predominantly residential and Montague Street with a mixture of residential and non-residential buildings. By 1924 no. 146 was occupied by Jno. Parry and no. 148 by R.H. Jones. By 1935-37 A.J. Herbert, the baker, occupied no. 146 and A. J. Palmer, a bookshop proprietor, occupied no. 148. In 1938, the premises now known as 146-48 were occupied by A.J. Herbert, baker and in 1951 by Unger and Aldor, pastrycooks. In 173 the proprietors were Quick Bakery and F.F. Macaroni Pty. Ltd., pastry cooks.

Thematic Context

3. Developing local, regional and national economies.   3.18. Marketing and retailing.

Recommendations

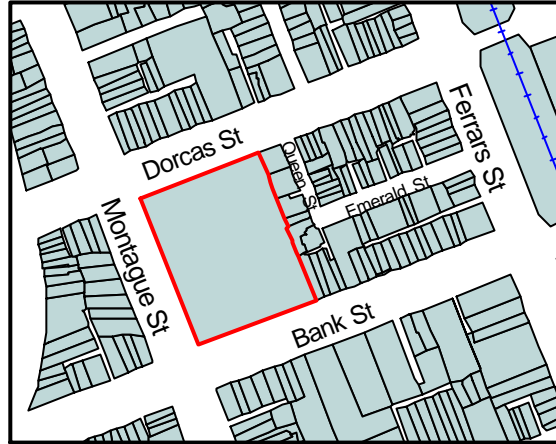A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Rate books (1937-38, Sands and McDougall directories.

Identifier   Sts Peter and Paul Church and School

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO204

Address	217-239 Montague St SOUTH MELBOURNE	**Category**	Church
Constructed	1872	**Designer**	T A Kelly, Reed & Barnes & Edgar J Henderson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Sts Peter and Paul complex is of significance as one of the major ecclesiastical groups of buildings in South Melbourne and for the input it has had into the social fabric of the area. The church is of individual significance for its architecture.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Church and School
Date of Construction: 1872,1879,1913(1)
Architect: T.A. Kelly, Reed and Barnes and Edgar J. Henderson(2)

The site of St. Peter and Paul's Church Complex, on the corner of Montague and Bank Streets, was designated as early as 1852(3) and comprises the church, a presbytery and the parish school. The church itself was designed by T.A. Kelly and was constructed in three stages, the earliest being in 1872(4) .   Reed and Barnes, the noted Melbourne architectural firm(5) was responsible for the presbytery built in 1876(6). Several yeas later, in 1891, the parish school was established, its buildings being designed by Edgar J. Henderson.

Some well-known clerics of the church were the Rev. O'Driscoll, Dr. Graber, Monsignor Lonergan and Monsignor Collins, the latter being known in South Melbourne for more than thirty years(7). In 1870 the later notorious South Melbourne Building Society magnate Matthias Larkin(8) was the Honorary Secretary of the Committee(9).

Despite the input of several architects, this is a coherent complex of buildings. They are however, in quite contrasting styles. The Gothic revival church is a very fine basalt structure with an outstanding rose window. The effect of the church does however suffer from not having received the planned spire to the north-west corner. The school is a relatively early example of the English Vernacular Free Style and its two storeyed form is quite massive in effect being built in exposed brickwork with applied render decoration. The mid-Victorian presbytery has suffered from the alterations made to its verandah in the early twentieth century.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982
2 ibid.
3 C. Daley, 'History of South Melbourne', p 372
4 National Trust of Aust. (Vic.), loc.cit.
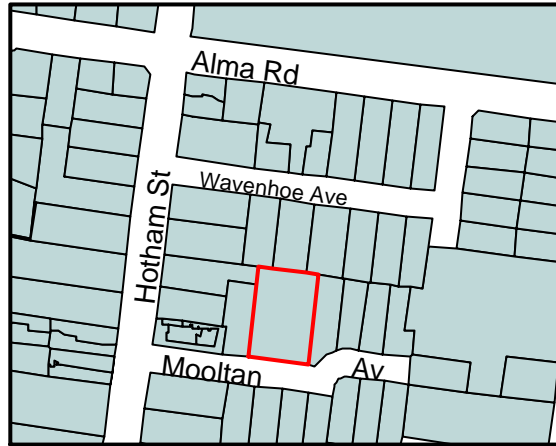5   M. Lewis, 'Architectural Survey: Final Report', National Estate Project 244, November 1977, p. 80
6 Architects Index, University of Melbourne
7 ibid.
8 M. Cannon, 'Land, Boom and Bust', p. 158
9 Daley, loc. cit.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO302

Address 8 Mooltan Ave ST. KILDA	**Category** Residential:apartment
Constructed 1968	**Designer** Sol Sapir, designer

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A grievously ill-sited block of flats by a prominent 1960s developer, which, none-the-less, is one of the best and most important examples of its type and period in St Kilda.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular Functionalist
Three storey walk-up flats
Builder: North South Development Co
Original owner: North South Development Co

This large block of flats was built by one of St Kilda's most prominent developers of the 1960s on the site of `Mooltan', the Victorian mansion through whose grounds the Mooltan Avenue subdivision was built in the 1920s. The demolition of `Mooltan' and the siting there of a block of flats of this scale was disastrous for this otherwise attractive street. Nevertheless, the present flats exhibit certain qualities and architectural features that make it one of the best and most important examples of its type in St Kilda. Among these are the bold massing and structural expression of its brickwork and reinforced concrete elements, the excellent garden court yard planning (and creditable internal planning as well) and its extraordinary circular entry from the footpath through its front courtyard wall. Sapir designed a number of flat blocks around St Kilda, the most prominent (and similarly problematic) being the twin tower development on the Esplanade and Alfred Square.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
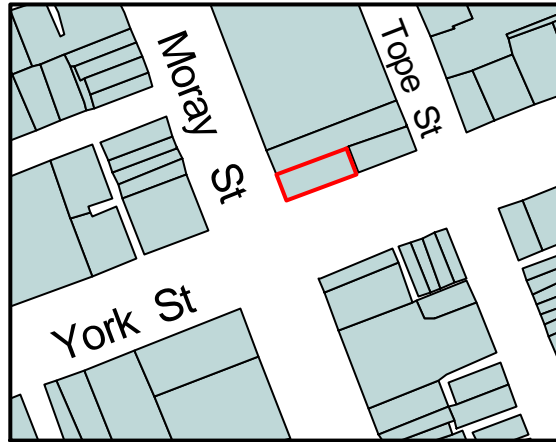
References

NOTES
St K C C permit No 2165 (current series).

Identifier   Maori Chief Hotel

Formerly   unknown

Address 117-119 Moray St SOUTH MELBOURNE	**Category** Commercial
Constructed 1875	**Designer** M Hennessy

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Maori Chief Hotel is of significance as a South Melbourne landmark and as one of finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel
Construction: 1875(1)
Architect: M. Hennessy(2)

In 1867 J.Reidy was granted a licence to operate his hotel on the corner of Moray and York Streets(3), however in 1875 the earlier building was replaced. The new hotel, called the Maori Chief Hotel was designed by M. Hennessy, architect(4) who was also responsible for the design of the former 'Meagher's Family Hotel' (q.v.)(5) built in 1874, and the former 'Freer's Family Hotel' (q.v.)(6) constructed in 1875.

The Maori Chief Hotel remains as a landmark in South Melbourne, both for the dominance it holds over the corner on which it stands and for the very high quality of its detailing. It is a tall building, being three storeys and is relatively narrow. The ground floor is treated as a basement course with rustication across its render and the piano nobile floors above are enframed with composite pilasters with very fine bracketed cornice lines. The effect of this decoration is added to by the window architraves and the cast iron balconettes to the first floor level. The two decorated facades of the building are unified by the rounded corner.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects Index.
2 ibid.
3 Cole Collection, Vol. 3, State Library of Victoria
4 Architects Index, University of Melbourne
5 Refer Citation No. for 505 City Road
6 Refer Citation No. for 159 City Road

Identifier   Bell's Hotel and Brewery

Formerly   Freer's Family hotel
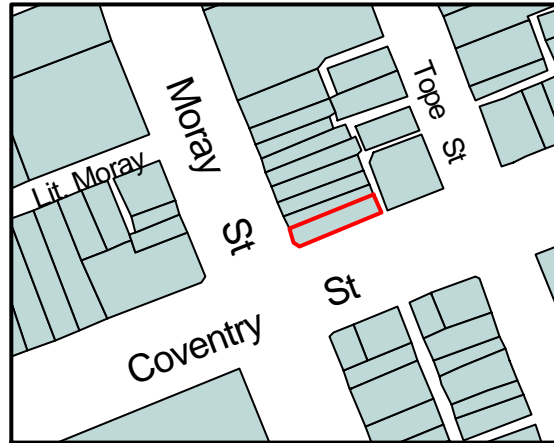
Heritage Precinct Overlay None

Heritage Overlay(s) HO206

Address   147 Moray St
SOUTH MELBOURNE

Constructed 1873-74

Category   Commercial

Designer   unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The building formerly known as Freer's "Family" hotel is situated at 147 Moray Street, South Melbourne and was built in 1873-74.   It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), distinguished by its façade treatment.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Description

A richly decorated two storeyed Italianate stuccoed hotel distinguished by its enrichment and the arrangement of its pilastrated façade with upper level quoining and plain lower level pilasters. There is a corner splay and entry off Coventry Street, both of which are given emphasis by the treatment of the pilasters with half finials and balustrading beneath the upper level windows. The roof has bracketed eaves and there is a string course separating the upper and lower levels.   Condition: Sound.   Integrity: High, recent glazing to Moray Street elevation.

History

In 1855, Moray Street ended at York Street. The east side of Moray Street from Coventry Street was undeveloped as the area stretching towards St. Kilda Road formed part of a large swamp. By 1866, Moray Street extended across the swamp to City Road. By 1871, the north-east end of Moray street had been drained and Block 20 had been surveyed. At the Crown land sale, John Shearer purchased lot 1 (33 x 165 ft) and Henry Freer purchased lot 2. Freer built two four roomed brick houses on his land and in 1873 acquired

lot 1 from Shearer. In 1873, he commenced building a four roomed brick shop on part of lot 1 and a "brick bar, eight rooms" at the Coventry Street corner. The shop had an NAV of 40 pounds and the barn 100 pounds. The buildings were completed in 1874 at which time Freer leased the shop to David McClure, a grocer, and took up occupancy of the bar himself.   He remained there in 1876 but by 1886 the bar was leased to William Glover. Freer retained ownership of the shop and two houses in Moray street. In that year the bar was described as having eight rooms, the shop, five rooms and the houses four rooms each. Today, Bell's hotel and Brewery includes Freer's bar and the adjoining three buildings.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.
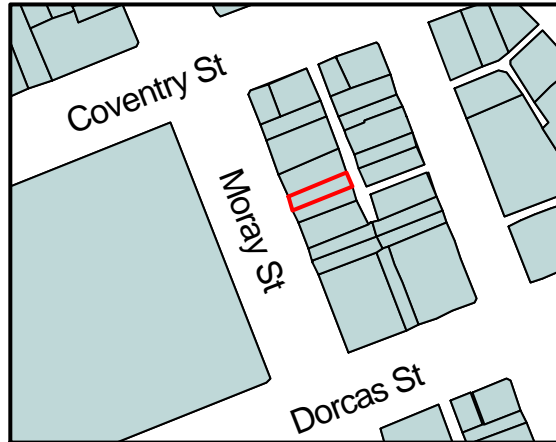
Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

South Melbourne Rate Books: 1868-77, 1881-87, VPRS 2332, PROV.
MMBW litho plan no. 19, c.1894.

City of Port Phillip Heritage Review

Identifier "Templemore House"

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO207

Address 175 Moray St
SOUTH MELBOURNE

Category Residential:row

Constructed 1881

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Templemore House" was built at 175 Moray Street, South Melbourne, for Henry Freer of "Freer's Family" hotel in 1881. It is historically of interest (Criterion A) for its link with "Freer's Family" hotel at 147 Moray Street and is aesthetically representative of its period.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative two storeyed terrace house of the late Victorian Boom period having a two storeyed cast iron lace verandah and fence, stuccoed walls and an elaborate pedimented balustrade with "Templemore House" in cast cement, and urns. The verandah line is at the footpath.
Condition: Sound
Integrity: High

History

Henry Freer was an early resident in Moray Street being publican of the "Freer's Family" hotel at no.147 Moray Street which he established in 1874. Further south between Coventry and Dorcas Streets, Freer also owned a block of land with a frontage of 18 feet to Moray Street. In 1879, it had a wood stable at the rear and an NAV of 10 pounds. In 1881, Freer built a brick house for his residence on this site. It had four rooms and an NAV of 38 pounds.

By 1886, Freer was described as a "gentleman". At the time he retained his holdings on the north east corner of Moray and Coventry Streets and resided at his house in Moray Street which was named "Templemore House". He was still in residence there in 1911.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
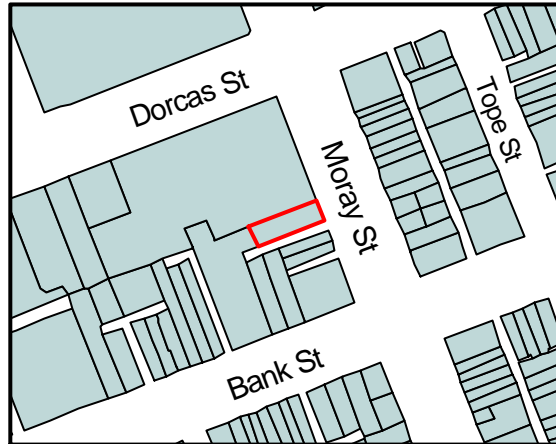
References

South Melbourne Rate Books: 1879-87, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7.1894.
Sands and McDougall directory: 1911.
Port Phillip Study: Data Sheet for 147 Moray Street, South Melbourne.

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   206-208 Moray St
SOUTH MELBOURNE

Constructed c.1880

Category   Commercial: residential

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of significance for having retained in a substantially intact state, both its ground and first floor facades. The recent defacement of the ground floor joinery has greatly reduced the significance of these buildings.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence

This building houses a pair of shops and a residence on the second floor. The walls are clad in render, the two floors are divided by a dentilated cornice and there is a bracketed cornice above the first floor. The first floor is framed by raised quoins. It is most regrettable that the removal of the original joinery to the shop windows has recently been allowed to take place.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Shop and Residence

Formerly   unknown
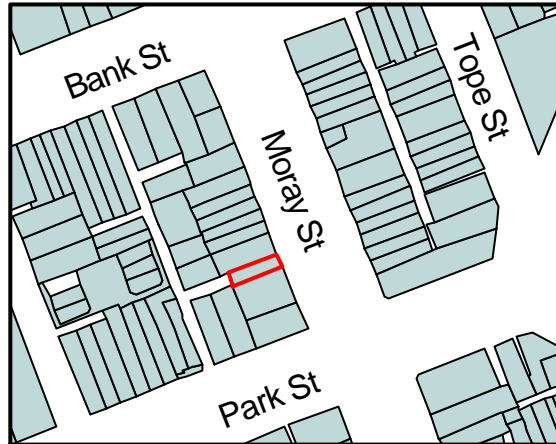
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   244 Moray St
                  SOUTH MELBOURNE

Category   Commercial: residential

Constructed c.1880s

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

244 Moray Street is of significance as a substantially intact Victorian shop and residence. The retention of most of the shop window intact is integral to the significance of the building.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence

This building appears, from its styling, to have been built in about the 1880s. The Rate Books are however inconclusive concerning its exact date and appear to record what is now this site, as having remained as vacant land and as owned by the McCracken Brewery Co Ltd, Melbourne, until at least the turn of the century (1). The rendered façade with moulded architraves and cornice and the timber framed window with a corinthian colonette forming one of the framing members, are all substantially intact and typical of the late Victorian period. The building appears to have originally had a verandah and the front door and upper section of the shop window have been altered.

History

see Description

Thematic Context

unknown

Recommendations
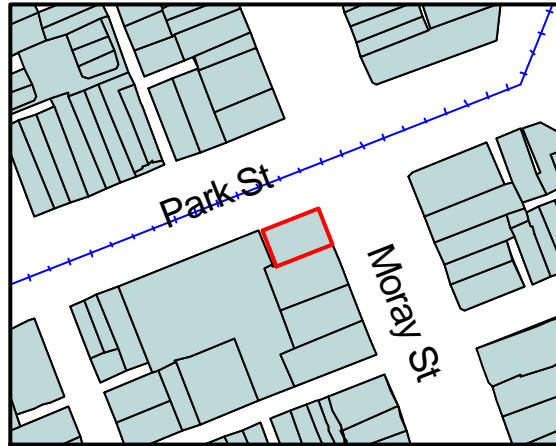
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1900-01

City of Port Phillip Heritage Review

Identifier   Former Freemasons Hotel, now The Water Rat

Formerly   Druid's hotel

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	256 Moray St SOUTH MELBOURNE	**Category**	Public
Constructed	1859	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former "Freemasons" hotel at 256 Moray Street, South Melbourne, was built for Charles Roy in 1859. It is historically important. This importance (Criterion A) is derived from its early date and the building's resultant capacity to demonstrate an aspect of life in South Melbourne during its formative period. This capacity, however, is diminished by the low level of integrity of the fabric.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A defaced two storeyed early corner hotel with corner splay, stuccoed walls, bluestone plinth and walls, mostly concealed from view, and arched street level openings with flat arched upper level windows. The street level windows and door have been rebuilt but the upper level double hung windows appear to be early. The north end side wall has a gable end and chimney at the apex and the toothed stonework at the end of the façade suggests that it once extended to form the residence of the first owner, Charles Roy.
Condition: Sound.
Integrity: Low.

History

Although Block 32 bounded by Park, Napier, Clarendon and Moray Streets was not part of the original survey of Emerald Hill in 1852, within a few years of the survey, it had been formed, subdivided and sold. Lot 1 on the south west corner of Park and Moray Streets was bought by Archibald Roy. The land passed to Charles Roy in 1858 and in the following year, Roy built on the corner site a brick and stone hotel which he named the "Freemasons" hotel. The hotel had ten rooms and a slate roof. The NAV was 176 pounds and the licensee was William Lloyd. In 1860, adjacent to the hotel in Moray Street, Roy built a stone house for his residence.

It had ten rooms and a cellar . Next to this house he built a pair of four roomed stone houses. The NAVs of these houses were 85, 22 and 22 pounds respectively. The houses all had slate roofs. A stable was listed with the hotel in 1861 and the hotel was described as a "bar, nine rooms".

Roy, a solicitor, continued to own the properties and reside next door to the hotel in 1880. In that year, Charles Johnston was the licensee of the hotel and the tenants of the houses were a mariner, William Slone and a fireman, John Price.   By this time Moray Street was substantially developed and had for many years extended across the swamp to join the Sandridge (now City) Road. By 1890, boat builder James Edwards had bought the properties. The hotel at that time was named the "Druid's" and the licensee was John Cox. It would seem the main house may have been incorporated in the hotel by this stage. The pair of stone houses were let to labourers Samuel Cox and George Loder. Edwards continued to own the properties in 1900 when George Jones was licensee.

In the book "South Melbourne A History" Priestley refers to a Jem (James) Edwards as having a "Yarra boathouse near Princes Bridge which was the centre for rowing clubs and hired pleasure boats." Edwards also seems to have had a boathouse on the shore of Albert Park lake in 1870 and, in anticipation of a yacht club being formed, provided a bath, club rooms and ladies' waiting room.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

South Melbourne Rate Books: 1858-64, 1868, 1880-81, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7.1894.
Commander H.L.Cox R.N., "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.
Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.195.

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   300-302 Moray St
SOUTH MELBOURNE

Constructed   c.1870

Category   Commercial: residential

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

300-302 Moray Street is of significance as one of the few remaining buildings that dates from the early development of Moray Street and for being one of the humbler examples: few of which have survived. The significance of the building is being detracted from by its bad state of repair.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence

The Rate Book research for this pair of shops has been inconclusive. They appear to date from no later than the 1870s and while in a bad state of repair, are still key elements in the early fabric of Moray Street. One storeyed and rendered, the central entrance is flanked by Doric pilasters and there is a plain rendered cornice above. The whole is framed by plain pilasters decorated with large console brackets. The original timber shop window remains partially intact, while the tripartite double hung sash window with colonettes between the sashes, is intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 315 Moray St SOUTH MELBOURNE	**Category** Commercial: residential
Constructed probably 1869	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

315 Moray Street is of significance as a substantially intact shop and residence of the late 1860s and as one of the few remaining buildings that dates from the early development of Moray Street to have survived.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence

The first mention in the Rate Books of a building on this site is in 1868-69, with a three roomed brick building and shop owned by Thomas Shaw and occupied by Thomas McGregor, a grocer (1). The number of rooms remained consistent until 1884 (2), when it rose to eight, however this may not indicate a new or extended building because in 1895, it again reduced to four rooms (3). Stylistically it is quite feasible that the building dates from 1869. It is two storeyed and rendered with little applied decoration, bar moulded string courses and a small corner pediment. The timber framed shop windows remain intact, however the doors have been replaced. The building appears to have originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1868-1869
2 ibid., 1884-1885
3 ibid., 1895-1896

Identifier   Terrace Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 344-346 Moray St SOUTH MELBOURNE	**Category** Residential:row
Constructed probably 1873	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

344-346 Moray Street are of significance as terrace houses built in a form and alignment onto the street unusual to South Melbourne. Their significance is enhanced by their very intact state.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

This pair of terrace houses appears to have been built in 1873, as at that date the site is listed as having two houses on it, one five-roomed and the other six-roomed, both of brick, and owned by one George Haythorpe, who was to remain the owner until at least 1898. The design of the terrace is unusual in South Melbourne, but has equivalents in areas such as Carlton and East Melbourne. They are built hard onto the pavement and the ground floor facades are recessed behind a rendered loggia. The façade above is plain render with five rectangular architraves, the central architrave framing a blind opening and the remainder, double hung sash windows.

History

see Description

Thematic Context

unknown

Recommendations

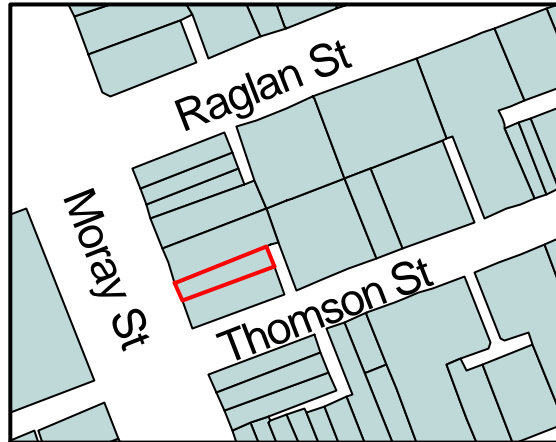A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO208

Address   347 Moray St
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1861

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

347 Moray Street is of significance as a timber house of the early 1860s that has survived in a substantially intact state including its door and window joinery and verandah decoration. The concrete verandah floor detracts from the significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

This timber house was built in 1861 (1), and was owned and occupied by John Hemingway, a pattern maker, for at least the next twelve years (2). The house is two storeyed and built in a terrace-like form. The façade is clad in weatherboards to represent banded rustication and is decorated by a single storeyed verandah and coupled brackets to the eave. The verandah has a combination of timber and cast iron decoration in a manner typical of its date and is in an almost completely intact state except for the verandah floor that has been paved with concrete. The ground floor is outstanding in its degree of intactness with fully glazed french doors and the four panelled front door.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1861-1862
2 ibid., 1873-1874

City of Port Phillip Heritage Review

Identifier   Terrace Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   348-350 Moray St
                 SOUTH MELBOURNE

Constructed 1860

Amendment   C 29

Comment

Category   Residential:row

Designer   John Elder?

Significance   (Mapped as a Significant heritage property.)

348-350 Moray Street are of significance as one of the earliest buildings to have been built in Moray Street, and for the substantially intact state of the early joinery to both houses. The concrete verandah floor detracts from the significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences
Architect: John Elder (?)

This pair of single storeyed terrace houses was first listed in 1860 (1) as a pair of four roomed brick houses owned by John Elder, a builder. It is very possible that Elder built and perhaps also designed, the houses. He owned the houses and occupied one, until 1884 (2). Despite the Rate Books indicating that the houses were built in the same year, there are subtle differences between their designs and these all appear to be early alterations. Both are built in tuckpointed Hawthorn bricks and No. 350 has chamfered red corner bricks. No. 348 has multipaned french doors and No. 350 multipaned double hung sash windows and a four panel door with octagonal panels. The verandah posts are in turned timber with accentuated entasis and applied Corinthian capitals. The verandah floor has been replaced by a concrete floor.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
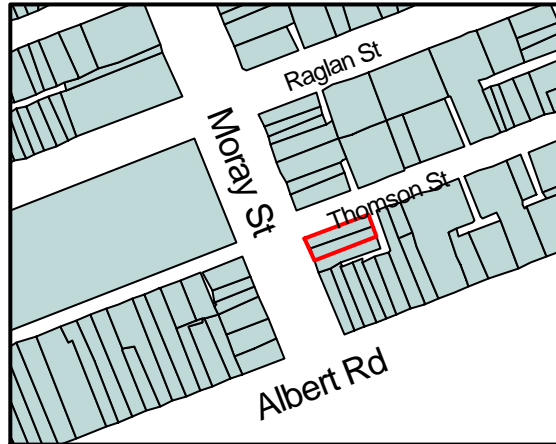recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1860-1861
2 ibid., 1884-1885

Identifier   "Pembroke Terrace"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 351-353 Moray St SOUTH MELBOURNE	**Category** Residential:row
Constructed 1865	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Pembroke Terrace' is of significance as one of the earliest and most substantial buildings to have been built in Moray Street and for retaining a substantial degree of its original detailing on two of the houses. The defacement of No. 355 detracts markedly from the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

Pembroke Terrace was built in 1865 (1) and was owned by John Thomas, a 'gentleman' until at least 1895 (2). Thomas did not live in the terraces, and initially leased them to Benjamin Peto a compositor, James McFarlane, a civil servant and one John Stewart. The terraces are clad in render and while No. 344 has its verandah and render decoration removed, the remaining terraces have some outstanding detailing intact. The verandahs are decorated with timber to a stylistic effect typical of the 1860s and include dentils to the eave, very substantial turned timber columns and carved timber consoles and capitals. The render to the façade is fashioned with decorative architraves to the arched window and door openings and the parapet where intact has a chain-like pattern. The terracota and cream tiles to the verandahs and the cast iron fences and gates are intact to Nos. 351 and 353. No. 351 is the only terrace to retain some of its original multipaned double hung sash windows at the rear.

History

see Description

Thematic Context

unknown

Recommendations

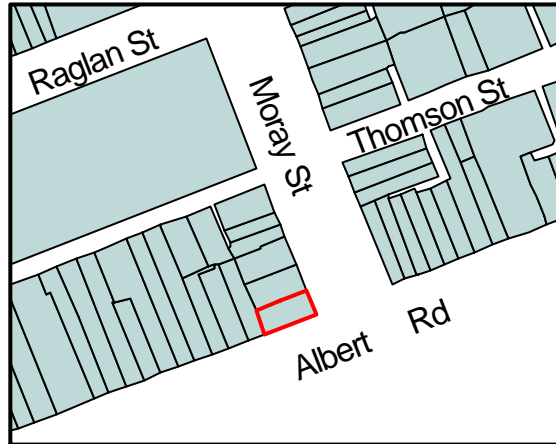A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1865-1866
2 ibid., 1895-1896

Identifier   "Park House"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO209

Address	352 Moray St SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1856		**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

'Park House' is of significance as an intact, relatively large house, built very early in the development of South Melbourne. The solidity of its fabric, being masonry rather than timber, was relatively unusual in South Melbourne at that time and adds to the significance. Its association with Lowe Kong Meng and Sir J.B. Patterson enhance the significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1856 (1)

The first listing of this property (2) was in 1856 when the Rate Books record John Carmichael as being the owner of a vacant eight-roomed brick building with an attic and a workhouse in the yard (3). At that date the N.A.V. for the property was £100 (4). In the following year Daniel Carmichael, presumably a close relative, became the owner and occupier of the building, by then described as being of eleven rooms and having an N.A.V. of £120 (5). A more detailed description is given in 1858 when the building is listed as having a balcony, eight rooms, a kitchen, pantry and an attic (6).

In 1860 until 1863 Lowe Kong Meng tenanted 'Park House', described in that year as constructed of both brick and stone and having thirteen rooms; the N.A.V. increasing again to £130 (7). Lowe Kong Meng, a most prominent member of the Chinese community in Victoria (8), was recorded as being a tea merchant and importer (9), establishing his business Kong Meng and Co. in Little Bourke Street as early as 1854 (10). With another South Melbourne Chinese community member, Louis Ah Mouy (11), Kong Meng was instrumental in

fighting against anti-Chinese legislation imposed by the British government. For his services to his community Kong Meng was honoured with the civil order of Mandarin of the blue button in 1863 by the Chinese Emperor T'ung Ch'ih (12). By 1864 Kong Meng had vacated 'Park House' and was listed as living at 111 Albert Road, East Melbourne (13).

In 1882 (14), after a series of owners and occupiers in the 1860s and 1870s 'Park House' was purchased by Sir J.B. Patterson MLA, an auctioneer and speculator who became Premier in 1891 (15). 'Park House' was owned and occupied by Patterson until his death in October 1895 (16), when, in the following year it was passed to George Patterson, his nephew, also an auctioneer (17).

'Park House' remains substantially intact from the 1850s. It is a very simple two storeyed house with an attic set within the gabled roof. The only adornment of the façade is in the banded piers at each corner, the ashlar ruling in the render (now not all evident), and the fanlight, typical of its period, with fine glazing bars in a diagonal cross. The double hung sash windows remain intact with six panes of glass per sash. The verandah appears to have been a later addition/replacement, and the cast iron is almost certainly a later addition, probably of the 1870s-80s. The hoop iron fencing and the simple wrought gate do however appear original and are very rare survivors of this type of fencing in Melbourne.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Trust of Aust. (Vic.), '352 Moray Street ..', Building Citation
2 The address given in the 1857/58 City of South Melbourne Rate Book is for the corner of Moray and Bridport Streets (now Albert Road)
3 National Trust of Aust. (Vic.), 'Research into 'Park House' …', 5 January 1976
4 ibid.
5 ibid.
6 ibid.
7 National Trust of Aust. (Vic.). loc.cit.
8 ADB, Vol. 5: 1851-1890, p. 106
9 Sands and McDougall Melbourne Directory, 1885
10 ADB, loc.cit.
11 ADB, Vol. 3: 1851-1890, p.19. Ah Mouy's youngest son, Mee How, was a local South Melbourne architect, designing at least two Edwardian terrace-house rows in the Middle Park area; one in 1904 being six houses in Nimmo Street and the other in 1907 for eight houses on the corner of Armstrong and Richardson Streets
12 ADB, Vol. 5, LOC.CIT.
13 National Trust of Aust. (Vic.), loc.cit.
14 ibid.
15 ADB, op.cit., p. 415
16 ibid.
17 ibid.

Identifier   "La Mascotte"

Formerly   unknown
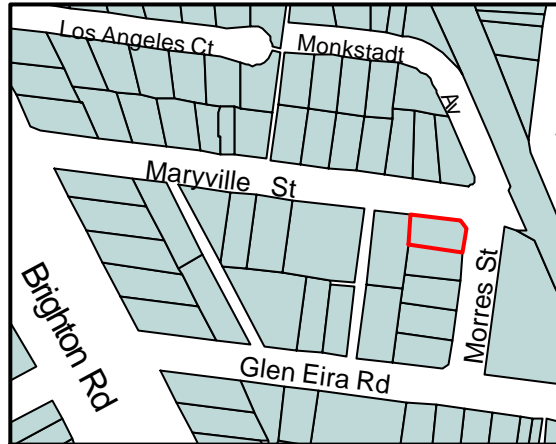
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   1 Morres St
ELWOOD

Category   Residential:detached

Constructed 1928

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
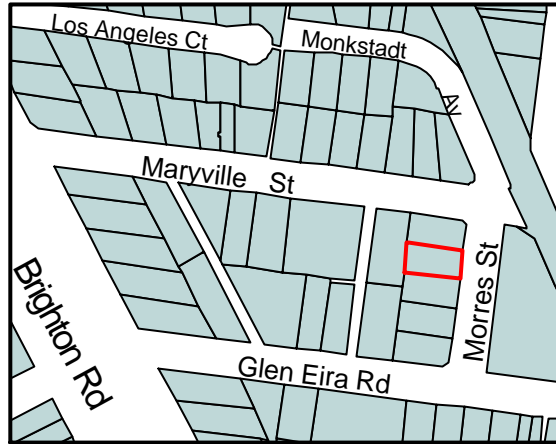
References

NOTES
Refer Bick. Of further significance is the extensive and elaborate timber panelling and leadlight work of the largely intact interior.

Bick, Area 31 Appendix A91

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 2 Morres St RIPPONLEA	**Category** Residential:detached
Constructed 1928	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Refer Bick. Reportedly, the interior is intact but for the timber panelling which has been painted over.

Bick, Area 31 Appendix A91

Identifier   Residence

Formerly   unknown
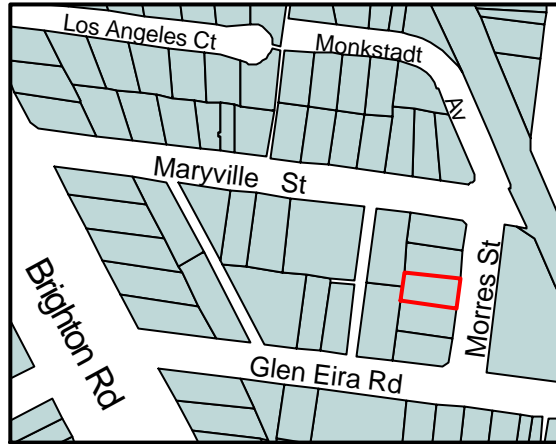
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	3 Morres St ELWOOD	**Category**	Residential:detached
Constructed	1927	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES
Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Vernacular
One storey residence
Builder: E Marsh
Original owner: E Marsh

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Refer Bick. Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91

Identifier   Residence

Formerly   unknown
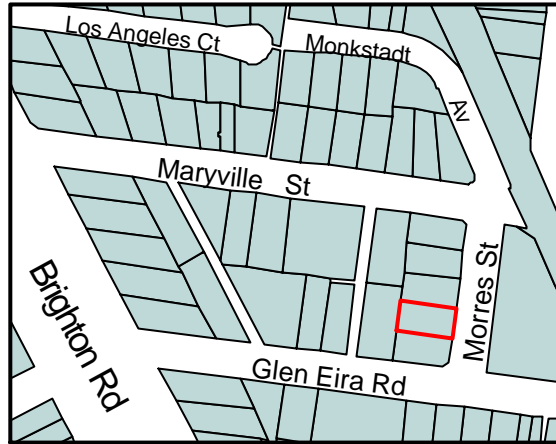
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	4 Morres St ELWOOD	**Category**	Residential:detached
Constructed	1928	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Mediterranean
One storey residence
Builder: E Marsh
Original owner: E Marsh

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
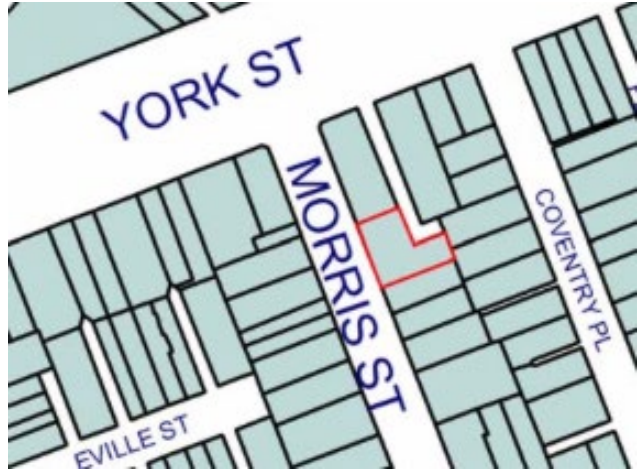
References

NOTES
Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91

City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:	-	**2354**

Address:	1 Morris Street, South Melbourne
Category:	Residential: House
Style:	Victorian
Constructed:	c.1855
Designer:	Unknown
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct:	Emerald Hill Residential
Heritage Overlay:	HO210
Graded as:	Significant
Victorian Heritage Register:	No

Significance

What is significant?

The house at 1 Morris Street, South Melbourne was constructed in 1855 or earlier for Stephen Dorman. It is a small weatherboard building, which faces south, perpendicular to the street, illustrating how the house was built before the rest of the street was subdivided. Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The main part of the house has a high-hipped roof, which was originally covered in timber shingles and is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end).

There is a skillion-roofed verandah to the façade, with very narrow chamfered posts. The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The house has a moderate level of external integrity. Changes to the c.1855 fabric include the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions.

The interior has not been inspected and its level of integrity is not known

How is it significant?

The house at 1 Morris Street, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The house at 1 Morris Street, South Melbourne is historically significant as it is one of the oldest houses in South Melbourne (and Port Phillip generally) and provides evidence of the earliest phase of development of South Melbourne (then known as Emerald Hill) in the years immediately after the first land sales of 1852. It is significant as a representative example of the type of simple cheap housing erected in Melbourne in the wake of the gold rush. Its significance is enhanced by its rarity value as one of only a small number of surviving examples of an 1850s workers cottage in South Melbourne and one of only a few in the metropolitan area (Criterion A & D).

The house at 1 Morris Street, South Melbourne is architecturally significant as a rare surviving example of an early building type, which retains its characteristic form with a steeply pitched roof and some early detailing including to the front façade and verandah. (Criterion D)

The house at 1 Morris Street, South Melbourne is aesthetic significance as an important contributory element within the nineteenth century streetscape of Morris Street (Criterion E).

Levels of significance
Primary significance – all c.1855 fabric as noted above. Note: The interior has not been inspected and it is possible that further significant fabric may survive, for example, the original shingles under the later iron.
Secondary significance – nineteenth century additions to the rear.
No or limited significance – twentieth century alterations and additions.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

History

What would become Nimmo Street (and later Morris Street) was within Block 4 of the 1852 township survey and the subject property, now known as 1 Morris Street, is part of CA14, which was purchased together with the adjoining allotment CA13 by F. Clarke In November 1852. A key factor in the development of this area is that it was outside the control of Melbourne Building Act and therefore enabled the construction of cheap buildings. It is said that many of the buildings erected within Block 4 were prefabricated or portable types, mostly from Britain with a lesser number from Singapore (Heritage Victoria).

The exact date of the house at 1 Morris Street, South Melbourne is not known, but valuers and rate book information shows that it was in existence by August 1855, and so it was built sometime in the period before that date and after it was purchased late in 1852. As noted above, the municipality of Emerald Hill was created in May 1855. In August of that year a valuation for assessment of all rateable properties was carried out by George Avery Fletcher, 'surveyor and valuator'. The subject property, location given as 'off York St' was described as a wooden house of 4 rooms with '64 yds & garden'. It is owned and occupied by Stephen Dorman and has a rateable value of £32. A notation in the 'Remarks' column appears to say 'no frontage'. Stephen Dorman also owned the building immediately to the north facing York Street, which is

described as 'Brick 2 stories' of 9 rooms with kitchen with a rateable value of £117. This building, later known as the 'Halfway House Hotel', was the predecessor of the Marine Hotel (RB 1855i:680, 681; Daley, 1940:Map in Appendix A).

Over the next 25 years the description for the subject property remains very similar and there are only three changes in ownership. In 1856-57 the house is noted as being 'behind' the adjoining brick building, now referred to as the 'Halfway House Hotel' (RB, 1856-7:316, 317). In 1857-58 the house is described as containing five rooms with a 'shingle roof', while the valuation has increased slightly to £35 (RB, 1857-8:330, 331). By the following year, it is listed in Nimmo Street for the first time and the valuation has increased to £48. Stephen Dorman is still owner of both the house and the hotel, but the house is listed as 'vacant' (RB, 1859-60:1775, 1776). By this time there are another six, 2 or 3 room weatherboard cottages on the opposite side of the street.

The rate book for 1861-62 records that Stephen Dorman has sold to R. Howarth and the house is tenanted to Peter McGregor (RB, 1861-2:1928). Howarth in turn sold to Sarah Murray by 1864 (RB, 1864-5:2051). Murray lived in the house until she sold it to George Birnie, a storeman, by 1867 (RB, 1867-8:2365). Rachel Birnie later replaces George as the owner and from 1870 to 1876 the house is tenanted to a variety of people including John Monfleet (a clerk), Charles James (boilermaker) and John Gale (bricklayer). From 1877 to at least 1880 (when it is listed as 5 Nimmo Street) Rachel is listed as both owner and 'person rated' and presumably lived in the dwelling (RB, 1877-8:3269; 1880- 1:3712).

Title information shows that Rachel Birnie was owner until 1895 until it was sold to Donald McArthur. McArthur remained owner until 1902 when it was sold to Joseph Arbuckle (Land Victoria). The house can be seen in the 1895 MMBW Detail Plan. Nimmo Street is fully built-up by this time.

References

Primary sources
Land Victoria, Certificate of titles
Municipality of Emerald Hill Rate Books, as cited
'Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo. Avery Fletcher, Surveyor and Valuator' – referred to as '1855i' (VPRS)

Secondary sources
Allom Lovell & Associates, City of South Melbourne Urban Conservation Study, 1987
Daley, Charles, *The History of South Melbourne: From the foundation of settlement at Port Phillip to the year 1938*, Melbourne, 1940

Description

The house at 1 Morris Street, South Melbourne, is a small weatherboard building. Its façade faces south, perpendicular to the street, indicating that the house was built before the rest of the street was subdivided. Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The west side of the house abuts the footpath, and the rear of the house abuts the boundary with the former Marine Hotel on York Street. There is a small garden on the south side of the house and a small open area on the east side of the house.

The main part of the house has a high-hipped roof, which suggests that it was originally covered in timber shingles (this appears to be confirmed by the history, as noted above).

It is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end). There is a skillion-roofed verandah to the façade, with very narrow chamfered posts. The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement

windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The west, or street, elevation has three windows: a one-over-one sash window near the back of the hipped- roof section and two small fixed windows to the rear skillion extension. All three have narrow, plain 20th-century architraves. The join between the hipped-roof section and skillion extension is clearly delineated by a narrow timber post. This side of the house has largely been reclad with curved-profile weatherboards (c1930s or later). Square-edged boards remain on the hipped-roof section, between the sash window and the join with the rear extension, and a few boards at the top of the wall between the window and the front of the house.

The east elevation is partially visible from a laneway. The rear third of the hipped-roof section is obscured by a small weatherboard extension (which abuts the rear skillion extension). Most of the cladding on this side of the house has been replaced with curved-profile weatherboards.

The rear elevation of the house forms the boundary with the former Marine Hotel to the north, without even a fence to separate them. This elevation has no windows. The west half of the skillion extension is clad in painted corrugated iron (Super-8 profile) in very good, undinted condition. Considering its location in a high traffic area (providing access to the hotel and its bins), this siding does not appear to be very old. The east half of the skillion extension is constructed of rendered brick and extends further east than the hipped-roof section.

Condition and integrity
As noted above, the 1895 MMBW detail plan indicates that the house (then 5 Nimmo Street) originally had a rear verandah as well. By 1895 part of it had been filled in (on the street side), plus an even narrower extension to the rear boundary. In summary, alterations to the 19th-century fabric include: the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions.

As previously noted the house was assessed and documented in 1987 by the *South Melbourne Urban Conservation Study*. The description of the building noted, in part, that:

"the front and side weatherboards are beaded to their lower edge in a manner typical of the 1850s."

It appears that the majority of the original weatherboards to the street elevation have been replaced at some time in the intervening period. It is not known whether this was done with or without a planning permit.

Comparative analysis

Very few 1850s era dwellings survive in Port Phillip or the metropolitan area. Within the former City of South Melbourne examples include the weatherboard cottage at 51 Church Street (1857), a bluestone house at 414 Coventry Street (1859), a two storey timber house at 337 Dorcas Street (c.1857), and Park House, a two storey brick rendered dwelling at 352 Moray Street (1856). Of these, none have the early cottage form of the house at 1 Morris Street. Perhaps the most directly comparable example is the prefabricated cottage just one street away at 17 Coventry Place, which is included on the Victorian Heritage Register. This is an example of 'Singapore' cottage, and although it has been significantly altered it retains its simple form with a hipped room. Also of comparative interest as simple early pre-fabricated building types are the portable iron houses at 399 Coventry Street (1853 -1854).

In St Kilda, comparative examples include the pre-fabricated house at 7 Burnett Street (c.1855), a cottage at 63 Argyle Street (c.1853, still extant?), a two storey pre-fabricated house at 2 Lambeth Place, and 'Wattle House' at 53 Jackson Street (c.1850).

The form of this cottage also compares with the simple surviving early 1850s timber cottages in the Cox's Gardens precinct in Williamstown.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

David Helms Heritage Planning, *Heritage assessment. Four Places in Port Phillip*, 2008
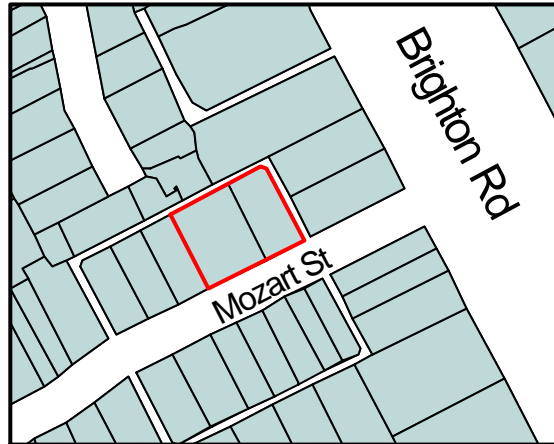
Other studies

Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study*, Volume 2, 1987

Other images

Identifier   Flats
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	2-4 Mozart St ST. KILDA	**Category**	Residential:row
Constructed	1890	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The terraced houses at nos. 2-4 Mozart street, St. Kilda, were built as an investment for H.S. Wills in 1890. They are of aesthetic importance. This importance (Criterion A) arises from the early date of the building as an example of the Queen Anne style in Australia which has its origins in the late 1880's and in England with the work of Richard Norman Shaw in the 1870's. It is unusual in the Municipality (Criterion B) and enhanced by its intact state.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed Queen Anne terrace being arranged symmetrically about a projecting bay having twin pedimented gable ends with half timbered gable ends. The upper sashes of the windows have glazing bars and the two storeyed flanking turned timber posted verandahs have solid curved timber spandrels and pedimented corners. Roof linings are terra cotta tiles with ridge cresting and there are red body bricks, a rough cast frieze and strapwork to the chimneys.
Condition: Sound
Integrity: High

History

Mozart Street did not appear on J.E.S.Vardy's plan of 1873 or on the 1879 Sands and Mc Dougall "Plan of Melbourne and its Suburbs". Initially only the eastern end was formed and subdivided, the western end being part of the property "Corinella" which faced Tennyson Street at the time. In 1890, Mozart Street was owned by H.S.Wills. It comprised a subdivision of ten allotments, each of which was "vacant" with a frontage of 50 feet and an NAV of 30 pounds. During that year, Wills built a pair of brick houses on the north side at nos.2

and 4. The houses had eight rooms each and NAVs of 130 pounds. Thomas Loader, a merchant, leased no.2 and Elias Blaubaum, a clergyman leased no.4.

The properties were in the hands of the Trustees Ex. and Agency Co., Melbourne in 1896 and continued to be at the turn of the century. Blaubaum continued as a tenant, the other house being let to David Dickinson Wheeler.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (St. Kilda).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
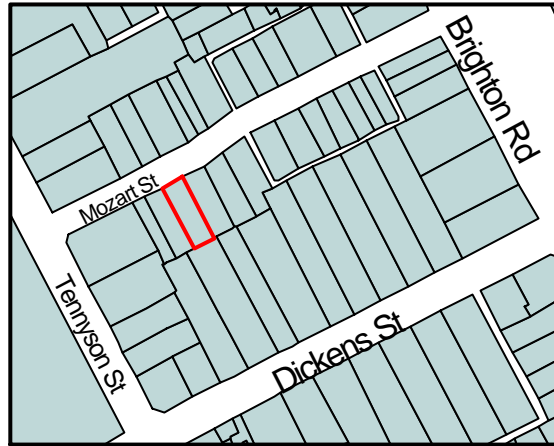recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St. Kilda Rate Books: 1889-95, 1899-1900.
MMBW litho plan no.45, undated.

Identifier Residence

Formerly unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	21 Mozart St	**Category** Residential:detached
	ST. KILDA	
Constructed	1915	**Designer** F.W. Thomas

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of importance as a rare and early example of the use of reinforced concrete in domestic construction, and as an example of the use of the Monolyte construction method.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Queen Anne
One storey residence
Builder: Monolyte Pty. Ltd.

Though very conventional in design this house is distinguished by an unusual use of reinforced concrete in its walls and chimneys. Permits were sought for the construction of the building in January 1914 by architect F W Thomas and the building was erected by concrete specialists Monolyte Pty Ltd of Queen Street Melbourne. Monolyte was later associated with the builder S B Marchant who built several houses using the Monolyte system in Adelaide, and the State Savings Bank of Victoria experimented with the system during the 1920s, building Monolyte houses at Brighton and Sunshine.(1) The Mozart Street house predates these by some ten years, but the extent of Monolyte's house building activities during the 1910s is not known. It is known, however, that architect Leslie M. Perrott's more stylistically advanced concrete houses were being built at about the same time, using a different system.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
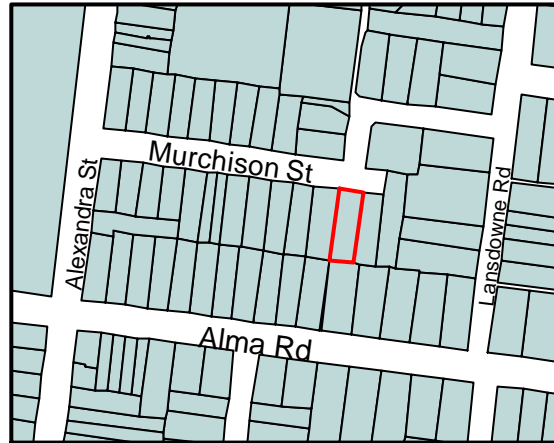recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
(1) John Clare, "The Post Federation House in Melbourne', University of Melbourne Faculty of Architecture Research Report, 1984, pp. 89-90

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO391
Heritage Overlay(s)

Address	23 Murchison St ST. KILDA	**Category**	Residential:detached
Constructed	1925	**Designer**	unknown

Amendment   **C 46**

Comment   Incorporated wtihin the Murchison Street/Alma Road precinct.

Significance (Mapped as a Significant heritage place.)

A house typical of the building stock in Murchinson Street but given importance by its association with Albert Jacka during a key period of his career.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Heritage Aliance, East St Kilda Heritage Study, 2004

Description

Style : Californian
One storey residence
Builder: Dickson and Yorston (attrib.)

23 Murchison Street is of interest as the residence of Albert Jacka during his Mayoralty of St Kilda between 1930 and 1931. Jacka is an important figure in the history of St Kilda as a war hero (he fought at Gallipoli and was the first Australian to be awarded the Victoria Cross) and for his involvement in local politics during the difficult period of the Great Depression. Jacka's role during this period as a champion of the rights of the unemployed earned him a reputation for vision and fairmindedness, and his premature death in 1932 resulted in a gathering of the unemployed in commemoration and a large funeral attended by important public and military figures. Jacka himself was unemployed from 1929, and his encumbancy as Mayor coincided with this period. His importance is reinforced by the poignant conjunction of his status as politician, war hero and victim of the depression.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Murchison Street / Alma Road precinct.
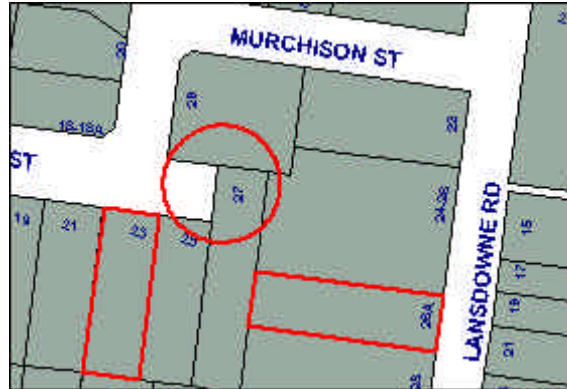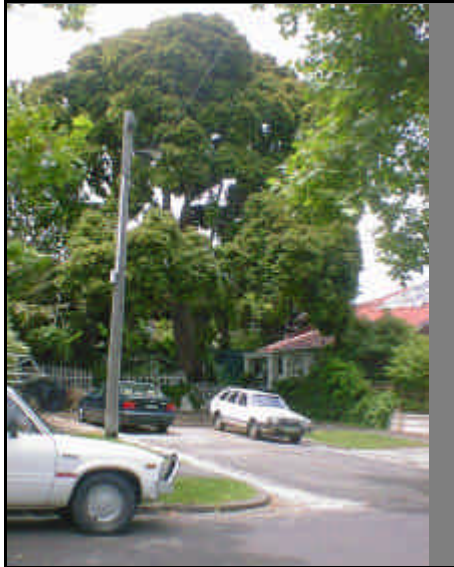
References

St K C C permit No. 6580 for addition of garage to property by Dickson & Yorston Builders, c1926.

East St Kilda Heritage Study, 2004

City of Port Phillip Heritage Review

Identifier WA flowering gum

Formerly

Heritage Precinct Overlay None
Heritage Overlay(s) HO377

Address 27 Murchison St
EAST ST KILDA

Category Tree

Constructed n/a

Designer unknown

Amendment **C 32**

Comment New citation

Significance (Mapped as a Significant heritage place.)

The mature WA flowering gum is of significant to the East St Kilda locality as well as to the Port Phillip region as a representative of an era, of high aesthetic value and as an unusually large tree of this type in a private residence.

Primary Source

Council file

Other Studies

Heritage Aliance, East St Kilda Heritage Study, 2004

Description

Mature WA flowering gum (Eucalyptus calophylla) in front garden, forming major landmark at end of street.

History

Tree thought to have been planted at same time as house construction. Possibly one of the largest WA flowering gums in the Melbourne metropolitan area.
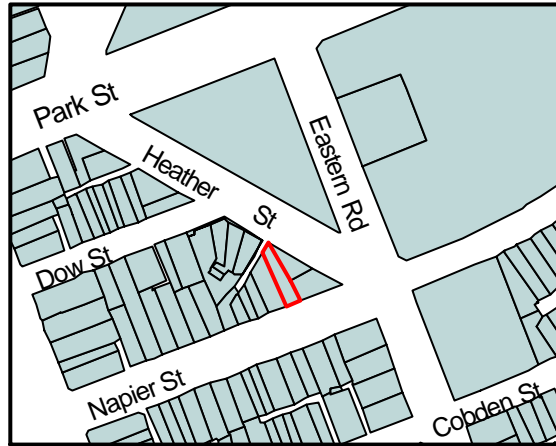
Thematic Context

Australian Heritage Criteria: 1.5 Settlement:Growth and Change; 1.5.3 Depression and recovery: the inter-war years

Recommendations

Include in planning scheme at regional level of significance.
Tree controls to apply.
Refer to the National Trust Register of Significant Trees.

References

Identifier House

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO211

Address 88 Napier St
SOUTH MELBOURNE

Constructed 1861

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

88 Napier Street is of significance as a small timber house that remains in a substantially intact state from the 1860s and for being one of the first houses to have been built in Napier Street and in South Melbourne generally.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

This house appears to have been built in 1861 for one Robert Lim (1), who owned and occupied the house for two years, when it was sold to one John McGrath (2). The house is a small timber cottage clad in weatherboards and with a gabled slate roof. The double hung sash windows to the front façade have two panes of glass per sash, while the front door is a four panelled door. The verandah appears to be original with its timber floor and stop chamfered columns intact, however the cast iron decoration across it was almost certainly a latter addition. The chimney is a simple shaft of hand pressed bricks.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1   City of South Melbourne Rate Books, 1861-1862
2   ibid. 1863-1864

Identifier   House
Formerly   unknown
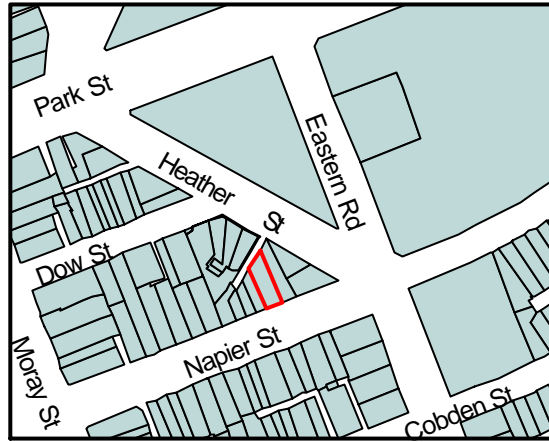
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	90 Napier St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c. 1867	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

90 Napier Street is of significance as a small rendered house that remains in a substantially intact state from the 1860s and for being one of the first houses to have been built in Napier Street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

This house is a small single-storeyed rendered house that was listed as owned and occupied by Denis Lynch, a Law Clerk in 1867(1). Lynch owned the first house on this land, built in 1861(2), however that house was listed until 1865 as being built in timber. As would be expected of a small cottage of the 1860s, the walls are not decorated except for ruling to represent ashlar blocks. The windows are double hung sash windows and the front door, a four panelled door. The slate roof is hipped. The bullnose verandah appears to be a later addition.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1   City of South Melbourne Rate Books, 1867-1868
2   ibid. 1861-1862

City of Port Phillip Heritage Review

Identifier   Terrace Houses

Formerly   unknown
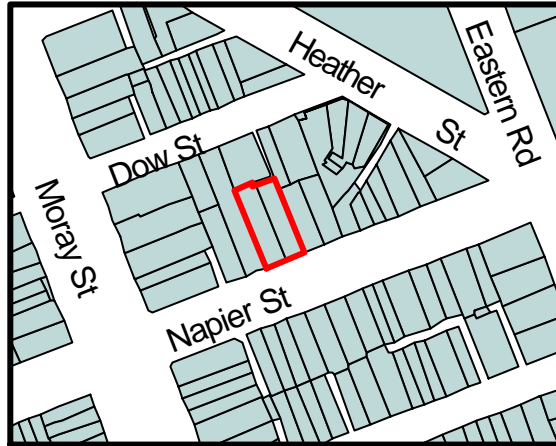
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	106-108 Napier St SOUTH MELBOURNE	**Category** Residential:row
Constructed	probably 1869	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

106-108 Napier Street is of significance as a pair of terrace houses built in the 1860s that remain substantially intact. They are also of significance for being one of the first buildings to have been built in Napier Street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

This pair of terrace houses appears to have been built in about 1869 for S.G. Jamieson, a Master Mariner (1). Jamieson occupied one of the pair until at least 1881 (2). The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 110-112 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a stop chamfered timber frame. The ground floor cast iron frieze is only partially intact and the verandah floor has been replaced.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1869-1870
2 ibid., 1881-1882

Identifier   Terrace Houses

Formerly   unknown
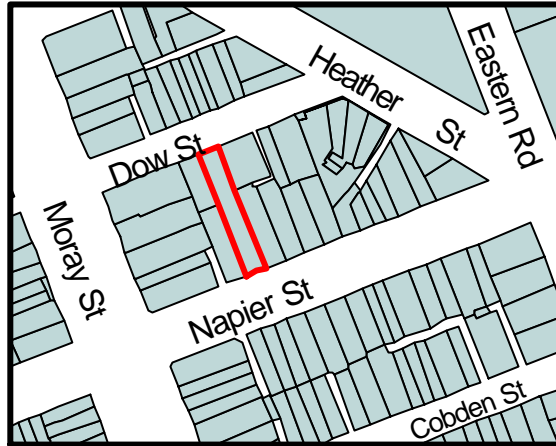
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 110-112 Napier St SOUTH MELBOURNE	**Category** Residential:row
Constructed probably 1868	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

110-112 Napier Street is of significance as a pair of terraces houses built in the 1860s that remain substantially intact. They are also of significance for being one of the first buildings to have been built in Napier Street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

This pair of terrace houses appears to have been built in 1868 by William Moore, a Master Mariner (1) who occupied one of the houses until 1877 (2). George Moore, a printer, is listed as having owned and occupied a house on the land in 1863 while William Moore is listed as the owner the next year (3), however the property does not appear to have had this terrace on it until 1868. The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 106-108 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a timber frame. The ground floor cast iron frieze is intact, although only two of the three columns are extant. The verandah floor has been replaced.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1868-1869
2 ibid., 1877-1878
3 ibid., 1863-1865

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   116 Napier St
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1876

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

116 Napier Street is of significance as one of the few two storeyed timber houses of the 1870s to remain intact in the area. The retention of the original verandah decoration is integral to the significance of the building.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

This two storeyed timber house was built in 1876 and was owned and occupied by John Arnold, a salesman. The front façade is clad in weatherboards to represent ashlar blocks, with the jointing between the blocks represented by a V-shaped groove. The windows are double hung sash windows and the original four panel door is extant. The verandah and its decoration appear to be original, with cast iron in a simple, regimented pattern set into stop chamfered timbers.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	130 Napier St SOUTH MELBOURNE	**Category**	Commercial: residential
Constructed	1864, c.1868	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

130 Napier Street is of significance as a one of very few substantially intact timber-clad shops and residences of the 1860s to have survived in Melbourne. The awkward arrangement of the buildings stands in contrast to the more planned and orderly developments in the area and is in itself, of interest.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence
Date of Construction: Residence-1864, Shop-c.1868

This timber shop and residence appears not to have been built in one stage, although Thomas Rentle, a cabinet maker was the owner and occupant of the property from the time it was vacant land in 1863 (1), through to at least 1898 (2). The configuration of the shop, rather awkwardly set in front of the house, is reminiscent of those at 86-87 Canterbury Road (q.v.). The house is clad in weatherboards and has a verandah with timber Tuscan columns with cast iron decoration that may be a later embellishment. The verandah floor has been replaced with a concrete floor. The windows to the house are the original double hung sash windows with two panes per sash. The shop is distinctive in its detailing, being framed by simple pilasters and with a very large timber-framed shop window that, while in very bad repair is substantially intact. The entrance to the shop has been boarded over.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate books, 1863-1864
2 ibid. 1898-1899

City of Port Phillip Heritage Review

Place name:	St Vincent de Paul Girls' Orphanage	Citation No:	
Other names:	-	**1103**	

Address:	179-197 Napier Street, South Melbourne	Heritage Precinct:	Emerald Hill Residential
Category:	Religion, Institutional: Orphanage	Heritage Overlay:	HO212
Style:	Victorian: Gothic Revival	Graded as:	Significant
Constructed:	c.1867, c.1895, 1900	Victorian Heritage Register:	Yes, H1531
Designer:	John B. Denny (1867), Kempson & Conolly (1900)		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

The former St Vincent de Paul Girls' Orphanage is included on the Victorian Heritage Register (H1531) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The former Girls Orphanage is of significance as a physical document to Australia's welfare history, to the social conditions in Melbourne in the mid to late nineteenth century and to the congregate care system administered by the Sisters of Mercy. The 1860s building is a rare example of surviving buildings of this age and type in Australia.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom

History

The first Catholic orphanage in Victoria was started by Fr. Gerald Ward in October 1853 from a rented cottage in Prahran (2). Following the reservation of land granted for the building of a Catholic Orphan school in Emerald Hill in 1855 (3), (the site of the present St. Vincent Boys' Orphanage), the adjoining site on the south-east corner of Napier and Church Streets was secured in 1858 (4). The death of Fr. Ward in that year resulted in the Rev. Matthew Downing taking control of the Orphanage (5), while a lay committee was appointed to assist (6). By 1861 the Sisters of Mercy had taken charge (7).

The earliest buildings at the Girls' Orphanage were erected circa 1863-1866 (8) and by 1867 (9) a large two-storey basalt complex with two wings had been constructed for the total cost of £9,000 (10). Although it is not definite who was the architect for this building it is evident that two designers made their mark, Patrick Scanlon and William Wardell (11). Later extensions to the rear and sides of the original structure were made during the 1890s and 1940s as the need arose and finances allowed (12). Alterations to the facade resulted in the removal of a double height timber verandah facing Clarendon Street and its replacement with a rendered brick structure (13).

In 1900 Kempson and Conolly, architects, called tenders for the construction of a brick chapel at the Girls' Orphanage (14) which was enlarged in 1926 (15). While also a part of the complex are a number of separate buildings, including an infirmary built in 1897 and a brick domestic science building (17).

The Sisters of Mercy vacated the buildings in 1965, subsequently establishing a system of family group homes for children. The Napier Street complex reverted to the Crown (18). As an important reminder of Australia's welfare history, the complex illustrates the extent of child destitution in Victoria in the 1850s and 1860s and the economic depression of the 1890s (19). The congregate care system as administered by the Sisters of Mercy and the original St. Vincent de Paul's Orphanage is particularly expressed in the core 1858 basalt building (20).

References

1. HBPC, 'St. Vincent de Paul's Girls' Orphanage: Synopsis of Report', held in File 84/3207
2. R. Mullens, 'The Former St. Vincent de Paul's Girls' Orphanage...', Draft Report, Heritage Branch, Ministry of Environment and Planning, January 1986.
3. ibid.
4. HBPC, loc.cit.
5. Mullens, loc.cit.
6. ibid.
7. National Trust of Australia (Vic.), 'Research into Former St. Vincent's Girls' Orphanage....', 6 April 1979.
8. HBPC, loc.cit.
9. ibid.
10. ibid.
11. U. de Jong has commented, in a submission presented to the HBPC on the Former St. Vincent de Paul's Girls' Orphanage, on the possible link between William Wardell, undated sketch plans by him for a Girls' Orphanage at Emerald Hill and the buildings that were eventually erected on the site. The Architects' Index, University of Melbourne, lists the Melbourne architect Patrick Scanlan as advertised for tenders for the completion of a Catholic Orphanage at 231-265 Cecil Street in 1858.
12. HBPC, loc.cit.
13. ibid.
14. Architects' Index, University of Melbourne
15. HBPC, loc.cit.
16. Architects' Index, University of Melbourne
17. HBPC, loc.cit.
18. Mullens, loc.cit.
19. HBPC, loc.cit.
20. ibid

Description

The original buildings remain in a substantially intact state despite the later additions that have been made. They are in a pavilioned form, with a substantial gable unit above the main entrance. The facade is clad in rock faced basalt and has coupled gothic windows that are framed by dressed freestone edgings, while the chimneys are fashioned in similar freestone.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study*, Volume 2, 1987

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

-

Identifier   Former Temperance Hall

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO213

Address 199-207 Napier St SOUTH MELBOURNE	**Category** Public
Constructed 1888	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This former Temperance Hall is of significance for having been built for the Temperance movement and as a substantially intact public building of the 1800s. The side façade onto Church Street and the hall at the rear are integral to the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Temperance Hall (1)
Date of Construction: 1888 (2)

As early as 1854, members of the Emerald Hill community had the idea to establish a Total Abstinence Society (3), one founding member being William Fergusson (4). As the forerunner of the Temperance movement, the Society worked to provide a hall for instruction, entertainment and social gatherings for its members and it was in 1861 that twenty-three perches of land on the corner of Napier and Church Streets were secured (5). In 1874 a brick hall, adjoining the present two-storeyed building (6), was opened by Francis Longmore MLA (7). The building was used as a State School, for YMCA meetings and by Misses Oldham and King's private dancing classes (8) and in 1881 as a ladies college (9).

It was during the 1880s that the Temperance movement expanded into a strong force to counter what they considered the demon alcohol (10). The South Melbourne Temperance Society completed their hall in 1888 and in 1890 an Act of Parliament consolidated the Temperance Law in Victoria (11).

The hall at the rear, along Church Street, appears to be that constructed in 1874 and is a bichromatic brick

structure with cream brick piers set against contrastingly dark walls. The main façade to Napier Street stands in contrast, being two storeyed and rendered, with engaged columns and pilasters framing it and a pediment set above the front entrance. The balustraded parapet is no longer extant, however the double hung sash windows remain intact, as do the panelled front doors.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Temperance Hall, Napier Street' Photographed by David Wood, c.1889 (South Melbourne Library History Collection)

1 'Temperance Hall' is listed on the parapet of the building
2 South Melbourne Total Abstinence Society, 'An Annotated Chronology of South Melbourne', held in
    South Melbourne Local History Collection, LH:254
3 ibid.
4 Refer Citation for 250 Dorcas Street
5 South Melbourne Total Abstinence Society, loc.cit.
6 ibid.
7 C. Daley, 'History of South Melbourne', p.223
8 South Melbourne Total…, loc.cit.
9 ibid.
10 M. Cannon, Land Boom and Bust, p.244
11 South Melbourne Total…, loc.cit.

City of Port Phillip Heritage Review

Place name:	**Free Kindergarten of St Kilda and Balaclava**	**Citation No:**
Other names:	**-**	**746**

Address:	**23 Nelson Street, St Kilda**	**Heritage Precinct:**	**None**
Category:	**Free Kindergarten**	**Heritage Overlay:**	**HO214**
Style:	**Interwar Stripped Classical**	**Graded as:**	**Significant**
Constructed:	**1925**	**Victorian Heritage Register:**	**No**
Designer:	**Alec S. Eggleston & Best Overend**		
Amendment:	**C32, C161port Part 2**		
Comment:	**Revised citation**		

Significance

What is significant?

The Free Kindergarten of St Kilda and Balaclava, designed by Alec S. Eggleston and Best Overend and opened in 1925, at 23 Nelson Street, St Kilda is significant. It is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window as in the main façade. There is one tall brick chimney. Other original details include the metal vent covers.

Within the side yard is a very large Pepper Tree (*Schinus molle var. areira*).

Non-original alterations and additions to the building are not significant.

How is it significant?

The Free Kindergarten of St Kilda and Balaclava and the Pepper Tree are of local historic, social and architectural significance to the City of Port Phillip.

Why is it significant?

The building is of historic and social significance as the oldest example in the City of Port Phillip and is associated with the significant growth of the free kindergarten movement during the interwar period. (Criteria A & B)

The building is of architectural significance as a fine and intact example of an early Free Kindergarten. (Criteria D)

The Pepper Tree is significant as a very early specimen, which is associated with the early residential development of this area. (Criterion A)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people, 8.4 Forming community organisations

Port Phillip thematic environmental history

6. Education: 6.3 Other schools

History

The modern system of pre-school education in Victoria is essentially a twentieth century phenomenon, which traces its origins back to the Free Kindergarten movement of the early 1900s. The movement was driven by philanthropic women who recognized the need for free early childhood education, particularly for the poor. Victoria's first free kindergarten opened at Burnley in 1906 and the formation of the Free Kindergarten Union (FKU) in 1909 led to the establishment of several new centres across Melbourne. In 1910, alone, four new centres opened at Fitzroy, central Melbourne, South Melbourne and Prahran (Built Heritage 2010:15).

The first free kindergartens occupied existing buildings, as few communities could afford to erect their own premises and this established a tradition of temporary accommodation in church halls and other buildings. Victoria's first purpose-built kindergarten was the Lady Northcote Free Kindergarten, opened in 1912, but it was not until the 1920s that other purpose-built centres were established in Melbourne. From 1922 to 1925 at least six new purpose-built kindergartens opened in Melbourne and by the mid-1920s there were more than twenty across the metropolitan area. By 1939 this number had increased to thirty (Built Heritage 2010:15).

In the City of Port Phillip the Lady Northcote Free Kindergarten was the first to be established. The kindergarten commenced in a hall in Port Melbourne, before moving to a purpose-built centre in Buckhurst Street, South Melbourne. Opened in February 1912, this was, as noted above, the first free kindergarten constructed in Victoria. The land for the building was donated by the vestry of St Barnabas Church, and the kindergarten was supported by 'ladies of Toorak' who, upon finding there was no need of one in their own district, 'turned their attention to a less prosperous suburb' (*The Australasian*, 23 September 1911, p50; *The Argus* 10 February 1912, p.20).

The St Kilda Free Kindergarten was established in 1911 following a meeting of local citizens, including the clergy of all denominations, held at 'Monkstadt', the residence of Mrs. Frank Grey Smith. It was intended that the kindergarten would serve the 'poor and crowded parts of St Kilda' in which Balaclava was included (*Malvern Standard*, 1 July 1911, p.3). The chairman at the meeting described St Kilda as being a 'composite city':

On the side it had perhaps more advantages than many of the suburbs, and the same time one could find squalid byways close to its fine highways. It was for the residents of these overcrowded and congested parts that the kindergarten was specially needed.

After the initial meeting a committee of 27 women was set up to oversee the foundation of a kindergarten, which opened in September 1911 in the Australian Natives Association (ANA) Hall in Blanche Street, St Kilda. It was affiliated with the FKU, which provided grants for maintenance and toward the purchase of a piano. In February 1912 the centre moved to four rooms in a building in Inkerman Street, a position that was considered more central and in a 'poorer district'. It also provided additional space and a large garden (*The Prahran Telegraph*, 29 June 1912, p.3).

In 1916 the committee purchased a building on the present site in Nelson Street and a Bazaar was held at the new premises in October of that year to raise funds and attract interest from parents of children who might attend (T*he Australasian*, 21 October 1916, p.36). The building, however, was too small and planning soon began to expand the premises. A building fund was commenced and eventually sufficient funds were raised to commence building in January 1925.

The new kindergarten building was opened in December 1925 in the presence of a large crowd. The Mayor of St Kilda, Cr. George Cummings, performed the opening ceremony in lieu of Countess of Stradbroke. Others in attendance included Mrs. T. a'Beckett (president of the FKU), Mr. Levey (representing the Felton Bequest), Mr. F.W. Eggleston and Miss N.C. Weigall (hon. secretary of the kindergarten). Alec S. Eggleston and Best Overend were the honorary architects. The building cost was £4,000 (*Prahran Telegraph*, 4 December 1925, p.6).

The kindergarten comprised a main hall, two classrooms, a director's room, kitchen, cloakroom and a babies room, whilst at the rear there was a staircase leading to a second storey where a room was set aside for voluntary helpers and there was a flat for the caretaker. At the time of opening, 80 children attended the kindergarten and this was expected to increase to 100 in the following year. The kindergarten was under the supervision of a Miss Harcourt with two assistants and 23 voluntary helpers (*Prahran Telegraph*, 4 December 1925, p.6).

References

Built Heritage, *Survey of post-war built heritage in Victoria. Stage Two: Assessment of community and administrative facilities*, 2010

Description

This is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window. There is one tall brick chimney. Other original details include the metal vent covers.

Within the former playground is a very large Pepper Tree (*Schinus molle var. areira*). This appears to be over 100 years old and so pre-dates the building of the kindergarten. Other trees including a Lemon-scented Gum, a Casuarina and Blue Gum are more recent (c.1970s-2000s) plantings.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in heritage overlay.

Primary source
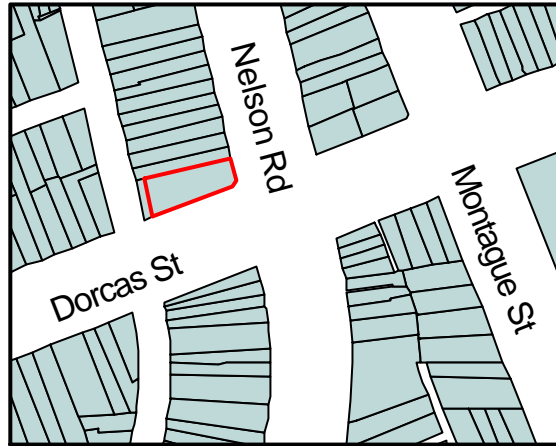
Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

Identifier   Star and Garter Hotel

Formerly   Star and Anchor (possibly)

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	70 Nelson Rd SOUTH MELBOURNE	**Category**	Commercial
Constructed	1877	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The Star and Garter Hotel is of significance as a South Melbourne landmark and as one of the finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel
Construction: 1877(1)

In 1876 Henry Kavanagh described as a 'gentleman', was the owner of the land of Allotment 10 Section 72, with a thirty-three foot frontage to Nelson Road(2). The following year a ten-roomed brick building and bar had been erected with an N.A.V. of £120. Kavanagh was the original licensed victualler(3). Immediately prior to the 1890s depression the hotel had an N.A.V. of £200(4) suggesting that the building had been added to in the intervening period. It has been suggested that the hotel's previous name was possibly the 'Star and Anchor'(5).

The building has two embellished facades, each of which remains substantially intact to both the ground and first floors. While the application of a trabeated system over the facade was a treatment common in the 1870s, this facade was executed with particular skill. The engaged Corinthian colonettes across the ground floor add modelling and they are repeated in the glazing bars of the window facing Nelson Road. The window architraves with their rounded corners are intact on both levels. None of the original doors are extant, however three of the four door openings are the original.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1876-1878
2 ibid. 1876/77
3 ibid. 1877/78
4 ibid. 1890/91
5 A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection

Identifier   House

Formerly   unknown
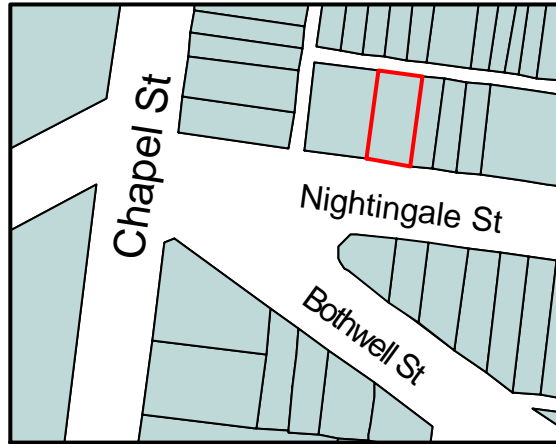
Heritage Precinct Overlay None
Heritage Overlay(s) HO216

Address	8 Nightingale Street BALACLAVA	**Category**	Residential:detached
Constructed	1904	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The cottage at no. 8 Nightingale Street, Balaclava, was built for William Leckie in 1904. It exhibits an unusual integration of features (Criterion E). These features are the pressed metal wall linings in conjunction with shingled weatherboards and moulded architraves used in harmony with other elements characteristic of the period.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative asymmetrical Federation period cottage with timber posted verandah and half timbered gable end to the projecting wing. The use of shingled weatherboards, pressed metal wall linings and the form of the window architraves are unusual.
Condition: Sound.
Integrity: High. Later roof tiles, front fence.

History

At Crown land sales, J.Cook purchased portions 216A and 217A and B, bounded by Carlisle, Chapel, Nightingale Streets and the railway line. By 1866, Nightingale Street had been formed and a few houses had been built on the north side. By the turn of the century, the street was well developed so that few vacant lots remained. In 1900, Mrs Green of the "Royal Saxon Hotel" in Richmond, owned a land lot on the north side of Nightingale Street between Chapel and Woodstock Streets. It had a frontage of 40 feet and an NAV of six pounds.

By 1904, William Leckie of High Street, St. Kilda had bought the land and in that year, he built a house, which

he let to William Moffat, an insurance agent. The house was described as "wood, six rooms, NAV 25 pounds". In 1910, Leckie and Moffat continued as owner and occupant. The description of the house remained the same although it was recorded that six people lived there and the NAV had risen to 30 pounds.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Balaclava).

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
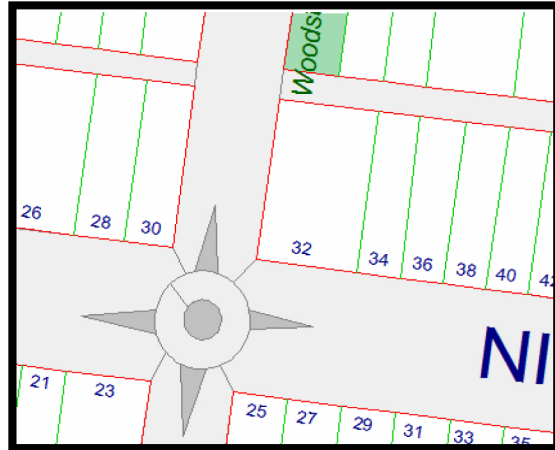
References

St. Kilda Rate Books: 1899-1906, 1910-11, VPRS 8816/P1, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated.
H.L.Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section

Identifier	House
Formerly	Unknown

Heritage Precinct Overlay: HO439

Address	32 Nightingale St BALACLAVA	**Category**	Residential: detached
Constructed	C 1902	**Designer**	Unknown

Significance

The Victorian house at 32 Nightingale Street, was constructed C1902 and is by far the finest of the double fronted villas in the precinct.

Aesthetically, the dwelling is significant as a fine block-fronted villa including top-heavy brick chimneys with roughcast banding, a prominent return bellcast verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (possibly a former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

Historically, the Nightingale Street Precinct is significant as a representative and substantially intact example of the close-grained working-class housing that proliferated in Melbourne's inner suburbs in the last three decades of the nineteenth century. Although somewhat gentrified in more recent times, the streetscapes nevertheless demonstrate something of the unpretentious lifestyle of the Victorian working class, with rows of modest timber cottages, night soil lanes, and ubiquitous corner shops (of which two examples still survive, albeit no longer in operation). Within the City of Port Phillip, this housing pattern was widespread and ubiquitous in Port Melbourne and South Melbourne, but was much less common in St Kilda, and rarer still in East St Kilda and Elwood. A small pocket of such housing developed in Balaclava (where land was flat and cheap in the nineteenth century), of which the Nightingale Street precinct now comprises the most intact and cohesive surviving remnant.

Recommended for inclusion on heritage overlay schedule as a significant graded dwelling. Refer Heritage Alliance, City of Port Phillip Heritage Review Nightingale Street Precinct, 2004 (Revised 2008).

Primary Source

Heritage Alliance, City of Port Phillip Heritage Review Nightingale Street Precinct, 2004.

Other Studies

-

Description

The finest of the double-fronted villas in the Nightingale precinct .This ramshackle but well-preserved house has a block-fronted façade to Nightingale Street, top-heavy brick chimneys with roughcast banding, and a prominent return verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

History

Virtually all of the modest workers' housing within the precinct dates from the mid-1870s to the late 1880s. The exisitng Victorian house at 32 Nightingale Street replaced the original dwelling and was constructed C1902.

Comparative Analysis

Modest workers' housing of this type proliferated in Melbourne's inner suburbs in the late nineteenth century, such as Richmond, Collingwood and Brunswick. In what is now the City of Port Phillip, it became ubiquitous in Port Melbourne when industrial development in the 1870s and '80s prompted the need to provide accommodation for workers. In his thematic history, Andrew Ward noted the boom of modestly-scaled workers' housing that spread through the Emerald Hill area during the 1870s, when Gladstone Street, Buckhurst Street and Thistlethwaite Street became 'crammed with small cottages'. A glance at the MMBW map, prepared at the turn of the century, also shows extensive tracts of single-fronted timber cottages on the other side of the railway (now light rail) line, along Albert, Alfred, Ross and Evans and Farrell streets. This type of housing, however, was less common in St Kilda, which, befitting its status as a prestige residential address, developed with larger villas and mansions of brick, stone and timber construction, while the poorer working classes were drawn to flatter areas further east, near the railway line.

The block-fronted bay-windowed villa on the diagonally opposite corner at No 23 is the closest comparative example.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme as a significant graded dwelling.
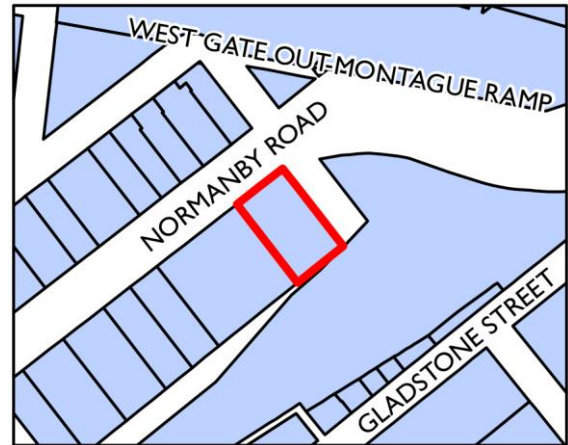
References

Sands & McDougall Directory. Various.
City of St Kilda Rate Books. 1875 onwards.

City of Port Phillip Heritage Review

Place Name: **Laconia Woollen Mills**
Other names: Laycock & Sons;
Laycock Son & Company (woollen mills)

Address: 179-185 Normanby Road
South Melbourne

Category: Industrial

Style: Interwar

Constructed: 1930

Designer: unknown

Amendment: C29, C117

Comment: Updated Citation

Heritage Precinct Overlay: **None**

Heritage Overlay(s): **HO217**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is Significant?

The former Laconia Woollen Mill of Frederick Laycock & son, is located at the corner of Normanby Road and the former Doran Street South Melbourne. It was built in 1930 to the design of architects Peck & Kempter, on the site of an early1889 building, and stands as a five storey brick, steel and concrete industrial building with some alterations to windows new service towers, and interior fit-out in recent decades. Non-original additions and alterations made after World War II including new windows, service towers, the interior fit-out and the modern single-storey warehouse to the south east are not significant

How is it Significant?

The Laconia Woollen Mill is of historical, social and aesthetic (architectural) significance at the local level to the municipality.

Why is it Significant?

Laycock and Son's Laconia Woollen Mill is historically significant as a large and influential textile mill of the early 20th century (Criterion A). The building recalls South Melbourne's former role as the cradle of the furniture trades and as a supplier to the upholstery and furniture industry, along with the first retail outlets for Maples, Tyes and Anderson's furniture having their origins within the municipality. It is important also as

the home of the brand name "Laconia" that gained widespread acceptance in Victorian and Australian households throughout the inter-war period and during the early post war years.

The building is also historically significant at the local level as a rare, relatively intact and representative multi-storey mill building, reflecting changes in manufacturing industry and increasing density of development in inner suburbs, which forced manufacturers to build up due to the limits on expansion caused by rising property values (Criterion B). The mill complex is a precursor to the later shift in manufacture which saw factories moved out of the inner suburbs, to more distant fringe industrial areas, particularly in response to the introduction of metropolitan planning and separate industrial zoning from the 1950s.

The place is of architectural significance as a rare surviving example of early twentieth century textile mill building, (Criterion B) representing the peak of the industry and sophisticated design of the period. While single storey weaving sheds of the late nineteenth century are represented in various Geelong woollen mills, the space-saving multi-storeyed factory complexes were rare in Melbourne, some such as Collingwood boot factories were forced upward by the need for more production in confined areas near densely populated workers suburbs and urban transportation (Criterion A).

The place is a significant as a rare surviving example in the City of Port Phillip, of a type which was once characteristic of the South Melbourne industrial precinct (Criterion D).

The place is of aesthetic significance for its landmark quality, and representative of the state of industrial architecture and design in the early 20th century (Criterion E). The use of sky-signs, both in the former neon and surviving raised cement letters reflects the growing impact of advertising and the prominence of the iconic building as an expression of the brand.

The place is of Social significance (Criterion G) for the place it fills in connecting the much changed local community to its historical past. Although the connection between current residents and the old industries is waning as the demographics of Port and South Melbourne changes, social significance remains though the local attachment to the area's history.

Thematic Context

Victoria's framework of historical themes

3. Developing local, regional and national economies: 3.12 Developing an Australian manufacturing capacity.

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

Victoria's textile industry developed in the 1860s and 70s in response to post gold rush capitalisation, industrialisation and expanding rural production (Linge, 1979). A series of generally single-storey, sawtooth-roofed spinning and weaving sheds were built in Melbourne's western suburbs and Geelong. Space was not a limitation; however, these mills tended to serve export markets, and so were located for transport connections to the rural hinterland and docks, whereas the domestic furniture trade required proximity to the city to reach suppliers and buyers. Such inner city factories therefore 'grew upwards' from the turn of the century, when space was at a premium. The Laconia Woollen Mill is the epitome of this process.

Frederick Laycock (1839-1909) and his son Burdett Laycock (1861-1941), were wool traders and blanket and textile manufacturers, from Harden Beck near Bradford, Yorkshire, England. Frederick was second son of Joshua Laycock, wool and waste dealer. Burdett learnt the woollen trade with his grandfather in Bradford and at Thomas Baines's Cottingley mill. Frederick tried his luck (unsuccessfully) on the Victorian goldfields in the 1850s, and returned to Melbourne in February 1879 where he entered a partnership with William Hudson, a Brunswick rag merchant, and then with his son Burdett and F. & F. Pearson running a cloth waste and flockmaking venture until its dissolution in March 1884. The Laycocks then were joined by distant relative Samuel Nettleton in the firm of Laycock, Son & Nettleton, struggling at first and then gradually diversifying into bedding manufacture and the importation of kapok, timber and upholsterers' supplies. Commencing wool-scouring around this time, it was also one of the first Australian companies to begin wool-carbonising in 1896. (Cope, 1986)

By 1890 the company employed 81 people in Melbourne alone and had a capital investment of £30,000, with a branch in Sydney, and in 1893 began selling wool on its own account in Bradford, England. In 1897 the company partnered with Alfred J. Littledike, a Brisbane bedding manufacturer, to expand into the Queensland market.

Burnett Laycock gave evidence at the Tariff Commission in 1905, in a controversy over the identity of certain flannels and whether they were imported or locally made.   In 1906, the Laycocks were described as bedding and wire mattress makers. They were suppliers to the local furniture industry including Maples and Andersons, which both had their origins in South Melbourne. The company acquired a New Zealand wool-buying agency in 1906, and further expanded into wool tops-making around 1907, exporting to America and Europe as well as spinning and combing in the 1930s. The company profited from government contracts during the World War I, re-entered the Sydney market and established a short-lived buying operation in South Africa during the 1920s. (Holt, 1959, *The Age, The Argus*)

Frederick Laycock died of cerebral haemorrhage in 1909, leaving an estate valued for probate in Victoria and New South Wales at £55,858. After his father's death and dissolution of the partnership with Samuel Nettleton in 1910, Burdett reorganized the firm as Laycock, Son & Co. and with his sons, Frederick Cornelius and Edwin Burdett joining as full partners in 1915. Burdett was active in the Victorian Chamber of Manufactures from 1911 to 1936, a member of the Central Wool Committee during World War I and chairman of the Australian Woollen Manufacturers' Association.

While Holt refers to a new mill constructed in 1904, the present building was completed about 1930, to designs of architects Peck & Kempter (working drawings and specification June 1927). The building was described as a store and warehouse. A construction tender was accepted in June 1928, Brooks Robinson prepared designs of the Doran St entry in October 1928 and Wormald Brothers installed a Grinnell automatic sprinkler in 1929 (Lovell Chen 2016).

References

The Age (Melbourne), 5 April 1909; *Argus* (Melbourne), 5, 7 April 1909

Cope, Graeme 'Laycock, Frederick (1839–1909)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, 1986

Holt, N.J. 'The House of Laycock, 1879-1959' (Melb, priv print, 1959)

Parsons, T.G., 'Some Aspects of the Development of Manufacturing in Melbourne 1870 to 1890' (Ph.D. thesis, Monash University, 1970)

Laycock, Son & Co. Pty Ltd papers (Australian National University Archives).

'Laycock, Son and Company Proprietary Limited', Australian National University Archives, Deposit AU NBAC 79

Lewis, Miles, 'Australian Building, 7.03 Fireproof Construction', http://mileslewis.net/australian-building/pdf/07-cement-concrete/7.03-fireproof.pdf

Linge, G.J.R., *Industrial Awakening, the Geography of Manufacturing in Australia*, Melbourne University Publishing, 1979

Lovell Chen, 2016, 'Memorandum', 179-185 Normanby Road, Southbank, citing Noel Butlin Archive documents.

Melbourne & Metropolitan Board of Works (MMBW), 1954, Melbourne Metropolitan Planning Scheme Report.

MMBW detail plan, 477, 479 & 490, South Melbourne, 40ft : 1inch, c 1897

Description

The former woollen mills of Laycock and Son and Co. were built at the corner of Normanby Road and Doran Street, South Melbourne, in 1930 to the design of architects Peck & Kempter. The building is five storeys, initially intended for weaving machinery, and so has high capacity load bearing concrete floors, supported on load-bearing external walls with brick pilasters and rendered spandrels to the facade featuring rendered parapets, raised in the centre with the "Laconia Woollen Mills" and Laycock Son & Co in cast cement. Prominent down spouts with large rectangular rainheads flanking the parapet, frame the building, running down the sides until recessed in the last 2 metres above the pavement.

A cursive script animated neon sign depicting "Laconia" once crowned the building, facing towards the city and was visible from Princes Bridge.

Internal structure has a grid of riveted steel (or possibly wrought iron) columns and beams, with jack arch cinder concrete floors. The windows have been replaced and a fire stair in similar brown brick with banded concrete floors expressed externally has been constructed in the south west corner while a larger, service core in the same style has been built against the west side wall. The present canopied entry is new, with the original entry having been on the east side facing the former Doran Street – now a car park. A modern single story warehouse extends to the south east.

Comparative Analysis

Like the Dunlop Factory, the very large glassed areas of the Laconia Mill is unusual and demonstrates the transition from the single-storey sawtooth roof sheds and poorly-lit multi-storey buildings, to the modern early twentieth century concrete, brick and glass 'daylight factory'.

The later 1920s Australian Knitting Mill in Richmond, probably comes closest in form and design to Laconia Woollen Mills, although the massive brick wall sections reduce the impact of the large glazed areas. Laconia is, at five stories, the tallest of these multi storey factories.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* ('The Burra Charter') 2013, using the HERCON criteria. The relevant criteria are set out below:

Criterion A: Importance to the course, or pattern, of our cultural or natural history.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Recommendations

Ward, Andrew, *Port Phillip Heritage Review*, 1998 recommended inclusions:

- Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.
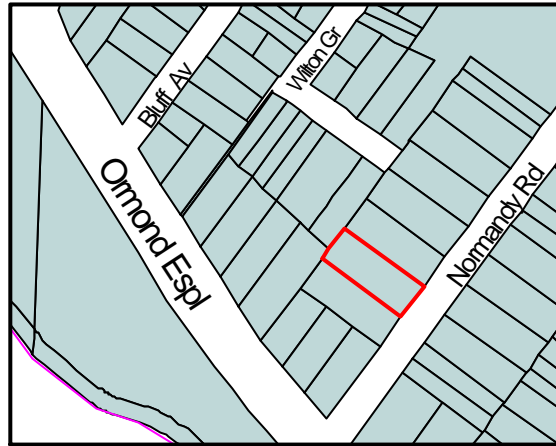
Primary heritage study

Biosis Pty Ltd, Fishermans Bend additional heritage place assessments, 2015

Other heritage studies

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Ward, Andrew, *City of Port Phillip Heritage Review*, 1998

Identifier   Attic Villa

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	18 Normandy Rd ST. KILDA	**Category**	Residential:detached
Constructed	1920	**Designer**	M Sherlock

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the finest examples of the remarkable work of the designer/builder M. Sherlock. Its dynamic, exuberant and eclectic composition shows Sherlock as one of the great stylists of St Kilda's builders. His houses reflect all the style and imagery of the home that the respectable, wealthier middle classes aspired to in suburban St Kilda in the 1920s.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts, Californian
Attic villa
Builder: M. Sherlock
Original owner: E. Shepard

The imagery of this house, as in most of Sherlock's buildings, is derived mainly from English Arts and Crafts models infused with a strong flavour of "Californian Bungalow" influences. The sweeping arch of the porch, and the strong horizontal emphasis of the attic window construction show the American influence. The more vertical elements, such the steep interleaved roof planes and the tall shingled bulkheads over the bay windows, as well as the overall highly picturesque massing, show more of an Arts and Crafts based intent. Both styles, as they were adopted in Australia, shared many common characteristics. The strength of Sherlock's work is in his ability to select from this stock of features and intensify their drama and impact. This he achieved along three levels. First, his detailing is always intricate, robust and precise. In 18 Normandy Rd, the glazing patterns, the shingling and the profusion of exposed rafter ends are fine illustrations. Second, each individual element is accentuated, even exaggerated, to achieve greater boldness and prominence.

Note in No 18 the completely unconventional width and scale of the attic storey dormer, the extra-wide and flat arch of the front porch, and even the enlarged gable struts. Third, his compositions are highly dramatic, always jam packed with vigorous elements, cross axes strongly emphasised, and contrasts and repetitions amongst the elements strongly accentuated. In this case, the doubled bay windows and roof sections of the south facade set up a dynamic sense of expansion along the lateral axis. The wing at the north end thrusts forward in counterpoint. The wide stretch of dormer windows and the `leap' of the arch further emphasise the lateral expansion, but at the same time face forwards towards the street, establishing a strong sense of frontality on the main axis. Hardly any space remains unfilled by the component features. The main roof section, which reads as a huge plane, is in fact almost entirely taken up by the dormer construction and chimney. The only plain section of front wall is punctured with an eye-catching roundel window. The result of these compositional devices is a composition that seems to be bursting with energy yet remaining completely solid in character. The house, in its day, would have been regarded as very stylish and fashionable, and yet, at the same time, a solidly respectable residence. To this day, the house appears to have been kept in a well maintained and intact state. The only major alteration to its appearance is that it has been painted. The present pale grey colour seems quite within keeping, but the original contrasting natural finishes would have given even greater definition and life to this masterly design.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 4025 issued 25/11/19.

Identifier   "Jubilee Terrace" and "Queen's Terrace"
Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO338
HO339

Address 118-144 Nott St	**Category** Residential:row
PORT MELBOURNE	
Constructed 1887	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Jubilee and Queen's Terrace are of local significance. This substantially intact group of two terrace rows is representative of speculative residential development in the late nineteenth century and is notable for its unusually large size and uniform design in the Port Melbourne context. The terraces are particularly notable for the large broken pediments and other details of the parapets.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

Jubilee Terrace (118-30)   Queen's Terrace (132-44)

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, single fronted, single storey
ORIGINAL OWNER: Alexander Gunn
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century brick houses, single fronted, single storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

These two terraces each contain seven dwellings. They are single-storey buildings of brick construction with near-identical rendered front facades. A parapet and moulded cornice runs the full length of each terrace with small square pedestals at the party walls apparently originally capped with urns. Above the centre house is a large broken segmental pediment with moulded panels and a large circular opening to the centre containing an urn. Each of the end houses has a smaller pediment with circular decorative motifs and scrolled consoles to each side. Each house has a corrugated iron roofed verandah between rendered wing walls, with cast iron valances. The houses remain substantially intact externally, apart from altered roof coverings and missing parapet urns.

COMPARATIVE ANALYSIS

By far the longest unified terrace grouping in Port Melbourne, Jubilee and Queen Terraces can be compared with a number of single-storey terraces of similar length in Carlton, such as 753-67 Rathdowne Street and 398-422 Station Street. Apart from their length and intactness, however, the most distinctive features of these two terraces are the large broken pediments enclosing urns to the centre of each terrace. Although similar pediments exist in Melbourne, for example on a two-storey terrace in Lulie Street, Abbotsford, they are exceptional compared with the more usual rectangular or curved parapet centre pieces, particularly on single-storey terraces.

History

In the early stages of Port Melbourne's history, reserves were set aside for various public purposes. On 12 June 1862, a grant of 2 acres was reserved for the purposes of a 'General Market'. This was bounded by Bay Street, Liardet Street and Nott Street. (1) The Nott Street frontage was later subdivided [for reasons that remain unclear] and during 1887, Alexander Gunn, an agent from South Melbourne, erected fourteen 4 room brick dwellings. This speculative venture was obviously successful, as half the houses were sold during 1888. (2)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
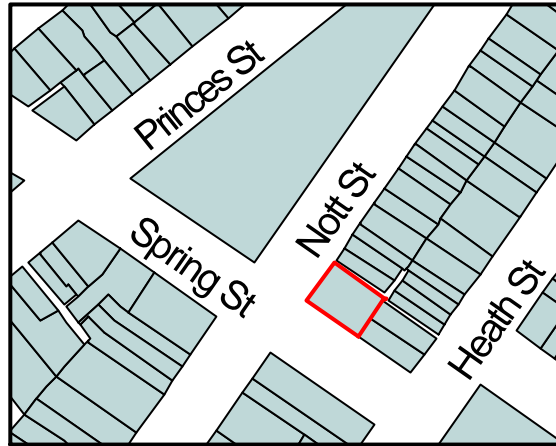recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Plan of 'Sandridge', dated 21.5.1878
2. Port Melbourne rate book. January 1888. 725 to 738

Identifier   Former Prince Arthur Hotel

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	216 Nott St PORT MELBOURNE	**Category**	Commercial
Constructed	1882	**Designer**	T. J. Crouch

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Prince Arthur Hotel is of local significance. Substantially intact externally, it is a representative example of a once common building type in Port Melbourne, and is a prominent streetscape feature. The design, by the prominent Melbourne architect T.J. Crouch, is notable for the refined detail to the windows and cornices.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Former Hotel
ORIGINAL OWNER:P. Hennelly
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   70-90% original
different from adjacent)
BUILDING TYPE: Former Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry
ARCHITECT/ENGINEER:T.J. Crouch

PHYSICAL/STYLISTIC DESCRIPTION
The former Prince Arthur Hotel is a two-storey rendered masonry structure on a corner site. The elevations

are designed in a restrained Classical Revival style with string courses and dentilled cornices at first floor and roof level and a stepped parapet with a moulded capping. Above the splayed corner is a segmental arched pediment with flanking pedestals and consoles and a scrolled central finial. The windows are segmental arched, with plain openings to the ground floor and moulded architraves to the upper floor. The name of the hotel is formed in raised pressed cement below the main cornice to both facades. The building appears to be substantially intact externally apart from alterations to the ground floor corner window frame and the later gates to the main doorway on Nott Street.

COMPARATIVE ANALYSIS
While in general form this building is typical of nineteenth century corner hotels, it is distinctive for its very restrained and urbane facades. In comparison with other hotels of the 1870s and '80s, such as Freer's Family Hotel, Moray Street, South Melbourne or the Spread Eagle Hotel, Bridge Road, Richmond (remodelled in the 1870s or '80s), the former Prince Arthur Hotel lacks most of the characteristically flamboyant Classical detailing such as rustication, window hood moulds, bracketed cornices and elaborate pediments.

History

The original Prince Arthur Hotel was constructed in 1871. Its first licensee was Thomas O'Brien. This building was rendered, painted and re-roofed in 1877, under the supervision of architect, George Wharton. (1) A new building was constructed for the owner, P. Hennelly, in 1882, to the design of prominent Melbourne architect, Thomas J. Crouch. (2)

Crouch began his career as an architect and surveyor in Tasmania in 1850-51. Lured by the discovery of gold, Crouch travelled to Victoria, and by 1854 had set up practice in Melbourne. In 1858 he went into partnership with Ralph Wilson, forming the well-known nineteenth century firm of Crouch and Wilson. The partnership of Crouch and Wilson produced a large body of work, including such major public buildings as the Prahran Town Hall, and the Association for the Blind buildings in St Kilda Road, a number of schools, including the Methodist Ladies College in Hawthorn, and a great many churches in both the metropolitan area and in country Victoria. (3). The partnership of Crouch and Wilson was dissolved in 1881, and Wilson died soon after. (4)

Having set up a solo practice, Crouch went on to complete a large number of commissions covering a range of building types, including a number of warehouses and shops in the city.

Thematic Context

By the 1860s, largely because of its maritime working class character, Port Melbourne was well-endowed with hotels, particularly in the precinct on the foreshore. The 1870s and 1880s saw still more hotels constructed around the municipality, however, many of which replaced earlier buildings.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. 'Argus'. 23 November 1877, p. 3. Miles Lewis Index of Australian Architecture.
2. 'Argus'. 5 April 1882, p. 3.
3. Alexander Sutherland. ' Victoria and its Metropolis'. McCarron Bird, Melbourne, 1888. Vol. IIB, p. 515.
4. ibid. p. 515.

Identifier   Nott St Primary School

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	229 Nott St PORT MELBOURNE	**Category**	School
Constructed	1874	**Designer**	Education Department Architecture Branch

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The 1874 Nott Street Primary School building is of local significance. It is historically significant, being the first state primary school to be established in Port Melbourne following the 1872 Education Act. Although the original building was altered in 1914-5, it retains the original form. The 1914-5 alterations are of interest as an unusual example of a relatively complete school modernisation in the 1910s.

The 1911 Infants School is similar to many other infants schools built in the 1910s, many of which are more intact or have more individually significant design.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Education
SUB-THEME: State schools
ORIGINAL OWNER: Victorian Education Department
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   40-70% original
different from adjacent)
BUILDING TYPE: State Primary School
ARCHITECTURAL STYLE: Originally Victorian Gothic
                            Altered to Federation Arts and Crafts
PRINCIPAL MATERIAL: Rendered brick
ARCHITECT/ENGINEER: Education Department Architecture Branch (Chief Architect Henry Robert Bastow)

PHYSICAL/STYLISTIC DESCRIPTION

Nott Street Primary School is a two-storey structure with a symmetrical H-plan with projecting wings to each end of the front elevation and a gabled bay to the centre. As built originally, the walls were of red brick and the design, a variant of the 1874 Albert Park school design (M. Schneider, 1874) was Gothic, with pointed arched windows and door openings, steeply gabled porches and a central flèche. The large first floor window to the centre gable had two pointed lights divided by a central mullion with a round light above. The roofs were hipped on the end wings, with gablet vents. There are recent additions.

As remodelled in 1914-5, the original windows were replaced with large mullioned and transomed multi-paned rectangular windows and the porches were remodelled with flat roofs and curved parapets. The central gable was remodelled with a gable parapet and flanking square piers with ball finials. The flèche was removed, and the walls were rendered and painted. These alterations were carried out as part of a widespread program in the 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants School comprises a large central hall with flanking classrooms and cloakrooms. The planning is expressed externally by the separate roofs to each section.

COMPARATIVE ANALYSIS

Nott Street Primary School, as built originally, was a variant of the 1874 Albert Park School design (M. Schneider, 1874), one of a group of early schools built by the newly established Education Department following the 1872 Education Act. These designs derived from the successful entries in an architectural competition organised by the Department, and had considerable influence on the design of subsequent State schools.

The 1914-5 alterations were carried out as part of a widespread program in the early 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants' School was one of many such pavilion-planned infants' schools built in the 1910s. Compared with the more intact and architecturally notable infants' schools such as those at Richardson Street, Middle Park and Bell Street, Coburg, Nott Street is not outstanding.

History

Prior to the 1872 Education Act and the establishment of this school, three schools in the Borough of Sandridge received aid from the Victorian government. These were Sandridge National School (No. 542), Sandridge Wesleyan School (No. 590), and Sandridge Catholic School (No. 602). These were struck off the roll on 1 July 1874, when Nott Street School (No. 1427) opened. (1)

The building of the school had been recommended by the District Inspector, Mr C. Topp. The School was designed to accommodate 800 - 1000 pupils and the tender of £5,375 was accepted for its construction.

Overcrowding was a constant problem at the school. Because of the large number of children who had to cross the railway-line, an annex in Graham Street [now Graham street primary School (q.v.)] was opened on 6th May 1889, and the two schools remained under the control of the same Head Teacher until 1908. Both schools were overcrowded, the average attendance being in the vicinity of 1,400, and a Presbyterian hall was used to accommodate Grade 7 and 8 pupils.

During 1911, a new infants school was erected at the Nott Street site. (2) Mr F.E. Shillabeer was the contractor, and his price was £3,670/16/10. (3) This building was constructed of red brick.

The school was remodelled in 1914 - 5 to comply with the 1908 regulations requiring greater provision of natural light and ventilation. Windows were enlarged, the porches and gables were altered and the walls were rendered. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

The school was closed in 1992 and subsequently re-opened as a Special School. The World War I honour board from the school is now located in the Port Melbourne Town Hall.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. General history of the school comes from L.J. Blake (ed), 'Vision and Realisation', Vol 3, pages 338, 339
2. Building. 12 October 1911, p. 21.
3. PWD contract book
4. Contract drawing for remodelling school, contract 93, 1914/15, held at PRO.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   240 Nott St
                  PORT MELBOURNE

Category   Residential:detached

Constructed   1860-1863

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

A rare surviving example of an early timber dwelling of the 1860s. The recent defacement has compromised its cultural values but it remains important as an early surviving house in Port Melbourne.

Primary Source

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Other Studies

Description

CONSTRUCTION DATE: between 1860 and 1863
BUILDER: probably Joseph Readford
FIRST OWNER: Joseph Readford
PRESENT OWNER AND OCCUPIER USE: M.D.Leadingham/residence
CONSTRUCTION MATERIALS: timber

BUILDING ANALYSIS:

Allotment 5 of Section 23 is shown on a plan of Sandridge, dated 1860, although by that date it had not been sold by the Crown. Later plans show the Crown Grantee was N. Polak. By November 1863 the present house had been erected. The 1863 rate book shows the owner and occupier as Joseph Readford, a builder and carpenter(1). His workshop was situated at the rear of the dwelling. It is probable that Readford was the builder of the house. Certainly the intricacy of the bargeboard carving indicates the work of a craftsman.

This building is one of the earliest remaining houses in Port Melbourne. It is constructed of timber framed construction. Of note is the unusual proportion of the facade with the large space between the window sills

and the top of the verandah roof. The joinery is simply detailed and the front elevation was until recently finished by a splendid carved bargeboard in the form of boxthorns with circular shield panels at each end. The timber verandah has been reconstructed and the windows are aluminium framed. The external linings are in pre-finished aluminium. Similar houses at nos. 244 and 246 have been demolished.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Port Melbourne rate book, Nov.1863, 868, Joseph Readford, builder and carpenter, 0. & 0, 5 room
   wood house and workshop, Sec.23 (A11.5, £32).

2. The house is visible in photograph PH.126, taken after 1868.

City of Port Phillip Heritage Review

Identifier	Flats
Formerly	unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	1-3 Oak Grove	**Category**	Residential:apartment
	ST. KILDA		
Constructed	1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance

A block of flats still bearing its excellent roughcast rendering intact. Its complete set of original features (only the timber work has been repainted) are complemented by its period wire and wrought iron fence and gates. As a pair with its neighbour at 175 Hotham Street, which was built with identical materials, it is something of a local landmark.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Two storey walk-up flats

History

see Description

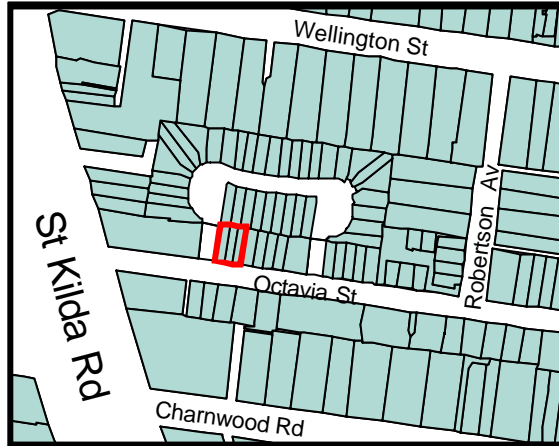## Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Clyde Cottage, Spring Cottage and Kilby Cottage

Formerly   Unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO358

Address	14-18 Octavia Street ST. KILDA	**Category**	Residential:row
Constructed	1889	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Clyde Cottage, Spring Cottage and Kilby Cottage in Octavia St, St Kilda, are significant to the City of Port Phillip because:
- they represent still, in part, simple worker housing in the area (Criterion D2) ;
- they exemplify the change in direction of the Housing Commission of Victoria after widespread criticism of its slum clearance philosophies (Criterion A4) .

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

Three single storey refurbished stuccoed row-house form cottages, one free standing at the lane corner and the others paired. The three are now amalgamated under the one address as part of a recent Housing Commission of Victoria infill development. The end detached house has the name Clyde Cottage in the parapet entablature. The other cottages (Spring, Kilby) have blank entablatures.

Each house has an ornate cemented Renaissance Revival inspired parapet with scrolling, acroteria and panelled entablatures. The cast-iron detail and bull-nose verandah roof are new (originally convex verandah ?) but a Victorian-era cemented chimney is visible behind the centre house parapet. Simple details such as opening architraves and small sill brackets survive. The simple iron palisade fence and timber post may be early.

The surrounding street has basalt kerb and asphalt paving.

Condition: fair (disturbed, reasonably preserved)

Integrity: partially intact/intrusions

Context: Among similarly small scale housing typically of the Edwardian-era and backing onto recent HCV development set out as a court.

History

These houses, each brick and 3 rooms, were built in 1890 for John E and Jane Ellis by John Newton.

Occupants in Spring Cottage (16) included Henry Trewartha a mechanic, and under the ownership of James Mason and later his executors, Grace Cowan was a long term occupier around WW1. Ernest Patton of Barkly Street St Kilda was the owner when Fred Austin (metalworker), Sarah Curtayne, Keith Grant (storeman) and Charles Watt an engineer, occupied the house during the inter-war period. Henry Wishart, Joseph Ryan and Robert Duncan were early occupiers of number 14 while Fred Ball, Frank martin and Albert Illman were in number 18 during the 1890s. John Edwin Ellis himself was named as the owner and occupier of 18 around 1900 when it is assumed the house may have been empty, with a default rated person listed { RB} .

Precast reinforced concrete houses were constructed in the City for the Housing Commission of Victoria during the late 1930s-1940s as an initial experiment in precast reinforced concrete construction, following the establishment of the Housing Commission of Victoria in early 1938 { Tibbits}. Many old houses in St Kilda and South Melbourne were being purchased by the Housing commission (now the Ministry of Housing) in the 1960s-70s towards the aim of so called slum clearance or urban renewal. In 1960 the first concrete high rise Commission flats were built at the Emerald Hill estate in South Melbourne. This row was a later acquisition under policies which included retention of houses and infill rather than wholesale clearance.

Thematic Context

Making suburbs

Recommendations

G Butler, Port Phillip Heritage Review, Version 3, 2001
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Longmire, A. 1989 `The Show Must Go On': 316-18 checked;
VPRO Municipal Rate Book (RB), VPRS 8816/ P1 North Ward;
G. Tibbits. 'The Enemy Within Our Gates'. in R. Howe, ed.' New Houses for Old', p.145;

City of Port Phillip Heritage Review

Place name:	House	Citation No:	
Other names:	-		**2389**

Address:	62 Octavia Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO6
Style:	Victorian	Graded as:	Significant
Constructed:	c.1862	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	New citation		

Significance

What is significant?

The house, constructed c.1862, at 62 Octavia Street, St Kilda is significant. It is a small timber cottage with a transverse gable roof, clad in slate at the front. It has a typical symmetrical façade with timber sash windows on either side of a front door. Notable features include the unusual scotia moulded weatherboards, and the timber verandah frame with chamfered posts and a simple timber fascia, which appears to be early or original to the house, while the cast iron brackets may be a later (c.1890s-1900) addition. There is at least one low brick chimney situated just behind the gable.

Non-original alterations and additions are not significant.

How is it significant?

The house at 62 Octavia Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

It is historically significant as one of the oldest houses in St Kilda and also demonstrates how Octavia Street contained modest working class housing in contrast to the grand houses and villas that characterised the surrounding streets. (Criterion A)

It is of architectural significance as a rare example of an early timber cottage built prior to 1870 of which few examples survive. The simple form of the cottage is typical, while the early weatherboards and verandah details are of note. (Criteria B & D)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan complied in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

The Kearney plan shows that Octavia Street, named in honour of Mr Browne, had been formed and already contained several houses. In contrast to the grand houses that would be built in the surrounding streets such as Charnwood Road and Crimea Street, Octavia Street contained modest workers cottages.

House, 62 Octavia Street

The exact date of the house at 62 Octavia Street is not known, but it appears to date from about 1862 or earlier. In that year the St Kilda Rate Books record that Miles Kinsella (variously spelt in some rate books as Kinsally and Ringally) was the occupier of a three-roomed wooden house in Octavia Street owned by John Kenny. Mr Kinsella, whose occupations included a farmer, dairyman, and cab proprietor, remained the occupier (and, from 1869, the owner) of the house until 1884. During that time, Cyrus Mason was the owner and occupier of an adjoining iron house (RB). Both of these houses are shown on the Vardy Plan of 1873 (see Figure 2) and the owners index accords with the rate books. Of note is that both houses are in a similar location to buildings shown on the 1855 Kearney Map (Figure 1).

Title records show that Cyrus Mason purchased this property in 1884 from James and Patrick Kenny (title records indicate they were related to John Kenny, who passed away in 1871) and from 1885 he is listed as the owner and occupier of this house (from this year the iron house is no longer listed).

In 1890 Mr. Mason was still the easternmost resident listed on the north side of Octavia Street (SM, RB). In 1891 he sold the property to Sarah Sundercombe and it appears that she constructed the adjoining house to the east (now no.64), which she sold in 1894. The balance of the land containing this house was subsequently sold in 1896 to John Dyer and he is likely to have constructed the house immediately to the west (now no.60). These houses are all shown on the MMBW Detail Plan No.1358 of 1898 (See Figure 3).

After this time the house was tenanted to various people. It was renumbered as no.62 in 1930 (SM).
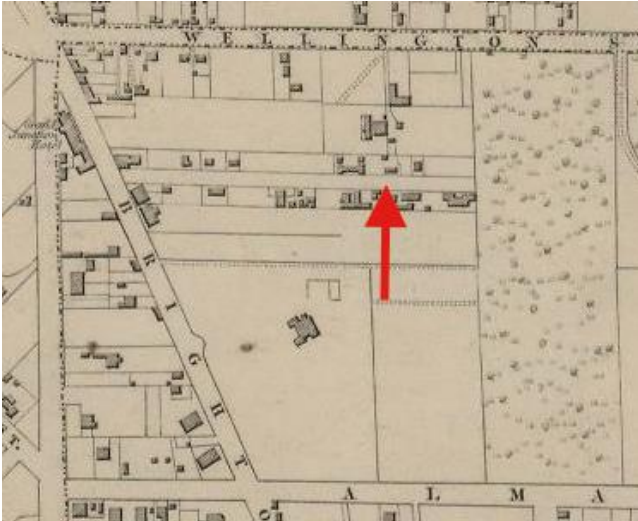
Figure 1 - Extract from Kearney Map (1855) with a building in approximate location of present house indicated
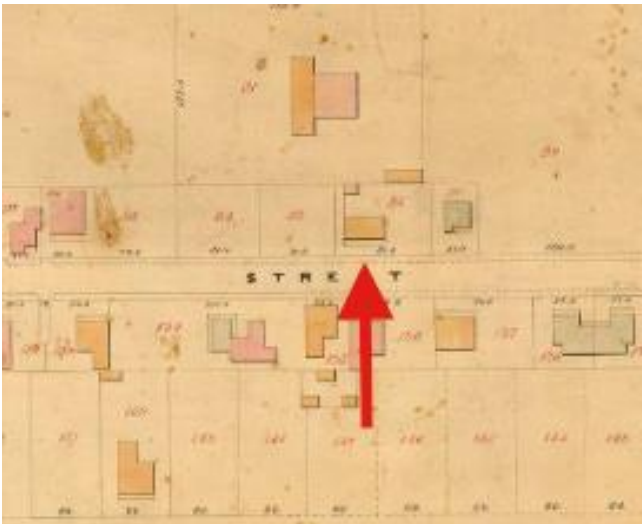

Figure 2 - Extract from Vardy Plan (1873) showing the timber house occupied by Mr Kinsella, while the iron house occupied by Mr Mason is to the immediate right
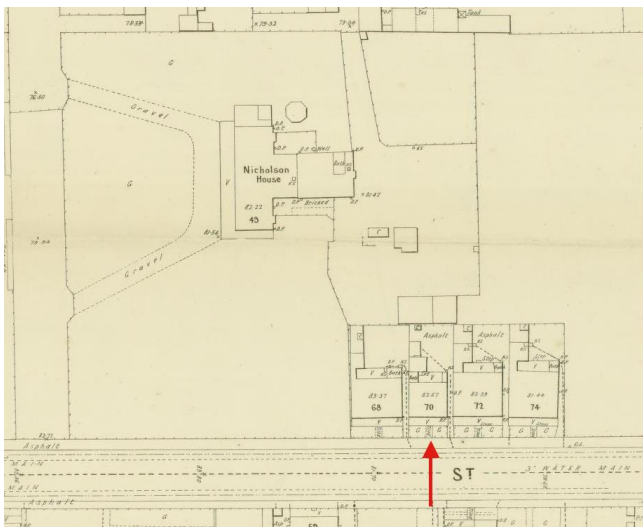

Figure 3 - Extract of MMBW Detail Plan No.1358 (1898) showing the house, then numbered 70

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Land Victoria (LV) Certificate of title Vol. 1578 Fol. 523, Vol. 1600 Fol. 968

Melbourne & Metropolitan Board of Works Plan No. 1358, dated 1898

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Electoral Rolls (Burgess Rolls) 1868-1880 viewed online [20 June 2016] at http://heritage.portphillip.vic.gov.au/Research_resources/Online_research_resources/Local_electoral_rolls#StKrolls

St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Westmore, Trevor, pers. comm., June 2018

Description

The house at 62 Octavia Street is a small timber cottage with a transverse gable roof, clad in slate at the front. It has a typical symmetrical façade with timber sash windows on either side of a front door. Notable features include the unusual scotia moulded weatherboards, and the timber verandah frame with chamfered posts and a simple timber fascia, which appears to be early or original to the house, while the cast iron brackets may be a later (c.1890s-1900) addition. There is at least one low brick chimney situated just behind the gable.

While the house is not completely intact, overall it has good integrity. The verandah roof has been altered (a paint shadow on the wall indicates the verandah roof was originally mitred and concave) and it no longer has its timber floor, and there are alterations and additions at the rear. The front timber picket fence, whilst not original, is sympathetic.

Comparative analysis

The simple small symmetrical cottage with a transverse gable roof was a common building type in the nineteenth century. Most of the surviving examples in Port Phillip date from the late nineteenth century and there are far fewer examples known to date from pre-1870. Comparable examples within St Kilda include 34 Young Street (1870, HO401) and 28 Vale Street (1865, HO273). The former is a timber example and is built right on the street, while the latter is of brick. Both have timber verandahs that, although not identical to 62 Octavia Street, are of similar design. Overall, 62 Octavia Street has comparable integrity to both of these houses.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in HO6 as a Significant place.

The reconstruction of a more sympathetic verandah roof on the basis of physical or other evidence is encouraged.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016
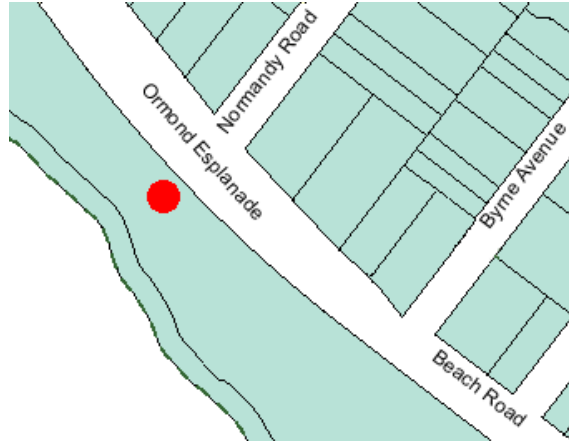
Other studies

-

Other images

City of Port Phillip Heritage Review

Identifier   Beach Kiosk

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 426

Address	Ormond Esplanade (at Normandy Road) ELWOOD	**Category**	Public
Constructed	1921?	**Designer**	unknown

Amendment   **C 54**

Comment   New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The beach kiosk is a small weatherboard structure on an octagonal plan, with hipped metal roof and a surrounding verandah. It was erected by the St Kilda Council, possibly in 1921.

How is it Significant?
The beach kiosk is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the beach kiosk is significant as the oldest surviving structure along Elwood Beach which, unlike the beaches at Port Melbourne, South Melbourne and St Kilda, did not begin to develop as a recreational facility the suburb became more settled (and accessible by public transport) in the 1910s. Possibly erected in 1921, the kiosk provides thus evidence of the earliest phase in the development of Elwood Beach as a popular recreational destination. Its ongoing operation as a refreshment kiosk right up to the present day also demonstrates a highly significant continuity of use.

Aesthetically, the kiosk is a fine and relatively intact example of a small Edwardian-style beach pavilion, of note for its distinctive octagonal form and fine decorative timberwork including turned finials and verandah with slatted frieze. One of a number of surviving pieces of early seaside recreation infrastructure along the City of Port Phillip foreshore, the kiosk remains as a prominent and distinctive element on the Elwood beach landscape.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The beach kiosk is a small weatherboard structure, octagonal in plan. It has a hipped roof of corrugated galvanised steel, with ogee profile guttering and a turned timber finial to the apex. The building is encircled by a verandah, with a skillion roof supported on stop-chamfered timber posts with curved timber brackets and a timber slat frieze (the latter now mostly concealed by advertising signage). The kiosk proper has three servery windows, with heavy timber sills, metal roller shutters (not original) and heavy metal bar grilles. Two of the windows have concrete steps, of relatively recent origin, to facilitate access by small children. A fourth wall has an entrance doorway, with a heavy timber threshold, plain architraves and a metal security door of recent origin.

History

During the nineteenth century, Elwood Beach scarcely developed as a recreational centre in the way that the adjacent beaches at St Kilda and Port Melbourne had done. By the late 1860s, the council had made some effort in planting trees and establishing a coastal promenade, but the coastline –particularly in the vicinity at Point Ormond – otherwise retained a somewhat salubrious reputation, retaining connotations with the quarantine station, manure depot and abattoirs. All three had ceased to exist by the turn of the century, followed in 1907 by the closure of the rifle butts along present-day Head Street.

In 1915, the St Kilda Council erected a refreshment kiosk on Point Ormond, to a design 'studiously made in conformity with the buildings already erected by the St Kilda Foreshore Committee'. This substantial timber building, a conspicuous element on the point for many years, has since been demolished. The only other kiosk to be erected along the Elwood foreshore was erected by the St Kilda council in 1921 to the design of H P Brady. This first appears in the Sands & McDougall Directory in 1921, with Mrs Margaret Olingue listed as its proprietor. The wife of a local bootmaker, Mrs Olingue (1878-1968) ran the kiosk for about fifteen years. It was thence occupied by Ernest Druce (c.1936-43), B & D Passioura (1940s) and P Grieg (1950s). From the late 1950s until at least the mid-1970s, the kiosk was apparently operated by A L Crichton, listed in directories as a confectioner.

Thematic Context

The small timber kiosk at Elwood can be compared with the numerous items of beach recreation infrastructure that developed along the foreshore at Port Melbourne, South Melbourne and St Kilda during the 1910s. Examples that have been previously identified in heritage studies include the octagonal bandstand at 70 Beach Street, Port Melbourne (1919), the series of gable-roofed timber beach shelters on Beaconsfield Parade, South Melbourne (c.1914), the former Pavilion Tea Rooms at 60 Jacka Boulevard, St Kilda (1916) and the St Kilda Pier Kiosk (1904) – the last, now no longer extant. The most pertinent comparison, however, can be drawn with a pair of previously unidentified timber kiosks on Jacka Boulevard, of unknown date but, on stylistic grounds, appear to be contemporaneous with the kiosk at Elwood. Virtually identical, these two structures (currently known as the Sunset Kiosk and the Boulevarde Ice Creamery Kiosk) are rectangular in plan, with stop-chamfered frames and diagonal boarding; they have distinctive bellcast roofs of corrugated galvanised steel and canted perimeter verandahs with stop-chamfered posts and slat friezes. While they are slightly larger than their polygonal counterpart in Elwood, and slightly more elaborate in their detailing, they are also somewhat less intact, having been altered and otherwise disfigured by wall- and roof-mounted advertising hoardings.

Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

J B Cooper, A History of St Kilda, 1851 to 1931, pp 233-34.

Sands & McDougall Directory, various.

Miles Lewis (ed) Australian Architectural Index. s v Elwood Park Kiosk.

Identifier   Community Centre/Beach House Cafe
Formerly   Elwood Bowling Club

Heritage Precinct Overlay None
Heritage Overlay(s) 427

Address	Ormond Esplanade ELWOOD	**Category**	Public
Constructed	1925	**Designer**	unknown

Amendment   C 54

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?

The former bowling club is a simple single-storey timber-framed and fibro-clad building with a gabled roof of corrugated steel. Founded in 1925, the club closed in the 1990s and the building was converted to a community centre and café. The enclosed grounds include a detached brick storeroom of similar date, although no trace now remains of the bowling greens themselves.

How is it Significant?
The former bowling club is of historical and aesthetic significance to the City of Port Phillip

Why is it Significant?
Historically, the former bowling club is one of the earliest remaining buildings along the Elwood foreshore. Erected in 1925, it provides evidence of the expansion of recreational facilities along the beach during the inter-war period, and is now the only survivor amongst the complex of early twentieth-century clubhouses that included the original premises of the angling club, lifesaving club and croquet club, all of which have since been replaced by post-war buildings. More broadly, the former bowling club is also of some interest as the only one in the municipality that is located along the foreshore and, indeed, one of only four bowling clubs thus sited along the entire east coast of Port Phillip Bay.

Aesthetically, the former bowling club is significant as a distinctive element in the foreshore landscape. Although slightly altered and generally of little architectural pretension, its simple form and detailing, including strapped fibro-cement cladding with weatherboard dado, is representative of its type and era.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The original bowling club is a single-storeyed timber-framed building on a rectangular plan, with a broad gabled roof of corrugated galvanised steel. The exterior walls are clad with weatherboard to window sill height, with strapped cement sheeting above. The principal façade, to Ormond Esplanade, has a central double doorway (sheltered by a non-original verandah) flanked by pairs of wide timber-framed fixed-sash windows, with louvred highlights. The exposed side elevation, to the north, has similar windows, another door, and, above, a louvred vent to the gable apex. The south end of the former clubhouse has been engulfed in a substantial single-storey addition, containing the cafe; part of this echoes the form and materials of the original building, culminating in an enclosed verandah-like dining area along the south and east walls, with retractable roof, continuous bays of timber-framed casement-sash windows, and a corner entrance.

North of the clubhouse is a detached weatherboard toilet block (of recent date) and a small red brick pavilion with terracotta-tiled gambrel roof, roughcast rendered banding, weatherboard infill, louvred vents and small square windows. Its original function is unknown, but it is at least contemporary with (if not earlier than) the main building

History

The Elwood Bowling Club was officially opened on Saturday, 3 October 1925, when the wife of the club president, Mrs F C Smith, threw the inaugural jack and the wife of the senior vice-president, Mrs A E Watson, threw the first bowl. The ceremony was also attended by the then Mayor, Councillor Cummings, who 'wished the club success in the ensuing season'. The new premises was one of a large number of bowling clubs whose official openings were reported in September and October of 1925, including those at Armadale, Ascot Vale, Brunswick, Camberwell, Carlton, Carrum, Collingwood, Elsternwick, Glen Iris, Ivanhoe, Kew, Middle Park, Moonee Ponds, Murrumbeena, North Fitzroy, Northcote, Sandringham, Sunshine and Thornbury.

A site plan in the Health Department's Public Building files shows that the bowling club at Elwood occupied an allotment 189 feet (57 metres) by 184 feet (56 metres), with its timber-framed clubhouse set back 142 feet (43 metres) from Ormond Esplanade. This building, 65 feet (20 metres) by 44 feet (13 metres) in plan, contained a large clubroom with an adjacent billiard/card room, and associated facilities (office, kitchen and lavatories) along the seaward side.

The bowling club ceased in c.1991, and the former premises was subsequently converted into a council-operated community centre and café. The enclosed open space between the former clubhouse and the road, originally the bowling greens, became a children's playground.

Thematic Context

There are five lawn bowling clubs within what is now the City of Port Phillip; all are located in or beside public parks, although the former club in Elwood is the only one along the foreshore. The other clubs in the municipality are of greater vintage: St Kilda (founded 1865), Albert Park (founded 1873) and Middle Park (founded 1903). However, their built fabric varies; the clubhouse at St Kilda, for examples, includes a portion dating back to 1876 (in fact the oldest purpose-built bowling club building in Australia) and another portion added in 1927. The present Albert Park clubhouse, located within St Vincent's Gardens, dates from as recently as 1958.

The example at Elwood must be seen in the context of the small cluster of sporting club premises that developed along the foreshore in the inter-war period: the lifesaving club (1921), the sailing club (1924), the croquet club (c.1937) and the angling club (c.1939). All of the original buildings, however, were replaced in the post-war era. Ironically, all of these clubs still remain in operation while the bowling club, which does not, is the only one that retains its original pre-war building.

Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Bowls', Argus, 6 October 1925, p 6.

Public Building File No 9976, Health Department files, VPRS 7882/P1. PRO

Identifier   Elwood Surf Lifesaving Club

Formerly   Elwood Beach Pavillion; Conabere Pavillion

Heritage Precinct Overlay None
Heritage Overlay(s) 428

Address	Ormond Esplanade ELWOOD	**Category**	Public
Constructed	1971	**Designer**	Don Hendry Fulton

Amendment **C 54**

Comment   New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The Elwood Surf Lifesaving Club is a distinctive single-storeyed concrete block building designed in a stark and rugged Brutalist style by architect Don Hendry Fulton. Erected in 1971 on the site of a pre-war bathing pavilion, the building serves as a bathing pavilion, the premises of the local lifesaving club (established 1913) and, from 1976, the State Disaster Headquarters for all marine emergencies on Port Phillip Bay.

How is it Significant?
The Elwood Surf Lifesaving Club is of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the Elwood Surf Lifesaving Club is a fine and intact example of the so-called Brutalist style of the early 1970s, characterised by rugged and angular form, stark concrete blockwork and battered mass walls. Its unusual form, surface treatment, detailing and starkness make it a particularly distinctive element along the water's edge. It is also the most aesthetically distinguished of the five post-war lifesaving clubs along the City of Port Phillip foreshore.Architecturally, the building is a fine, intact and particularly accessible example of the work of Don Hendry Fulton, a notable architect of the 1950s and '60s whose expansive practice included Olympic games infrastructure in Melbourne, a number of award-winning houses and other buildings in the suburbs and regional Victoria, and town planning projects in outback Australia.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The Elwood pavilion is a highly distinctive concrete block building in the stark Brutalist style. Occupying an elongated footprint along the foreshore, it comprises a row of three of gambrel-roofed volumes, linked by flat-roofed wings, with a battered base. The distinctive pavilion roofs comprise a central sawtooth element, clad in unpainted timber boards, which rises above a gently sloping hipped metal tray deck, with broad overhanging eaves. The roof of the north pavilion is raised up above the concrete block walls on a fully-glazed mezzanine level, which serves as the observation deck for the lifesaving club. This pavilion has roller shutters on the north side, but is otherwise windowless; the other two pavilions have vertical strip windows with metal-framed fixed sashes, and there are small square windows, similarly detailed, to the linking wings. Along the foreshore (west) side, the battered base incorporates several flights of steps. On the street (east) side, the main entrance is marked by a trabeated rendered portico.

History

Founded in 1913, the Elwood Lifesaving Club was originally based in Head Street, in a triple-fronted timber building with a central lounge flanked by dressing rooms. This was remodelled several times, including alterations in 1950 when the lounge roof was rebuilt and new toilets added. New premises were built in 1971 on the site of a sea bathing pavilion, one of three structures built by the City of St Kilda in 1928. The new Elwood Beach Pavilion, as it was known, was designed by Don Hendry Fulton. It became one of the best equipped surf lifesaving facilities in Australia; in 1976, it became the State Disaster Headquarters for all marine emergencies on Port Phillip Bay, obtaining its own water ambulance, and a control room equipped with radar and Telex facilities. More recently, the building was renamed in honour of Jack Conabere, who was a member of the lifesaving club from 1932, and its president from 1952 to 1982.

The architect, Don Hendry Fulton, completed his studies at Melbourne University in 1950 and later took a M Arch at the University of California at Berkeley. He became a highly-regarded residential architect in the 1950s, designing a house at Kew that was one of ten 'Houses of Outstanding Merit' selected by Architecture & Arts magazine in 1956. Fulton is best known, however, as the planner of outback mining towns such as Mary Kathleen and Weipa, also in the 1950s, and as the designer of the BP oil refinery administration building at Crib Point, which won an RAIA award in 1966. Within the City of Port Phillip, he was responsible for a distinctive cluster of mushroom-like concrete beach shelters on the Lower Esplanade at St Kilda (1967).

Thematic Context

Lifesaving clubs in what is now the City of Port Phillip were mostly formed in the 1910s, but none still occupy their original buildings. One, the Esplanade LSC, was demolished in the 1950s for the erection of the St Kilda Marina. Three others now occupy two-storey buildings of little architectural merit, dating from the 1950s and '60s,: South Melbourne (red brick), Middle Park (bluestone and concrete brick) and St Kilda (brick and cement sheet). The Victorian headquarters of the Surf Lifesaving Association of Australia, also on the St Kilda foreshore, is more architecturally distinguished, but in a retardataire Moderne style that was out of fashion when it built. The Port Melbourne Life Saving Clubhouse is of even more recent origin.

Aesthetically, the Elwood Pavilion is comparable to a small number of Brutalist buildings in the former City of St Kilda. Some flats at 2 Crimea Street (c.1970) are different in form but similar in their stark, windowless concrete surfaces and battered walls. The St Kilda Library at 150 Carlisle Street (1969-73) is the municipality's finest example of the style, designed by leading practitioner Dr Enrico Taglietti. The Elwood Pavilion is also similar to the nearby soccer pavilion, off Head Street, designed by architects Young, Lehman & Co. Another stark, windowless concrete block building of rugged form (a truncated triangle with corner porches and steep roof), it is, however, much later in date (built 1980) and thus falls outside the heyday of Brutalism in the early 1970s.
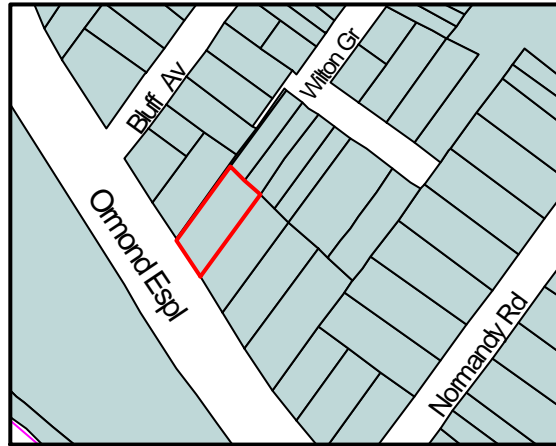
Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Anne Longmire. St Kilda: The Show Goes On, p 285

City of Port Phillip Heritage Review

Identifier   "Beaufort"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 13-15 Ormond Esplanade ST. KILDA	**Category** Residential:apartment
Constructed 1920's	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Beaufort is a notable block of flats featuring an unusual bridged section over its central driveway. The driveway leads on to a courtyard formed by a rear wing of the flats. It is significant as an intriguingly complex example of an eclectic, Mediterranean style block. Its architecture is largely intact and is now painted an exotic post-modern pastel polychrome.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown
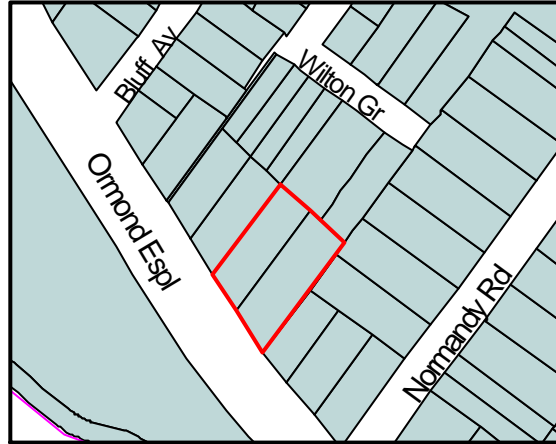
Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 19-21 Ormond Esplanade ST. KILDA	**Category** Residential:apartment
Constructed late 1920s	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The single block at No 19 and the two blocks at No 21 form a strong and coherent group of two storey flats which are sited to maximise their sweeping views of the bay. As such, they are important elements in the Ormond Esplanade streetscape, expressing clearly the bayside character of its architecture. Apart from the handsome arched tapestry brick porch of the rear flats at No 21, their styling is quite simple and their impact comes mainly from their grouping. The unusual relationship of the three blocks is well resolved in their communal landscaping. Their rendered brick front fences are intact, as are the low brick fences that quaintly form the boundaries between the driveway and their gardens.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

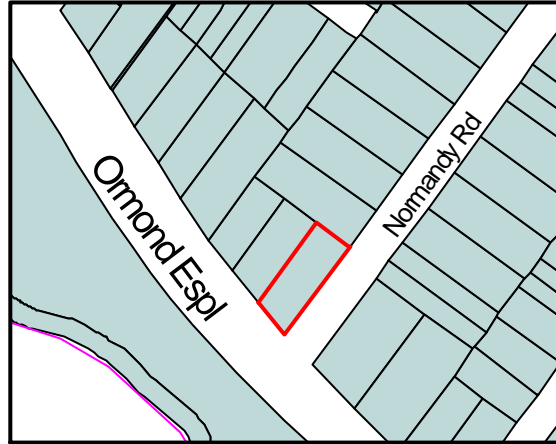**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Yarramundi"

Formerly unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	27 Ormond Esplanade ST. KILDA	**Category**	Residential:detached
Constructed	1921	**Designer**	M Sherlock

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large, complex, intact attic villa featuring a spectacular first floor balcony overlooking the Bay. Its exuberant design is the essence of Melbourne's inter-war bayside architecture, and the best on the Ormond Esplanade. It is the most prominent of a number of important and idiosyncratic works by the designer/builder, M Sherlock.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Two storey residence
Builder: M. Sherlock
Original owner: T.M. Davie

`Yarramundi' is a spectacular attic villa situated on the Ormond Esplanade with commanding views of Port Phillip Bay. It was designed and built for Dr T M Davie by M Sherlock in 1921. Of all the builders of St Kilda through the 1920s, Sherlock was the pre-eminent stylist. His houses are characterised by a profusion of bay windows, porches, balconies and attic dormers, executed in an exuberant eclecticism combining Arts and Crafts, Classical, and Californian Bungalow influences. "Yarramundi" is the most impressive, due mainly to its massively buttressed porch and the spectacular doric columned balcony above. Plans show it as a large family house of six bedrooms and two maids' rooms. The ground floor features the spacious porch, entrance hall and stair hall, with double doors opening into the living and dining rooms. A small office is entered through a side porch on Normandy Rd. The main room upstairs is a large billiard room which opens onto the balcony. Externally little seems to have been changed from the drawings submitted to Council for approval; the glazing to the windward side of the balcony (necessitating the removal of two pairs of columns), the only notable

exception. The eaves of the terra cotta tiled roofs feature exposed rafter ends as a ubiquitous motif, and the strutted gables are another of Sherlock's favourite devices. The gable ends and the bulkheads over the bay windows are all shingled. A small amount of ornamental exposed brick trim can still be seen, but it is hard to know how much has been lost to repainting. The current overall brilliant white, though not the original colour scheme, seems most appropriate to its maritime setting. Also intact (and white) is the elaborate brick and render fence that stretches down Normandy Rd and along the Esplanade. Its timber gate is a gem of individualistic design. The same can be said of the building itself, and the body of Sherlock's work as a whole. In "Yarramundi" he produced the most important building on the Ormond Esplanade, one that sets the scene of the seaside, bayview architecture of St Kilda.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 4540.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   Fontainebleau Reception Rooms
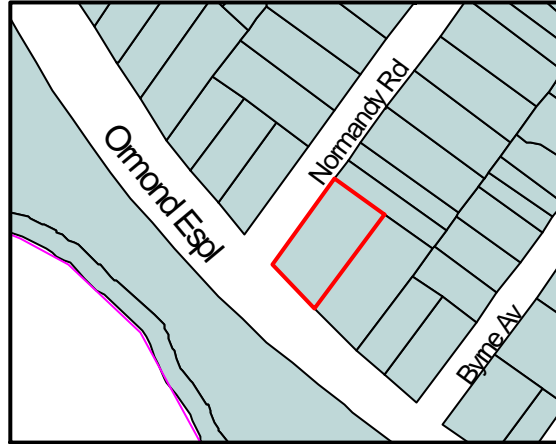
Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	31 Ormond Esplanade ST. KILDA	**Category**	Residential:detached
Constructed	1928	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A low slung 1920s villa notable for its excellent pergolas and port cochere. Their powerful masonry piers and heavy timber work are picked up in the original front fence. For many years from the 1950s it was run as the Fontainebleau Reception Rooms.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Californian
One storey residence
Builder: G. Seddon
Original owner: J. Lang

History

see Description

Thematic Context

unknown

Recommendations

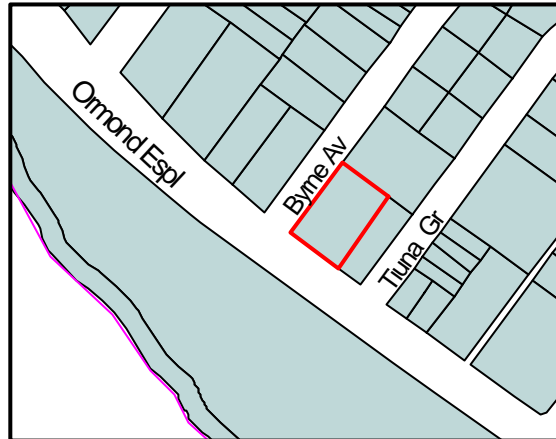A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 7185 issued 29/5/28. Permit No U2758 issued 29/5/56 for sign and alterations for Fontainebleau Receptions.

Identifier "Ballater"

Formerly unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 39 Ormond Esplanade
ST. KILDA

Constructed 1926

Category Residential:detached

Designer Blackett and Foster

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

`Ballater' is a stately residence by the architects Blackett and Forster who were renowned for their refined Georgian Revival style buildings. `Ballaters' Mediterranean styling exhibits a similar level of finesse and proportion. The house has lost a little of its character with the removal of its windows shutters, but the front portico section in particular remains one of the most refined passages of 1920s architecture to be found in St Kilda.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey residence
Builder: W.M. Kelly Pty Ltd
Original owner: A. Atherton

History

see Description

Thematic Context
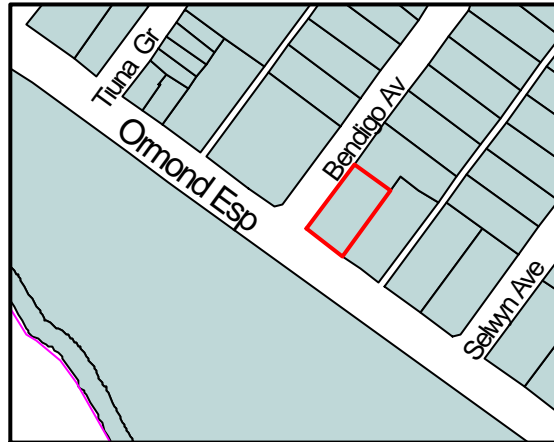
unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 6549 issued 31/8/26.

Identifier   "Surf Side"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO353

Address	46 Ormond Esplanade ST. KILDA	**Category**	Residential:apartment
Constructed	1960's	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

One of St Kilda's more interesting blocks of 1960s flats, Surf Side features striking usage of contrasting brick and concrete blockwork and stepped planning with wide window bays and balconies to maximise the views across to Elwood Beach.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular Functionalist
Three storey walk-up flats
Builder: C.& C. Attard
Original owner: C.& C. Attard

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 2825-6 issued 23/7/63.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 424

Address	51 Ormond Esplanade ST KILDA	**Category**	Residential:apartment
Constructed	1939	**Designer**	J.H. Esmond Dorney

Amendment   **C 54**

Comment   Updated citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
51 Ormond Esplanade is a three-storeyed flat-roofed rendered brick apartment building in the inter-war Functionalist style, characterised by a stark and volumetric form with fin-like brick elements, ribbon windows, and corner windows. The flats were designed in 1939 by noted local architect J H Esmond Dorney as a speculative project for his mother, Mrs M L Dorney.

How is it Significant?
The flats are of aesthetic and architectural significance to the City of Port Phillip

Why is it Significant?
Aesthetically, the flats are significant as a fine, relatively intact and somewhat unusual example of a large apartment block in the inter-war Functionalist style, characterised by flat roof, steel-framed corner windows, ribbon windows and a vertical emphasis. Its stark and volumetric composition is comparable to several other blocks of flats in the municipality (mostly in St Kilda), but, although slightly altered, it stands out for its unusually bold composition and austere rendered walls (rather than the more typical face brick).

Architecturally, the former St Kiernan's Flats are significant as one of the best examples in Elwood of the work of J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992   Andrew Ward, City of Port Phillip Heritage Review, 1998

Description

51 Ormond Esplanade comprises six flats within a stark and volumetric flat-roofed rendered brick Functionalist-style building. The triple-fronted façade, balanced but not symmetrical, has a central projecting three-storey portion, flanked by narrower wings, three and four storeys high, with disparate setbacks. The central portion is articulated by an orange brick chimney, forming a dominant vertical element, while the adjacent entry wing has a similar but narrower fin-like pier. Both have horizontal bays of steel-framed windows alongside, the former wrapping around the corner. The north wing has a vertical ribbon window to the stairwell, and two short horizontal ribbon windows at the fourth floor. The front door, shaded by a concrete slab sunhood, is set into an orange brick dado, which returns along the side of the projecting central wing and then further forward, forming a low wing wall. The partly-concealed south wing is more conventional in detail, with standard timber-framed double-hung sash windows.

History

see Description

Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style that was popular in the second half of the 1930s. While the idiom was characterised by a concern for pure expression of function, and a common vocabulary such as flat roofs and ribbon windows, there was still a degree of variety in local manifestations: at one end of the spectrum were those buildings (often in face brick) realised as stark volumes, and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament such as fluting, stringcourses and capping.

The St Kiernan's Flats are an example of the former. The best examples in the municipality are those by the highly-regarded firm of Mewton & Grounds: Woy Woy at 77 Marine Parade, Elwood (1936) in rendered brick, and Bellaire at 3 Cowderoy Street, St Kilda (1936) in face brick. Another fine example in face brick is Park Court flats at 473 St Kilda Street, Elwood, by equally celebrated architects Seabrook & Fildes (1938). Lesser examples in St Kilda, by as yet unknown designers, include Burnett Lodge, 9-13 Burnett Street (c.1940), Mereen flats, 40 Burnett Street (c.1940), and High Royd flats, 36 Robe Street (1930s). All of these, however, are relatively compact, stark buildings of face brick; St Kiernan's stands out amongst them with its particularly broad façade, its dominant vertical fin-like elements, and its smooth rendered walls.

Recommendations
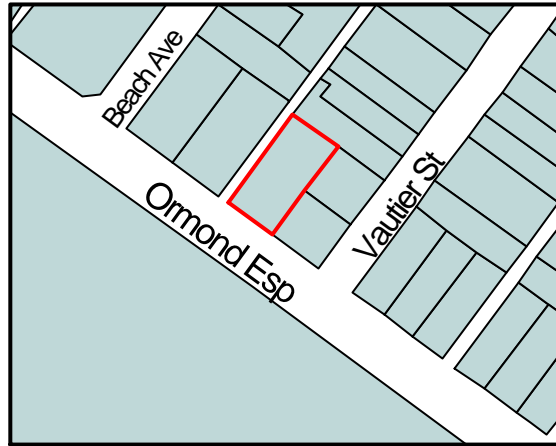
Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory, various.

City of St Kilda Building Permit No 10,942, dated 15 December 1941 [alterations]

Identifier   "Mabrouka"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 67 Ormond Esplanade ST. KILDA	**Category** Residential:detached
Constructed 1924	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Mabrouka is a large interestingly designed and detailed 1920s residence which, apart from a coat of blue paint to its rough cast walls, appears to be very intact. Its most prominent feature is an extraordinary first floor section that is perched on doric style columns above its large curved porch to capture the views of the Bay. The front fence with its bold forms is also intact, including an original trellised section.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Two storey residence
Builder: S. Collins
Original owner: S. Collins

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

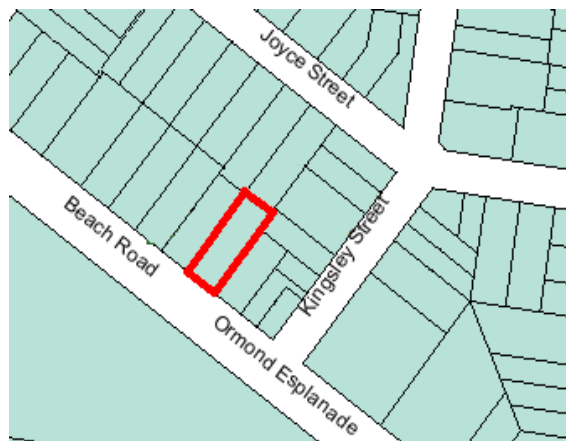Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 425

Address	123 Ormond Esplanade ELWOOD	**Category**	Residential:detached
Constructed	1927	**Designer**	unknown

Amendment   **C 54**

Comment   New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The house at 123 Ormond Esplanade is a single-storey roughcast-rendered brick house in a highly unusual and distinctive Mexican hacienda style, with round arched doorways and faux projecting timber roof beams. It has a second storey addition, set well back to form a roof terrace, with a fully-glazed façade. The house was erected c.1927 for William Bleazby, a commercial traveller, whose family remained living there for almost forty years.

How is it Significant?
The house is of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the house is significant as a rare and relatively intact example of an inter-war house reminiscent of a traditional Mexican hacienda, related stylistically to the far more common Spanish Mission style that became ubiquitous in many parts of Melbourne (most notably the seaside suburbs) in the 1920s. With its volumetric composition, stark mass walling, plain archways and unusual projecting timber beams, the house stands out amongst the countless more ornate and embellished Spanish Mission houses and flats that otherwise proliferated in Elwood and St Kilda during that time. The second storey addition, although designed in a contrasting Functionalist style, is set well back and does substantially detract from the highly unusual aesthetic qualities of the original house.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 123 Ormond Esplanade was originally a single-storey brick inter-war house, which has been altered by a second storey addition, apparently in the post-war period. The original portion is a roughcast-rendered, flat-roofed villa in an unusual Spanish Mission style, reminiscent of a hacienda. Its double-fronted façade comprises a projecting porch to the left, with round-arched entry and side window, and a wide arched doorway within, with a pair of timber doors. Alongside is a pair of rectangular windows with multi-paned timber-framed double-hung sashes and splayed sills. The parapet line is delineated by a row of projecting timber members, intended to evoke roof beams. The side elevation has a separate entrance, set back in a recessed porch. The skillion-roofed first floor addition, set back to form a roof terrace, has a fully glazed street façade, with full-height windows and glazed doors. The side elevation, roughcast rendered to match the original house, has rectangular windows with metal framed sliding windows.

The driveway is marked by single roughcast rendered gatepost; a matching brick fence along the property line has been demolished relatively recently.

History

This house was evidently erected during 1927, as it first appears in the Sands & McDougall Directory in 1928. It was originally occupied by William Charles Noble Bleazby, described in electoral rolls as a commercial traveller, and his wife, Marie. Bleazby occupied the house until his relatively early death in 1945 at the age of sixty, whereupon his widow, Marie, remained there until her own death in 1964.

Thematic Context

While there are a considerable number of houses in Elwood (and in St Kilda) in the Spanish Mission style, these are invariably in the more ornate manifestation of that idiom, characterised by hipped rooves of Cordoba tiles, solomonic (barley-twist) columns, shaped parapets and corbels, arcaded loggias, and the use of decorative wrought iron and ceramic tiling. The house at 123 Ormond Esplanade demonstrates a more understated interpretation of the style, evocative of a traditional Mexican hacienda. This is most evident in its cubic form, stark mass walling, plain arched openings, and projecting timber roof beams. This is much less common, not only in Elwood and St Kilda but also in Melbourne's inter-war suburbs in general.

There are a few houses in East St Kilda, located at 151 Alma Road and 14 Mooltan Street, that are somewhat similar in their use of round arches and the unusual projecting roof beams, but these are otherwise more embellished than the particularly stark example at Elwood. As such, both should be considered as simplified versions of the conventional Spanish Mission idiom, rather than the extremely atypical and distinctive Mexican hacienda style that is exhibited at 123 Ormond Esplanade.
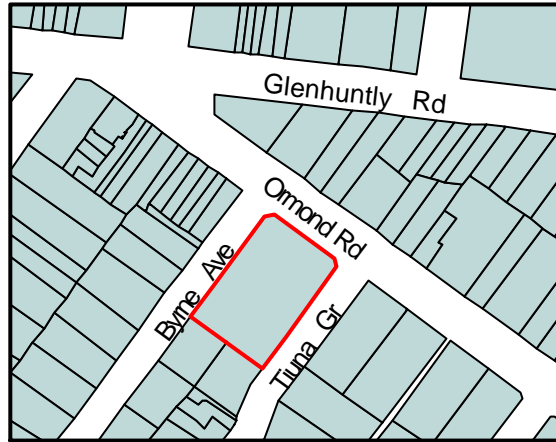
Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory, various.

Identifier   St Bede's Church of England

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	Cnr. Ormond Rd and Byrne Ave ELWOOD	**Category**	Church
Constructed	1916	**Designer**	North and Williams

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

St. Bede's church is the oldest church in Elwood and its construction reflects the intense period of building in Elwood at this time which created a new suburb. It was built as the church hall with the intention that a church would be built adjacent on the corner of Tiuna Grove.

The original building comprised the present church, but not its porch or the vestries and schoolroom at the rear. North and Williams were the Architects, James Brown the builder and the total cost was £924-14-6. Construction took place in the second half of 1916. Features of the building are the trusses, terracotta external window heads, the quoins internally and the diagonal piers.

The vicarage at number 2 Tiuna Grove was built at the end of 1917/early 1918 to the design of R.M. King. The estimated cost was £1,140, actual cost, £1,108 and the builder A.J. Bell.

A.J. Bell also built the schoolroom at the rear of the church early in 1918 at an estimated cost of £370, including lavatories along Byrne Avenue.

Vestries and guild room were added in front of the schoolroom in the latter half of 1921. E.M. Cooper was the contractor. By that time apparently the porch had been added to the church.
The last major structural changes to the building were in 1929 when the original vestries within the main body of the church were removed, an organ recess added along with a new front to the building on Byrne Avenue, matching the detailing of the main porch. H.V. Frew was the Architect for these works.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Church hall and Kindergarten
Builder: Cooper E H (1921)
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
S t K C C permit No 4666 for 1921 alterations

 BIBLIOGRAPHY

City of St. Kilda building permit records - Appendix

1. No. 2964 granted 16/6/1916, church building, Architects North and Williams, builder James Brown.
2. No. 3431 granted 11/10/1917, vicarage, Architect R.M. King, contractor A.J.Bell.
3 No.3518 granted 8/2/1918, schoolroom, builder A.J. Bell.
4. No. 4666 granted 3/12/1921, guild room, vestry additions, contractor E.H. Cooper.
5. No. 7618 granted 29/10/1929, various alterations, Architect H.V. Frew.

Author not known, "St. Bede 's Church, Elwood 1916-1984", unpublished, 1984, pp. 7,8 - Appendix.

Identifier   The Alderley

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	1-13 Ormond Rd ELWOOD	**Category**	Commercial: residential
Constructed	1920-1921	**Designer**	Nahum Barnet

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

With its twin turreted, wedge shaped form dominating the Glenhuntly and Ormond Road intersection, `The Alderley' is of greatest significance as Elwood's most prominent and successful commercial streetscape element. It is also significant as a relatively large scale, innovative mixed use suburban development of the early 1920s. Its well articulated Arts and Crafts design is by the prominent architect Nahum Barnet. Most of its architectural features, including almost all of its shopfronts, are intact. Recent repainting and redevelopment of the streetscape around it, though of reasonably thoughtful design, detract from the building's original character.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

This building is a key corner element in the Elwood Junction conservation area, something of a local landmark and of interest architecturally. The design of the building, with oriel window turrets at each corner and the arcaded first floor facing Ormond Road makes it distinctive in the intersection, surrounded also by the Post Office, State Bank and the distant tower of St Columbia's church. The shopfronts are almost totally intact. The building has been unsympathetically painted.
Architect Nahum Barnet designed this building for Mr Bailey and it was built at the end of 1920, construction probably extending into 1921. The design is rather conservative for its time of construction.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Federation Freestyle
Two storey shops, surgery and dwellings
Builder: V.G. Fair
Original owner: H.E. Bailey

`The Alderley' was designed by the prominent architect Nahum Barnet as "business premises" comprising seven shops, a pharmacy and dispensary, and upstairs, a surgery suite and three two-bedroom flats. Its narrow V-shaped block at the intersection of Glenhuntly and Ormond Roads is one of the most prominent commercial sites in the City. With its two corner turrets facing the intersection, it is probably the most widely recognized architectural landmark in the Elwood area. Built in 1920-1921, it was the first of the major corner buidings of Elwood Junction, to be followed shortly by the State Bank (1922), the Maison de Luxe dance hall (1922, now demolished), the Post Office (1925) and St Columba's Church (1929). As such, it is a key element in Elwood's civic identity. The building's principal facade is its smallest, facing the junction. Its longest facade, comprised of shopfronts and rhythmic balcony openings above, stretches down Ormond Rd, forming, with the shops opposite, the major part of the "Elwood Village" shopping area. The facade continues for only some of the way along Glenhuntly Rd before breaking back to form a service yard at the rear of the shops. Apart from the corner turrets, the first floor facades are in a fairly simple Arts and Crafts style. The major window and balcony openings are slightly arched at the top, the balcony fronts curve out between intervening brick piers, and all elements are tied together with string course mouldings. The more elaborate turrets are formed above octagonal oriel window bays. Their upper panels are decorated with oval framed insets and each is topped with a bell-shaped cupola, a characteristic "landmark" device frequently found in St Kilda. The building's hipped roof is of Marseilles tiles and includes a number of skylights to light the flats and surgery. Beneath the awnings, the ground floor shopfronts feature the plate glass display windows, copper-clad beading and moulding, and leadlight upper panels typical of the shopfitting of the time. The design of the copper framing and leadlighting varies between shops; some, such as that at No.13, is particularly fine. Overall, the internal planning and general exterior styling is not especially remarkable. Nahum Barnet rose to prominence through his designs for some of Melbourne's best early 20th Century buildings, among them the Melbourne Synagogue in Toorak Rd and the former Metro Theatre at 171 Collins St. `The Alderley' is not of that class, and appears rather old-fashioned for the time it was built, but as a well sited and conceived `urban element' it is of great merit. Its success lies in Barnet's ability to exploit the site for its urban design potential, orchestrating its junction facade as a landmark and focusing its impact with the twin turrets. As the first of the ring of important buildings around the intersection, it showed imagination and vision for how the junction might develop, and its presence was no doubt a potent generating factor. Over the years it has undergone a series of superficial changes. Its current colour scheme appears to be a recent attempt to restore a more "historical" feel to it. Though pleasant enough, it is stylistically incorrect for the period of the building and does not reflect the relationship between colour, materials and forms that would have originally existed. The balconies above Ormond Rd have been glazed in and various internal alterations have been made to the shops, the dipensary room of the former pharmacy having been removed in one case. All the shopfronts are remarkably well preserved. As well as the leadlighting and the copper window framing, the timber doors with their brass fittings, the tiled thresholds and the marble doorsills are all largely intact. Only the wall tiling has been substatially changed, in some places extremely unsympathetically. The new streetscaping at the front of the corner shops has increased the perception of civic space without enhancing the character of the building.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

`

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
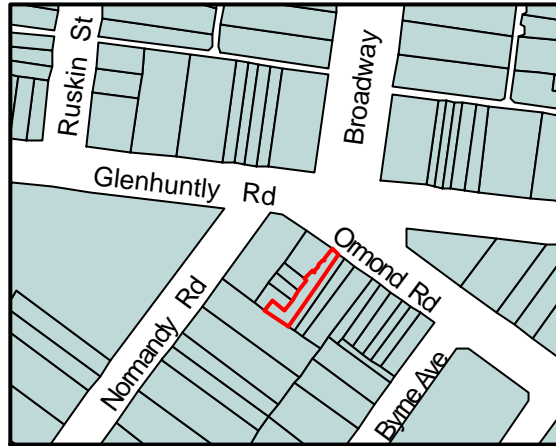
References

NOTES
St K C C permit No 4319 issued 21/9/20.

BIBLIOGRAPHY

City of St Kilda building permit records, no. 4319 granted 21/9/1920 includes working drawings.

Identifier   State Bank

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address   6 Ormond Rd
ELWOOD

Constructed 1922

Category   Commercial: residential

Designer   Sydney Smith and Ogg and Serpell

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
State Bank (previously State Savings Bank) is one of the best examples of a bank constructed during this period and is a key element in a precinct of local significance. Banks built during the First World War and the 1920's are usually in a heavy banded classicism style and this building epitomises the work of one of the two leading exponents, Architects Sydney Smith, Ogg and Serpell(2). The shopping centre at the intersection of Ormond and Glenhuntly Roads forms the heart of Elwood and has, as does the suburb generally, a building stock largely built in the first decades of this century. The State Bank is a key element in this shopping centre precinct.
EXTENT OF SIGNIFICANCE
Facade and rendered front section is of prime significance; the original fabric of the remainder is of secondary importance.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Part of a precinct containing shops, post office and St. Columba's Church.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Free Classical
Two storey bank with dwelling
Builder: C.V. Pittard
Original owner: State Savings Bank of Victoria

(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

BUILDER/ ARTISANS
G,.F. Pittard(1) builder.
LATER OCCUPANTS
In continuing use.
LATER ADDITIONS/ ALTERATIONS
Banking chamber has been gutted several times, the most recent rebuilding having just been completed.
Recent bottle glass has been fitted in the residence and the interior variously redecorated. Both sections are
now quite separate.
DESCRIPTION
The Elwood State Bank is a two storied building, constructed in brick with a terracotta tile roof. The front
section housing the banking chamber is rendered, contrasting with the face brickwork of the residential
section behind. The facade is essentially symmetrical with two 'wings' on either side of the central section with
recessed first floor balcony. Features of the facade are the heavy bands, cornice parapet and squat columns.
There is a projecting balcony over the front door at one end of the facade. In contrast the side walls of the
front section are flat, whilst the rear section has picturesque elements such as the side gable on brackets.
CONDITION
Good.
ORIGINAL USE
State Savings Bank.
PRESENT USE
Continuing use.
OTHER
Residence has been physically divided from the bank proper and rented out.
(David Bick, St. Kilda Conservation Study, 1985)

History

The State Bank was constructed in 1922 to the design of Architects Sydney Smith, Ogg and Serpell. The
builder was G.F. Pittard.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 4799 issued 20/4/22.

OTHER EVALUATIONS
Bruce Trethowan in "A Study of Banks In Victoria" for the (then) Historic Buildings Preservation Council -
Designated List (recommended for addition to the Historic Buildings Register).

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 4799 granted 20/ /1922, includes
   working drawings - Appendix.

2. Bruce Trethowan, "A Study of Banks in Victoria 1851-1939", for the Historic Buildings
   Preservation Council, Melbourne, 1976, p.61, photo p.63

City of Port Phillip Heritage Review

Identifier   Flats and Shops

Formerly   unknown
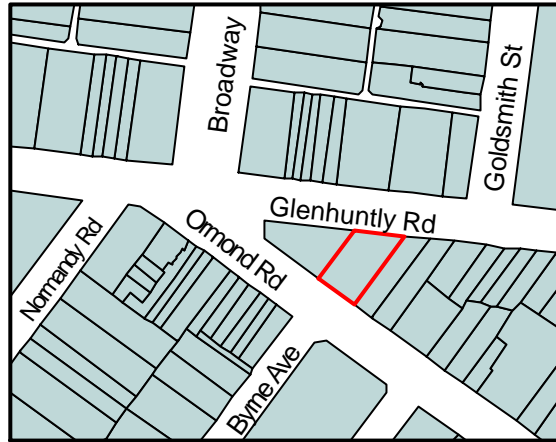
Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	15-21 Ormond Rd ELWOOD	**Category**	Commercial: residential
Constructed	1919-1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An interesting complex of single storey shops built in front of two storey flats. For further citation see 40-42 Glenhuntly Road.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Two storey flats, one storey shops

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Forms part of Ormond Mansions complex 40-42 Glenhuntly Rd. May be by same architect as 13 Glenhuntly Rd.

Identifier   Flats

Formerly   unknown
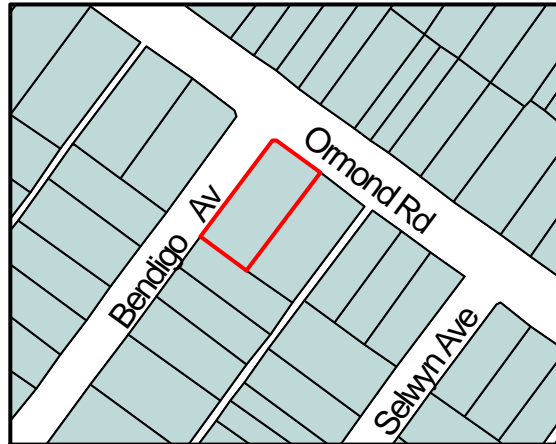
Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	38 Ormond Rd ELWOOD	**Category** Residential:apartment
Constructed	late 1930s	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A very good quality block of 1930s flats whose picturesque stepped-back form looms impressively over its corner garden. Its wide boxed eaves give it a stylish, Prairie School character.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Deco, Functionalist
Two storey flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES

St K C C permit issued 2/3/39 for extension to bedrooms by R M & M H King, architects.(No 10207?). Permit No. 10046 issued 16/8/38 for earlier alterations. Stylistically this building appears to have possibly been designed by J.H. Esmond Dorney, though no documentary evidence to that effect has been found.

City of Port Phillip Heritage Review

Address:	**71 Ormond Road, Elwood**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO220
Style:	**Interwar Old English**	Graded as: Significant
Constructed:	**1933**	Victorian Heritage Register: No
Designer:	**J.H. Esmond Dorney**	
Amendment:	**C29, C161port Part 2**	
Comment:	**Revised citation**	

Significance

What is significant?

Surrey Court flats, designed by J.H. Esmond Dorney and constructed in 1933, at 71 Ormond Road, Elwood are significant. This is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides. Notable features include the half-timbered first floor gabled sections above the arched carriageways, the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. There are several chimneys either face brick or painted. The landscaping, which so enhances the building's architecture with its neatly clipped privet hedges in the courtyard and behind the low brick front fence, also contributes to the significance of the place.

How is it significant?

Surrey Court flats at 71 Ormond Road, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Surrey Court is significant as a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in Port Phillip. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Higher density living in St Kilda & Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl

with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas (PPHR, Vol. 1, pp.34-5).

Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles the defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. 1, pp.34-5).

Surrey Court Flats

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

The electric tram along Ormond Road encouraged development along its length, and there was a flurry of building in the decade from 1915 to 1925 and by the late 1920s most of the street was developed. After a pause in development during the Great Depression of the early 1930s the remaining sites were built on. One of these was at 71 Ormond Road where 'Surrey Court' flats were built in the latter half of 1933 for Surrey Court Pty. Ltd. to the design of architect J.H. Esmond Dorney.

References

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

St Kilda Council Building Permit No. 8290 issued 23 June 1933 (includes working drawing). Permit No. 8362 issued 2 October 1933 for extra flat.

Description

'Surrey Court' is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically (the original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, does not appear on the drawings, and was apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments.

The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known: the window openings look rather too small and bare without them.

The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

Comparative analysis

The work of architect, J.H. Esmond Dorney, in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade and 'Windermere' at 49 Broadway.

'Surrey Court' is notable for its fully enclosed courtyard planning, which is reminiscent of the balconied compounds of the inns of Tudor England. This arrangement is unique in Port Phillip and perhaps Melbourne. For example, none of the Old English flats designed by Robert Hamilton (all situated within the City of Stonnington), who is considered one of the foremost practitioners of the Old English style, have a fully enclosed plan. In Port Phillip, 'Tudor Court' at 9-11 Eildon Road is based on a U-shaped plan, while 'Hartpury Court' at 11 Milton Street forms a L-shape, and 'Clovelly' at 136 Alma Road is rectangular building with projecting bays.

Apart from the courtyard the planning and massing at 'Surrey Court' is relatively ordinary and relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. To be fair, however, this is true of many interwar Old English style flats. The motifs themselves are accordingly somewhat disparate and uncoordinated when compared to the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: 'Hampden', 74 Barkly Street (1919), and 'Hartpury Court' (1923).

Nevertheless, as an elaborate piece of almost theatrical flat design, it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Road, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Amend Map 8HO by extending HO220 to include the whole of 71 Ormond Road.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, Volume 1, 1984

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

Identifier   Duplex

Formerly   unknown
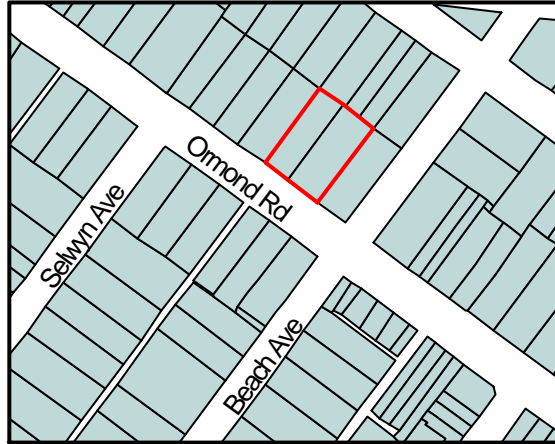
Heritage Precinct Overlay None
Heritage Overlay(s)

Address 73-75 Ormond Rd ELWOOD	**Category** Residential:attached
Constructed late 1910s	**Designer** unknown

Amendment   C 29

Comment

Significance

An unusual and interestingly designed two storey duplex in a neatly preserved state. It features two charming upstairs balcony sunrooms. Above each corner sunroom window, defying any obvious explanation of function, is perched an ornamental chimney stack. A distinctive, pleasing and somewhat puzzling design.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Two storey duplex

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

Identifier   John Barker Chemist

Formerly   Chemist Shop
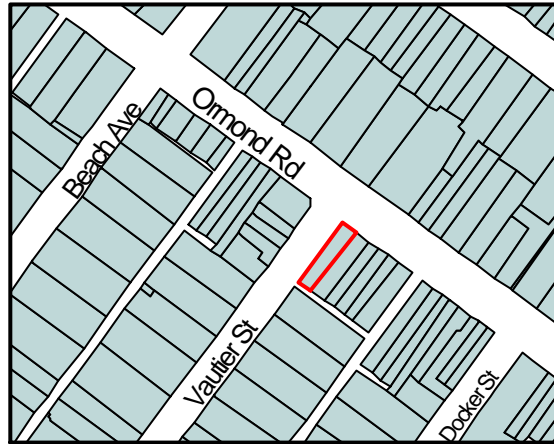
Heritage Precinct Overlay None
Heritage Overlay(s) HO221

Address	90 Ormond Rd ELWOOD	**Category**	Commercial
Constructed	1913-1917	**Designer**	North and Williams

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Former chemist shop is an important shop building from this period in design and is also distinctive for the stone - faced ground floor walls. This building illustrates the transition from the Art Nouveau influenced Edwardian period to architecture of the 1920's and is an important work of Architects North and Williams. Stone was very rarely used for shops during the 20th century. The evolution of this building, the shop area only having been built in 1913(1), with the extensive alterations and additions of rear residence and first floor in 1917(2), reflects the rapid development of Elwood around the First World War. Notable features externally include the main facade parapet and verandah. Internally the stair well and the chimney breast in the main private room on the ground floor are significant.
EXTENT OF SIGNIFICANCE
Entire building.
SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Surrounded by shops built in the same period, which give a clear indication of the norm for shop design during this period. Part of the Ormond Road conservation area.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style :Freestyle
Two storey shop
Builder: W.T.Thickbroom (1913)

Original owner: H.M. Barker
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1917(2) (oldest section 1913(1)
ORIGINAL OWNER
H.M. Barker(2),(3).
BUILDER/ ARTISANS
1917 not known. 1913 W.T. Thickbroom(1).
LATER ADDITIONS/ ALTERATIONS
Later alterations have been minor. The first floor balcony has been glazed and minor alterations and
redecoration undertaken internally. All old shop fittings, have been removed. The present external paint colour
to the first floor is too strong; it is not clear if the building was originally painted to this extent.
DESCRIPTION
The former chemist shop is a two storey brick building, with a Waurn Ponds stone Western wall on a
bluestone plinth and Stawell stone shopfront piers(2). The north (Ormond Road) facade parapet appears also
to be stone, as it is exfoliating, the paint makes it difficult to tell. The shop verandah has a pressed metal
sheet ceiling. The side entrance gives access to the stair well. The leadlight windows, timber arch and the
stair itself are features. The exposed brick chimney breast in the main private room downstairs is unusual.
The glazed, first floor doors and the small verandah overlooking Ormond Road are features on the upper floor.
CONDITION
This building is in good condition.
ORIGINAL USE
Pharmacy.
PRESENT USE
Commercial premises - occupants Jacarandah Wiley Ltd.
INTACTNESS
Any shop fittings have been removed, but otherwise the building is intact, externally and internally. The first
floor balcony has been glazed and the name of the current tenants has been inserted into the central leadlight
shop window, the side panels being original. Minor changes have been made internally.
(David Bick, St. Kilda Conservation Study, 1985)

History

H.M. Barker had a 24 foot square brick shop erected by builder W.T. Thickbroom in 1913(1). This first
building is the shop area of the present building. In 1917 Barker commissioned Architects North and Williams
to extensively alter and enlarge the existing building(2). This work involved knocking the old shop into one
large room, constructing a stair well and rear rooms behind it and a first floor over both sections. The first
building was refaced in stone to match the new work. The estimated cost of this work was £11,350(2).
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

 City of St. Kilda building permit records
1. No. 2032 granted 1/10/1913, includes working drawing - Appendix.

2. No. 3266 granted 1/16/1917, includes working drawings - Appendix.

3. City of St. Kilda Rate Books, various years.

City of Port Phillip Heritage Review

Place name: **Ivica**
Other names: **House**
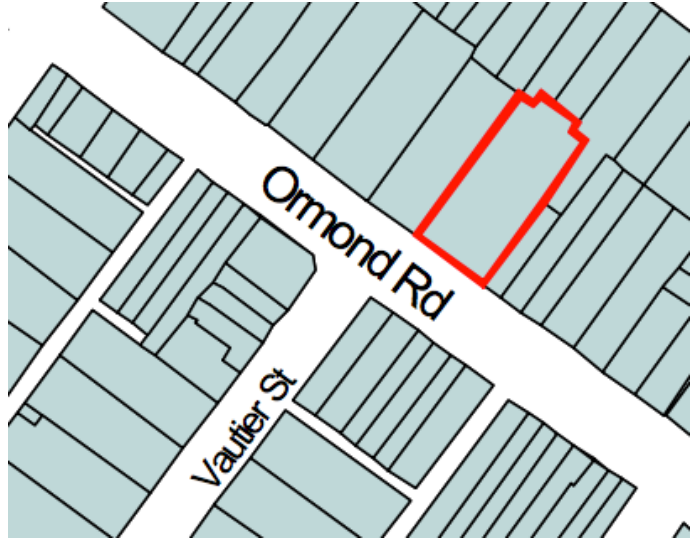
Address:	**95 Ormond Road, Elwood**
Category:	**Residential: House**
Style:	**Victorian Italianate**
Constructed:	**1889**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

"Ivica" at no. 95 Ormond Road, Elwood was built in 1889 for William A. Stowes. It is historically important (Criterion A) as a rare (Criterion B) surviving villa erected following the sale of the Sea Side Estate in 1884 and pre-dating the development associated with the Victorian Railways tramway opened in 1906. It is representative of the second phase in the development of the area, post dating the early marine villas on the Ormond Esplanade and comparing only with houses at nos. 54-56 Spray Street.

Thematic context

-

History

This house has been demolished. The history in the 1998 heritage study is:

The north side of Ormond Road formed a boundary of Crown allotment 21 consisting of about 47.5 acres, granted to J.Murphy. Whilst there was marine villa development along The Esplanade, the land to the north as far as Glenhuntly Road was vacant (auctioneer's plan for the Sea Side Estate). In the early 1880's, this area was subdivided in stages as the Sea Side Estate, Elsternwick, the Ormond Road/Spray Street stage being offered for sale on 15 November 1884. Lots 45 to 48 were bought together. They comprised adjoining lots 45 and 48 in Ormond Road which backed onto lots 46 and 47 on the south side of Spray Street. Each lot had a frontage of 66 feet. In 1886 they were owned by the accountant and stockbroker, James Blackmore McQuie of "Walton" in Elm Avenue.

In 1887, the "gentleman" William A.Stowes bought the Ormond Road lots and between 1888 and 1889 built a house there for his residence. It was described as "wood etc, eight rooms, NAV 70 pounds". In 1891, Annie Hughes bought the property from Stowes and the vacant lots in Spray Street from George Watts. By the turn of the century, the house had been acquired by P.Perlstein of Exhibition Street, Melbourne. He leased it to the "gentleman" Gerald Branson.

The first MMBW plan of the area showed the house at no.95 with a wide return verandah extending across the front of the house and a substantial addition to the east side that may have been a conservatory. Large timber stables were at the rear of the house which at that time was known as "Ivica".

References

St. Kilda Rate Books: 1886-91, 1899-1900. VPRS 2335, PROV

MMBW litho plan no.84, undated.

Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje

Sea Side Estate, Elsternwick, 15 November 1884. SLV Vale Collection Book 6.

Description

This house has been demolished. The description in the 1998 heritage study is:

A timber late Victorian Boom style villa with symmetrical facade formed by faceted end window bays and a central entry, now boarded up. There is a window bay on the east side but the original posted verandah has been removed. The facade linings are ashlar boards and the eaves have ornamental brackets and paterae in the fashion of the day. Inside there have been substantial alterations and later additions at the rear.

Condition: Sound. Integrity: Medium, verandah removed, front entry defaced, front garden now occupied by recent commercial buildings forming part of the Ormond Road shopping centre.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

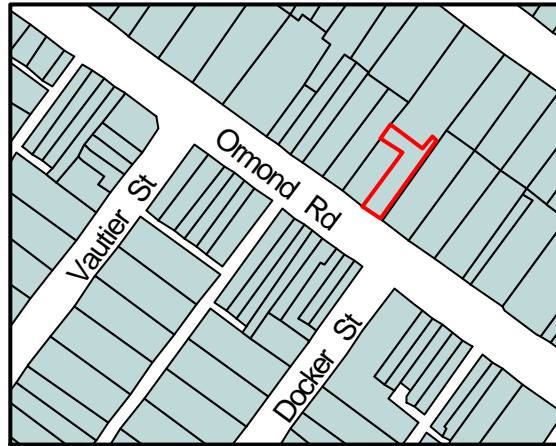## Recommendations

No action required.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, 1998

Identifier   Shop and Dwelling

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address   121 Ormond Rd
ELWOOD

Constructed 1915

Category   Commercial: residential

Designer W.H. Smith

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Shop at 121 Ormond Road, Elwood, is an intact shop building of unusual design built during the First World War. First floor verandahs were a common feature of two storey shops built during the 1910's and 1920's, but usually they were set behind a front wall. In this building the verandah is roofed by a lean-to tile roof with a central gable on paired timber posts. The shopfront is intact; no shop fittings remain. The remainder of the building is intact and the joinery, architraves and so on have not been painted, which is uncommon. Projecting bay windows and half-timbered bathroom are features of the side elevation, where the entry to the residence is located.
EXTENT OF SIGNIFICANCE
Entire building.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Neighbouring shops were built during the same period. Part of the Ormond Road conservation area.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description

Style : Arts and Crafts
Two storey shop and dwelling
Builder: J.S. Wearne
Original owner: T.C. Wood
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1915 (1),(2)
ORIGINAL OWNER
T.C. Wood (1)
ARCHITECT
W. H. Smith (1)
BUILDER/ARTISANS
J.S. Wearne builder (1)
LATER OCCUPANTS
1915 - 1923/24 Richard Gilbert; 1923/24 - 1927/28 Robert Ferguson and Harold Lawrence; 1927/28 - Second
World War at least, Eliza May Muir.
DESCRIPTION
This shop and dwelling is a two storey, red face brick building with a terracotta tile roof. Windows are timber
and half timbering is used to the gable and projecting bathroom. The shopfront is light metal framed,
unpainted, with a tile stallboard.
CONDITION
This building is in good condition.
ORIGINAL USE
Grocer's shop
PRESENT USE
Leadlight shop.
INTACTNESS
The building is intact. The first floor verandah balustrade has been painted white.
(David Bick, St. Kilda Conservation Study, 1985)

History

Architect W.H. Smith designed this shop and dwelling for T.C. Wood.   J. S. Wearne constructed the building
in 1915 at an estimated cost of £1,190. The first occupants were grocers, Richard Gilbert from 1915 to c.
1923/24. Robert Ferguson and Harold Lawrence succeeded him. In 1927/28 Eliza May Muir, a costumier or
dressmaker, took over the shop and held it till at least the Second World War.

(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 2714 issued 27/8/15.

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 1714 granted 27/8/1915, includes working drawing -
   Appendix.
2. City of St. Kilda Rate Books, various years; 1915/16 no. 6439 South Ward, "…. being erected…"

City of Port Phillip Heritage Review

Place name:	**Broadway Theatre (former)**	Citation No:
Other names:	**Broadway Cinema**	**768**

Address:	**143-149 Ormond Road, Elwood**	Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road
Category:	**Recreation and entertainment: Cinema**	Heritage Overlay: HO8
Style:	**Federation/Edwardian: Free Classical**	Graded as: Significant
		Victorian Heritage Register: No
Constructed:	**1919, 1930**	
Designer:	**Unknown**	
Amendment:	**C29, C161port Part 2**	
Comment:	**Revised citation**	

Significance

Formerly the Broadway Theatre this hall has been a prominent social venue since it was opened in 1919. Architecturally it is most notable for its exquisite and elaborately detailed neo-classical plaster work on its first floor facade.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

The Broadway Theatre was opened in 1919. It was constructed by R.G. McCartney, who was also the owner of the property. Additions including a new roof structure and ceiling were made in 1930.

The cinema was originally leased by Westgarth Theatre and later owned by Consolidated Theatres who also operated the Kinema, Albert Park and the Victoria, Richmond. From 1961 to 1995 the building was used for receptions and as a nightclub. It was converted to residential apartments in 1996.

References

St Kilda Council building permit records Nos. 3881 dated 16 May 1919, No. 7704 dated 27 February 1930

Description

-.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2,* Volume 1, 1984

Other studies

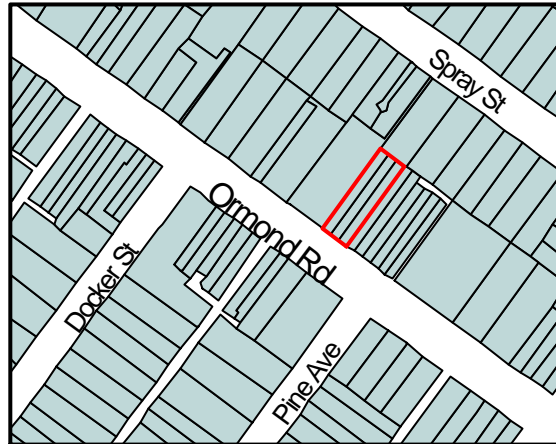Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

-

Identifier   Shops and Dwellings

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 151-155 Ormond Rd ELWOOD	**Category** Commercial: residential
Constructed 1922?	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Three shops with dwellings above whose well-preserved first floor facades match Nos 161 - 167 (q.v.), forming an important streetscape of repeating elements. The contrast between brickwork (still unpainted) and rendered surfaces, along with the expression of party walls as rusticated piers, contribute to the visual quality of the group. Some original shop front elements remain, particularly in the recent stylish renovation to No. 155.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Free Style
Two storey shops and dwellings

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name: **Concrete Shops**	Citation No:
Other names: **Shops and residences**	**365**
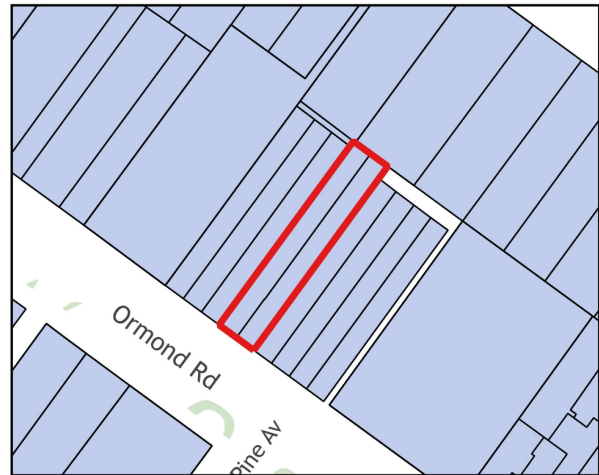
Address:	**157 & 159 Ormond Road, Elwood**
Category:	**Retail and wholesale: Shop**
Style:	**Interwar: Arts & Crafts**
Constructed:	**1922-1930**
Designer:	**John Marshall (Engineer)**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	Elwood: Glen Huntly Road & Ormond Road
Heritage Overlay:	HO8
Graded as:	Significant
Victorian Heritage Register:	No

Significance

These two shops are unusual and possibly of importance for their concrete construction. Concrete buildings were occasionally constructed at this time, but not often. Consequently, these two shops may be the only concrete shops built in Victoria from this, or any period. Until a comprehensive survey of such buildings is undertaken throughout the State, this cannot be determined. The concrete construction extends to the first floor bay windows.

Mrs. N. Harris commissioned the building, designed by John Marshall, Engineer.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history
5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History
Designed by John Marshall, engineer, the Fibro Construction Co. constructed this pair of concrete shops in 1920 for Mrs. M. Harris.

References
St Kilda Council building permit record No. 4099 dated 16 March 1920

Description
-.

Comparative analysis
No information.

Assessment
No information.

Recommendations
1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other studies
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images
-

City of Port Phillip Heritage Review

Place name:	**Shops and residences**
Other names:	-

Address:	**161-167 Ormond Road, Elwood**	Heritage Precinct:	Elwood: Glen Huntly Road & Ormond Road
Category:	**Retail and wholesale: Shop**	Heritage Overlay:	HO8
Style:	**Interwar**	Graded as:	Significant
Constructed:	**1922**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

Four shops with dwellings above, whose distinctive first floor facades match Nos 151-155 (q.v.), forming an important streetscape. The facades are generally intact with only a few rendered surfaces painted.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

A.E. Watson constructed these four brick shops and dwellings in 1922 for H & W. Cattlin.

References

St Kilda Council building permit records No. 5041 dated 31 October 1922

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

-

City of Port Phillip Heritage Review

Place name:	**Hatton**	Citation No:
Other names:	**House**	**772**

Address:	**173 Ormond Road, Elwood**	Heritage Precinct: Elwood: Glen Huntly
Category:	**Residential: House**	Road, Ormond Road
Style:	**Interwar: American Bungalow**	Heritage Overlay: HO8
Constructed:	**1932**	Graded as: Nil
Designer:	**Alexander Miller**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. His son, who carried on the business, still lives there, and the house has remained intact throughout its life. Its most notable feature is its extremely unusual and intact coloured spackled render which is found in St Kilda only on a few Miller-built buildings.

Thematic context

-

History

This house has been demolished. The 1992 heritage study has the following historical information

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. Miller built many houses and flats in St Kilda incl. on The Esplanade south of Robe St, and in Wimbledon Ave.
The building permit reference, however, shows that the house was built in 1932.

References

St Kilda Council building permit no. 8194A, issued 14 October 1932.

Description

This house has been demolished. There is no description in the 1992 heritage study.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in HO8. Change heritage status on Port Phillip Heritage Policy Map to Nil.
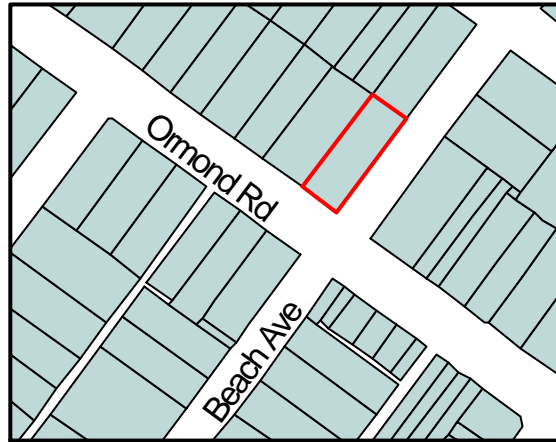
Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Identifier   Residence
Formerly   unknown

Address	77 Ormond Rd ST. KILDA	**Category**	Commercial: residential
Constructed	1923	**Designer**	F.J. Davies

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A well proportioned and detailed two storey residence featuring an attractive columned porch on both floors and a self-contained surgery in a small wing to the south. It is most notable for its highly unusual splayed plan form which sets up a number of interesting and deftly handled spatial relationships both inside and out.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Two storey residence and surgery
Original owner: F.T. Herbert

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
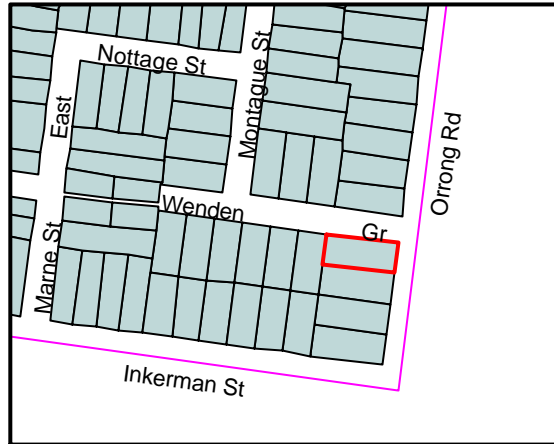recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 5076 issued Nov 1922.

Identifier   "Avalon"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO222

Address	285 Orrong Rd ST. KILDA EAST	**Category**	Residential:detached
Constructed	1925	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

A solid attic villa typical of the style of the better 1920s homes of the area. The contrasting bay window forms and the easy swag of the verandah balustrade on the front elevation give the home a well balanced though asymmetrical form. The home sits prominently on its corner site. The intact low wall fence and privet hedge and its side elevation contribute to the important street frontage on Wenden Grove.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Attic villa

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
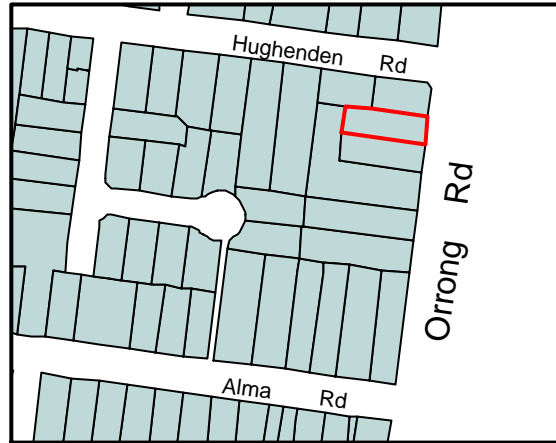Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 6007.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO223

Address	311 Orrong Rd ST. KILDA EAST	**Category**	Residential:detached
Constructed	1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Bungalow at no. 311 Orrong Road, St. Kilda East, was built in 1920 for Mrs. Lilian Rubens. It is aesthetically important (Criterion E) as a substantially intact Californian Bungalow demonstrating both Arts and Crafts and Japanese influence in a distinctive way and recalling the work of internationally celebrated architect, Frank Lloyd Wright, over a decade earlier. It is very similar to the house at no. 217 Alma Road, St. Kilda East.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Description

A picturesque Arts and Crafts influenced Californian Bungalow distinguished by its tapered river stone pillars, angled chimney at the main gable apex, flat roofed porch extended across the face of the gable end and double hung windows with glazing bars in the upper sashes strongly suggestive of Japanese influence. There is a terra cotta tiled roof, vented gablet, rough cast walls and slotted gable end vents as contributory stylistic elements.   Condition: Sound.   Integrity: High, included front fence.

History

At the turn of the century, Judge, Sir Edward Holroyd, owned a large property on the south side of Alma Road between Lansdowne and Orrong Roads. It was known as Fern Leaves and comprised a brick house with 16 rooms and 5 acres of land.

The land was subdivided c.1917 resulting in the formation of Holroyd and Dean Avenues and the subdivision of the land between these two avenues on the west side of Orrong Road. Lot 44, with a frontage of 51 feet, was purchased by J.C.Machin in 1917. Machin sold the land to Lewis Levy in 1918. Levy in turn sold it to Mrs.Lilian Rubens in 1919. At the time, the land had an NAV of 15 pounds.

In 1920, Mrs.Rubens built a six roomed brick house on the site which she leased to Douglas Reid, a gentleman. The NAV was 80 pounds.

By 1926, Oswald Benjamin, a public accountant, had acquired the property for his residence. It was described as brick, six rooms, NAV 90 pounds, population 4. The street number at the time was 60.

By 1936, the property had again changed hands. Mrs.Mary Aujard was the owner and Reginald Aujard, an accountant, was listed as the occupant. By that time, the street number was 311 and the house was described as having seven rooms and a NAV of 100 pounds.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.
Sands and McDougall Directories: 1900, 1916.
MMBW litho plan no.47, dated 1935.

City of Port Phillip Heritage Review

Place name: **House**
Other names:

Address: **1/315 & 2/315 Orrong Road, St Kilda East**

Category: **Residential: House/duplex**

Style: **Interwar Arts & Crafts**

Constructed: **c.1919 & 1935**

Designer: **M. Sherlock**

Amendment: **C161port Part 2**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Contributory outside HO

Victorian Heritage Register: No

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

A relatively understated but nevertheless significant house by the important local designer/builder M. Sherlock. It features an interesting assemblage of columned porches, bay windows and a self contained flat addition along its Dean Ave side. The flat, designed by Sherlock sixteen years after the main house, is in a style similar to the original and substantially enhances the character and individuality of the building. The elevations have unfortunately been painted, reducing the effect of the various external materials and finishes.

This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

Thematic context

-

History

This house with attached flat was built in two stages by local builder/designer Matthew Sherlock. The front section comprising the house was constructed in 1919 for the original owner, Mrs Wroat, with the rear attached flat added in 1935 for then owner, F. Booth (BP).

References

St Kilda Building Permit (BP) No.9116

Description

No information.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations
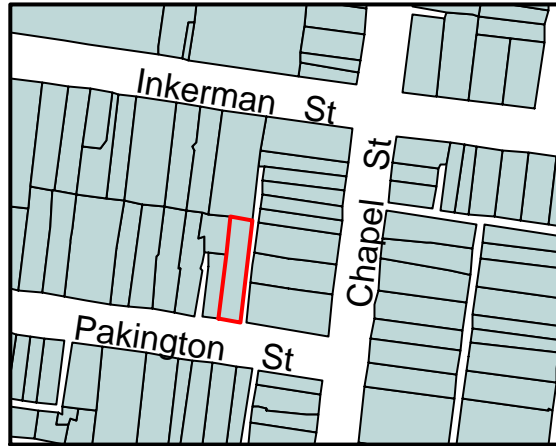
No action required.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Identifier   Former United Free Methodist Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO224

Address	96 Pakington St ST. KILDA	**Category**	Church
Constructed	1859	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former United Free Methodist Church is one of the five oldest churches in St Kilda and distinct from all other surviving church buildings in St Kilda in that it was not built for one of the main denominations.

Around 1860 there were very few United Methodist Churches in Melbourne and presumably there are few if any of their church buildings from any era surviving. This building is distinctive also in that, apart from Sacred Heart (1884) in Grey Street, it is the only church in St. Kilda in a Classical style. This building has been variously altered with addition of a brick porch probably early this century, weatherboard rear additions and changes to the church proper. In a less altered state this building would merit addition to the Register of the National Estate.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

See Significance

History

See Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
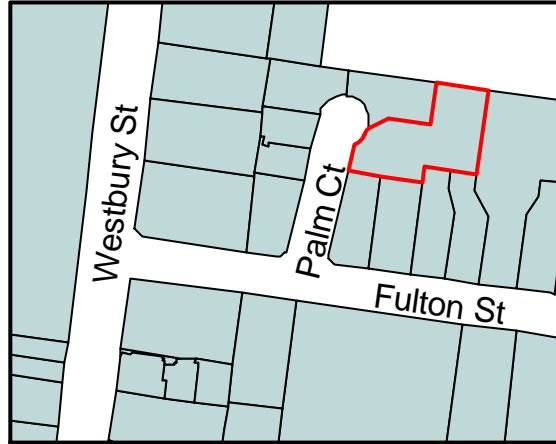recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
John Butler Cooper, 'The History of St. Kilda', from its first settlement to a City an after 1840-1930, City of St. Kilda, Melbourne, 1931, vol.1, p.353.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	1 Palm Crt ST. KILDA EAST	**Category**	Residential:apartment
Constructed	1930s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A neatly conceived complex of four apartments with its fine Art Deco entrance porch and flanking cantilevered balconies contrasting with the Georgian Revival character of the main elevations. Here the deftly handled interplay between red brick and rendered surfaces is highlighted by the brick quoinwork of the first floor rendered facades and crisp white framed windows in the red clinker brickwork of the ground floor. The pleasant side gateway onto Fulton Street is another notable element in the design. The complex is intact and well maintained. The front fence is contemporary with the main building.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Art Deco, Georgian Revival
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Citation No:
2392

Address:	77 Park Street, South Melbourne	Heritage Precinct:	Nil
Category:	Religion: Church	Heritage Overlay:	HO504
Style:	Interwar, Romanesque	Graded as:	Significant
Constructed:	1928	Victorian Heritage Register:	No
Designer:	W.P. Connolly		
Amendment:	C151		
Comment:	New citation		

Significance

What is significant?

Designed by William Patrick Conolly and built by Reynolds Brothers, the former Roman Catholic Church of Our Lady of the Assumption at 77 Park Street, South Melbourne is locally significant.

Archbishop Mannix laid the foundation stone in August 1928, and blessed and opened the Church of Our Lady of the Assumption in December 1928. The Church was constructed to cater to the growing catholic population and the consequent need for an additional church to serve the eastern side of the St Peter and St Paul's Parish. The interwar era was a sectarian period when Catholic identity with its association with the labor movement, and under the guidance of Archbishop Mannix, stood in contrast with conservative mainstream Anglo Protestant Australia. The Church was funded by the local community, and its exterior as presented to the public domain is demonstrative of that community spirit.

The Church is a relatively intact, confident and sturdy example of Romanesque design, favored for Catholic churches of the period, with red brick with rendered elaboration. The symmetrical front façade features a simple projected arched entry vestibule with stepped recessed jamb. The central element of the Romanesque façade, below the niche that held the statue of "Our Lady", is a two-tiered arcade of window tracery, set within a larger semi-circular arch, flanked by buttresses.

Non-original alterations and additions are not significant.

How is it significant?

The former Roman Catholic Church of Our Lady of the Assumption is of local historical, aesthetic, representative and social significance to the City of Port Phillip.

Why is it significant?

Historically (Criterion A), the church is significant as demonstrative of the growing Catholic congregation during the interwar period. Constructed in a period of tension between Protestants and Catholics, which faded only with the post-war influx and assimilation of many nationalities, the church is demonstrative of the importance of Catholic identity, presence, and contribution to Australian society.

Aesthetically (Criterion E), the church is a fine and intact example of an inter-war church in the Romanesque Style, evident in the rugged expression of the load-bearing envelope and restrained ornamentation of the horizontal banding and variations of the round arch theme.

As a sturdy and confident representative (Criterion D) of the Romanesque style, as applied to churches, it has a robust and pleasing independent presence. The Church is also representative of the favored style employed for Catholic churches across Victoria during the inter-war period.

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years

History

Contextual history

The Inter-war era saw a rapid rise in the proportion of Catholics in the Australian population and the impact of the expenditure on education was felt as Catholics made noticeable advances in socio economic status. Archbishop Mannix's patient advocacy over many decades for state financial aid to non-government schools eventually was accepted by Prime Minister Robert Menzies as central to the Australian education system. In higher education, Mannix encouraged the full participation of Catholics within the then expanding public university sector as a natural progression towards Catholics taking their rightful place in public and professional life. The Catholic Church played a role in the advocacy of social equity in the interwar period.

The Catholic Church was subject to criticism that it 'spent too much on churches and other buildings' (*Advocate*, 19 May 1938:12). Archbishop Mannix responded that Catholics had consciously dug deep and increased spending on building and other works 'to carry out an active building policy in a period of depression' in order to 'meet the needs of the people and for the benefit of the whole community'. The money would go to carpenters, bricklayers, other craftsmen and building material suppliers. Archbishop Mannix went on to criticize the State Government for limiting its depression-era spending to the dole, but not borrowing more for capital works that would not only support workers but leave a lasting legacy. (*Advocate*, 5 July 1934:18).

Catholic Church of Our Lady

The Parish of Sts. Peter and Paul was formed in 1854. Rev. Fr. John Aloysius O'Connell served as parish priest until his death in 1858. The first church was a large tent (which also served as a school for local children) and this was replaced by 1856 by the first brick church. The foundation stone of the current church was laid in 1869, the Presbytery was added in 1876 and a girls' school was commenced in 1888 (Sts. Peter & Paul website).

Father Richard Collins became the Parish Priest for the St Peter and Paul's Parish in June 1902. He was highly regarded in the archdiocese because of his work with the Cathedral Building Fund. In the period between 1903 and 1912, Fr. Collins oversaw various additions to the parish including the Presbytery, the building of a new boys' school, alterations to the girls' school, the primary school at the orphanage and extensions to the Church increasing the accommodation to 1,230 (Grogan, p.12).

After the war, plans were made to address a big problem in the Parish. The Church of Saint Peter and Paul was almost on the western boundary of the Parish and, with an ever-growing number of people moving into the St. Kilda Road end of the parish, a church of convenience in this part of South Melbourne was a matter of necessity. Testifying to the expansion of the local catholic community are records of the Eucharistic procession held in the South Port St. Kilda area on 26 August 1928, when a crowd of nearly 50,000 packed the South Melbourne Cricket Ground (Grogan, p.13).

The selection for a site for the 'Church of ease' proved to be difficult. Properties in York Street, and then Eastern Road were purchased, but were unsuitable. Finally, a property was purchased on the corner of Stead and Park Streets (Grogan, p.14). Archbishop Mannix laid the foundation stone in August, 1928, and blessed and opened the Church of Our Lady of the Assumption in December, 1928 before a large gathering, including many members of the clergy, Mr. Murphy, M.L.A., Mr, Disney, M.L.C., Mr. R. Williams, M.L.C., and the mayor of South Melbourne (Cr. Esmonde) (*The Age*, 11 December 1928, p.12). The Altar, which was a gift of Mrs. Mary Kelly, came from the Loreto Convent in Albert Road, and two statues were donated by Mr. and Mrs. D. E. Vaughan The *Advocate* included a lengthy article about the opening including the address by Archbishop Mannix (see below).

Early image of the church reproduced in Grogan, p.46

The church was constructed at time of heightened sectarian division of the Australian people. There was open tension between Protestants and Catholics, aligned with strife between Capital and Labor, residual from a similar divide between support of Empire and the anti-conscription at World War 1, and strife in Ireland leading to its independence in 1922. In this context under the leadership of Archbishop Mannix, Catholic identity and the construction of churches for a growing congregation, was seen as a matter of pride and importance to the Catholic participation in the development of the nation (see below for Archbishop Mannix's comments at the opening of Our Lady, as reported by the *Advocate*).

Big changes began to take place in South Melbourne in the post-World War II era. Whole streets were reclaimed by the Housing Commission for multi-storey flats and factories went up, leaving a much smaller

Parish. Large numbers of the older residents moved out and the numbers in the schools also began to fall and it was evident that, if the trend continued, something would have to be done. Over six years the number of people in the parish decreased by 2,750. Father Power often spoke out against what was happening and many heartbroken people had to move out (Grogan, p.15).

Our Lady's church and school were eventually closed c.2005. In 2017 the building was being used as a child care centre.

Advocate article

Advocate, 13 December 1928, p.30 Our Lady's Church, South Melbourne Fr. Collins' Fruitful Pastorate

A church dedicated to Our Blessed Lady has been erected at the corner of Park and Stead streets, South Melbourne, and it will be a great convenience to those living at a distance from the parish church of SS. Peter and Paul. Built of brick in a populous part of South Melbourne, the new church is a fine structure, and, with the site, cost £7000. The foundation-stone was blessed and laid on August 15 last by his Grace the Archbishop of Melbourne, the Most Rev. Dr. Mannix, who blessed the completed church on Sunday afternoon last before a very large gathering. Two Masses will be said in Our Lady's Church every Sunday. The altar is the gift of Mrs. Marv Kelly, and two statues will be given by Mr. and Mrs. D. E. Vaughan. His Grace was supported by Very Rev. R. Collins, P.P.; Very Rev. Prior Power, O.C.C.: Very Rev. J. Sullivan. SI; Very Rev. P. Meenagh, C.M.; Rev T. & B. Walsh, P.P.; Rev. A Martin. P.P., Rev. T. F. O'Sullivan, P.P.; Rev. T. McCarthy, P.P.; Rev. F. Con Ion. P.P.; Rev. M. Flannery, P.P.; Rev. M. Nolan. Rev. J. Kelly, Rev. J. Wall. Rev. V. Allen. Rev. L. Godwin, Mr. L. Murphy. M.L.A.; Mr. R. Williams, M.L.C.: Mr. 1. H. Disney. M.L.C.: the Mayor of South Melbourne (Cr Esmond), and Cr. J. Behan.

PASTOR'S LAST APPEAL

The Very Rev. R. Collins said in all probability it would be his last public appeal, and he considered he would be wanting in gratitude if he did not publicly acknowledge the unfailing kindness that lie had always received from the people of South Melbourne. He had been a church beggar for a number of years, and had been fairly successful owing to the kindness and generosity of his friends. (Applause.)

MAYORAL CONGRATULATIONS

The Mayor of South Melbourne (Cr. Esmonde) said he regarded it as a privilege to welcome his Grace the Archbishop to South Melbourne. He thought they would all agree that a fine site for the new church had been selected by Fr. Collins, and the church would be a great convenience to hundreds of people. He joined with the parishioners in warmly congratulating Fr. Collins on the beautiful church he had erected. (Applause.)

GENEROUS SUBSCRIPTIONS

An eloquent appeal for funds was made by the Very Rev. J. Sullivan, S.J., who made appreciative reference to Fr. Collins' zealous labours in Preston, Northcote, Clifton Hill, and South Melbourne, and said that Fr. Collins had built many fine churches in the metropolitan area during his long and fruitful ministry. (Applause.) A long list of subscriptions was read by Fr. Collins, who acknowledged eight donations of £100 each and several of £50 each. Fr. Collins thanked all the donors, and also expressed his deep thanks to the architect (Mr. Conolly) and the contractors (Messrs. Reynolds Bros.).

HIS GRACE'S WARM COMMENDATION

His Grace the Archbishop said the new church was needed in the neighbourhood because SS. Peter and Paul's Church was a good distance away. The new church was a credit to Fr. Collins and to his people, and the architect and contractors were to be commended for their fine work. Fr. Collins had entered on the work without any misgiving, and his confidence in his people had been shown by the generous subscriptions he had received. The subscription list began at a high standard and came down very slowly, and scarcely anybody seemed to be missed. Apparently Fr. Collins had searched Jerusalem with lamps, and just like an income tax collector, had managed to get something out of everybody. He felt confident that Fr. Collins had not come to the end of the list yet, and that other subscriptions would come to hand. Fr. Collins said he had been a beggar all his life, and that it was his intention to cease begging in future. Judging by the success of the present appeal, he thought Fr. Collins would be doing a foolish thing if he stopped yet. When money came in so well, it was well worth continuing. In his long experience, he never knew anyone who had taken up professional begging to give it up. However, whether Fr. Collins begged or not, he hoped he would be spared not merely

to clear off the debt on the church, but also to spend many fruitful and happy years in South Melbourne. (Applause.) Most cordially he desired to congratulate Fr. Collins on the erection of the church and on the splendid result of the appeal. He hoped God would bless all the generous donors, who had shown recognition of the zealous work of Fr. Collins in making further provision for the spiritual requirements of his people; (Applause.)

INDUSTRIAL PEACE. SIGNS OF A BETTER UNDERSTANDING.

The generous subscription list read by Fr. Collins did not indicate that the people thought that Australia had reached a dead end. Australia had passed through a bad time, and a great deal of distress had been caused by the dislocation of industry, but he hoped that better times would come before long. A conference of representatives of employers and employees had been sitting in Melbourne, and he hoped as a result of the deliberations that the parties would come to understand each other better, and would hammer out a plan whereby the relations between capital and labour would be improved considerably. Everything possible should be done to get rid of the dislocation of industry and violence. In Melbourne there had been outbreaks of violence recently, but he hoped there would be no more such occurrences. Every decent person regretted the happenings, and trusted that they had ceased. The holding of the conference was a sign of a better understanding between capital and labour. Possibly some people would object to the conference sitting on a Sunday, but he thought the members could not do anything better on a Sunday than try to make greater peace. The conference had his good wishes and prayers, and he believed it had the good wishes and prayers all of those who were interested in peace in the community and progress in Australia.

References

Bourke, Father D.F., *A history of the Catholic Church in Victoria*, 1988

East, John. W., *Australian Romanesque: A History of Romanesque-Inspired Architecture in Australia*, 2016

Ebsworth, Walter, *Pioneer Catholic Victoria*, 1973

Grogan, Robert, 'From green to red and white. The story of the Parish of St Peter and Paul's from its origins in Emerald Hill to the present day in South Melbourne', (n.d.), viewed online at http://www.sppchurch.org.au/the-church/parish-history on 30 August 2017

Port Phillip Heritage Review (PPHR) Volume 1, Version 19, October 2016

Description

The former Catholic Church of Our Lady is in a sturdy Romanesque design under a single roof of Marseille pattern tiles, with gables to either end, and with buttresses between the five arched windows to either side. The red brickwork is relieved by render to the arched heads and hood mouldings ending in square bosses of pressed cement bearing a diaper pattern. The frontage is an appealing, confident and composed composition of rendered elements against the brick wall and piers.

The frontage is composed around three round arches at different levels up the façade. At the upper level is an arched niche in the gable that once housed a statue of Mary. Central to the north facing frontage is a large window with arched tracery within, and the third arch is to the opening entry vestibule with triple steps to the jams. The vestibule is a simple chamfered form that projects forward of the paired, and rectangular, buttresses flanking the main window. The reducing buttresses run the full height of the frontage and rise beyond the sloping sides to the gable. At high level the 'gateway' formed by the buttresses is connected across its top, to the center gable niche, by a machicolation colonnade having four corbelled arches either side of the niche. The rendered cornice line under the side eaves is continued across the front to provide a spring for the main center arch over the tracery window. This tracery window is composed of two tiers of led light window with rounded, rather than lancet, arches of rendered tracery. The five arches of the lower lights rise from behind the balcony area that is above the entry vestibule. These lower window lights rise to the cornice line with three arched lights, and side spandrels, at the level above extending to fill the main central arch. The top of the main arch is stops four courses of brick below projecting corbel upon which the statue of Mary once stood and the rendered string course running below the span of machicolation. The

main front wall and gable are set behind the central buttressed composition with the gable surmounted by a render cross and with square brick piers anchoring the corners of the frontage.

Externally, the building is relatively intact. Along the north side, four sets of double glazed doors have been installed immediately below the original windows to provide access to a courtyard.

The interior of the church has been altered for use as a child care centre and it appears that all original furniture and religious objects have been removed. The space has been subdivided creating an additional level and partitioning added at the ground floor level.

Comparative analysis

The interwar Romanesque style was a popular choice for Catholic churches of the early twentieth century. This appears to have been a reaction to the century of popularity of the Gothic, and partly because the Romanesque offered the possibility of building attractive churches for substantially lower costs. It can also be speculated that there was desire for the Catholic church to difference its buildings from those of other denominations.

The Melbourne Catholic newspaper in 1929 spoke of the Romanesque as being 'most suited to modern construction and materials and its features show to advantage in our sunny climate'.

The prolific Melbourne architect William Patrick Conolly (formerly of Kempson & Conolly), is known for his contributions to Australian ecclesiastical architecture. With the death of his partner, Charles Kempson in 1917, W.P. Conolly started his solitary practice and shortly after produced the designs for the Church of Our Lady of the Assumption in the Romanesque style. Conolly's designs for the third St John's Church, East Melbourne (1929-30), in the familiar idiom of brick and white cement dressings, with a tall campanile and a triple-moulded doorway, is a landmark of State significance. The Sacred Heart Catholic Church at 322 Bell Street, Preston also designed by Conolly may have marginally proceeded the design of the Our Lady of the Assumption Church. These two churches evidently provided a basis for the design of St John's Church that now has the recognition of listing on the Victorian Heritage Register (H0757).

An article in the Journal of the Royal Victorian Institute of Architects, Melbourne May-June 1938 describes his achievements in a fellowship address:

Mr. William Patrick Conolly, who was admitted to Associate Membership of the Institute on 7th June 1892, was awarded Fellowship at a recent General Meeting of members. Mr. Conolly was born in Dublin, Ireland, and after having served articles in that City came to Victoria where he has been engaged in practice as a principal for 48 years. He has rendered notable contributions to the advancement of Architecture; numbers of important buildings, particularly of an ecclesiastical nature, having been designed and erected under his direction. In conjunction with Mr. G. W. Vanheems (F.) he is Architect for the towers and spires of St. Patrick's Cathedral, East Melbourne, which work is now nearing completion.

The Catholic Church of Our Lady is a notable exemplar in the evolution of the 'Australian Romanesque' style. The Church is a fine example of the style applied to a more humble scale of church, lacking campenile or large size, which nevertheless exhibits the hallmarks of the Romanesque style handsomely composed. As an early work of the architect W.P. Conolly in his own right, the Church of Our Lady exhibits clarity of compositing expressing a revived interest and preference for use of the revived style for Catholic churches of the interwar. The influence of the Church of Our Lady can be seen in the more expansive St John's Church of East Melbourne, also by Conolly.

Historically, the church was constructed in response to the expanding population during the interwar period in the area now covered by Port Phillip. In 1928 St Peter and Paul's Catholic Church on the corner of Dorcas and Montague Street, was 1.4 Kilometers away and a 20 minute walk at a time that car ownership particularly amongst people of middle and lower income, was rare. Similar issues were faced by growing parishes elsewhere in Port Phillip where new churches were required within more convenient locations (usually within walking distance) to serve growing congregations. In this sense, it can be compared with the following interwar churches in the Romanesque style:

- The 1929 Catholic Church of St Colman's at 291 Carlisle Street, Balaclava, designed by Charles D. Rose is in the Romanesque style with the gable front, round arches, red brick and rendered features. It originally had impressive campanile to either side of the gable, regrettably now demolished.

- St Columba's Catholic Church at 26 Glen Huntly Road, Elwood, designed by Augustus Fritch as his last church was constructed in 1929 in the Romanesque style with brick, rendered features and with a gable front and tall campanile with a copper domed cupola.

- Our Lady of Mount Carmel Catholic Church at 218 Richardson Street Middle Park, completed in 1927 to a design by Augustus Fritsch also in the Romanesque style.

By comparison with other churches within the City of Port Phillip the former Church of Our Lady is demonstrative of the choice of style favoured in the period for Catholic churches. Whilst the Catholic church, Our Lady of Mount Carmel, by rival architect Augustus Fritsch, completed a year earlier is more exuberant with a cupola surmounting the gable front, the former Church of Our Lady of the Assumption is an important complement demonstrating the preference for the Romanesque style for churches of the denomination. At a smaller scale than Our Lady of Mount Carmel, the Church at 77 Park Street is none the less a robust and complete expression of the Romanesque having clarity and confidence.

Also of interest is the comparison with the much earlier Romanesque styled, former Baptist Church, at 16 Crimea Street, St Kilda, erected in 1876. This building is a simple gable roofed building with round arched windows and with its primary visual interest provided by the use of polychromatic brickworks to opening string course and corner buttresses.

Other interwar churches, in the Gothic style, are:

- The 1922 former Methodist church at 288 Richardson Street, Middle Park also in red brick with rendered features but employing the lancet arch of the Gothic idiom.

- The Methodist Scots Church, Elwood constructed 10 years later than the subject church in the Perpendicular Gothic style rather than the Gothic Revival of the Early English and Decorated Gothic that was more common for the denomination.

- The St Silas and St Anselm Anglican Church on the corner of Bridport and Ferrars Streets in Albert Park designed by architect Louis Williams and constructed in 1925 employed the Perpendicular Gothic style. A more restrained comparison is the former St Anselm's Church of England, 41 Park Road, Middle Park, which is a plain brick church with Gothic windows.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to the heritage overlay as a place of individual heritage significance.

Primary source

Briggs, John, 'Heritage assessment, Catholic Church of Our Lady, 77 Park Street, South Melbourne', 2017

Other studies

-

Other images

Comparative Romanesque churches

Figure 1   Our Lady of Mount Carmel Catholic Church, 218 Richardson Street, Middle Park (1890, 1912 & 1927)
                Individual significance (Citation No.1120), HO238

Figure 2   St Columba's Catholic Church, 26 Glen Huntly Road, Elwood (1929)
                Individual significance (Citation No.334), HO219
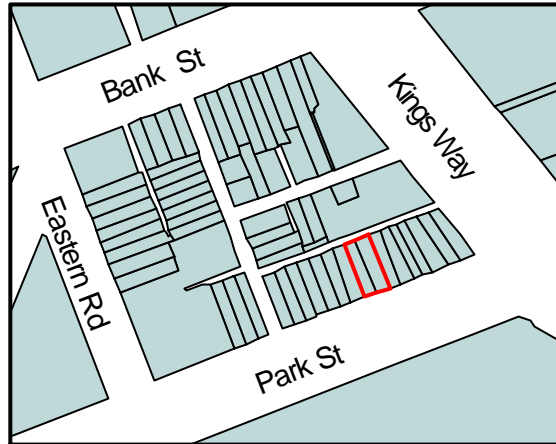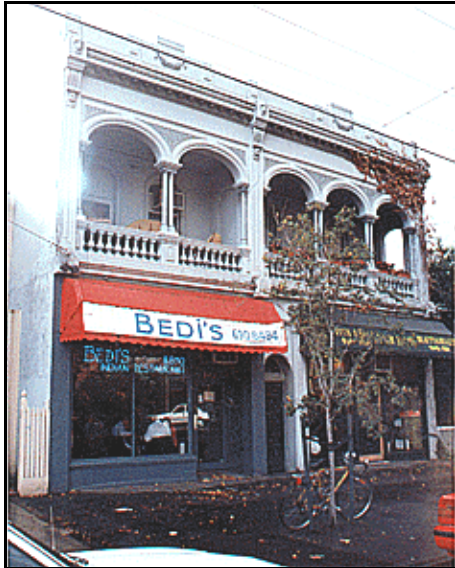
Figure 3   The former Our Lady of Dolours, 16 Cowderoy Street, St Kilda West (1941)
                  Significant within HO444 Middle Park & St Kilda West precinct

Figure 4   Baptist Church at 16 Crimea Street, St Kilda (1876
                  Individual Significance (Citation No.86) within HO6 St Kilda East precinct

City of Port Phillip Heritage Review

Identifier   Shops and Residences

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO304

Address   116-118 Park St
SOUTH MELBOURNE

Constructed c.1880

Category Commercial: residential

Designer unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

116-118 Park Street is of significance as a commanding pair of Victorian shops built away from a main retailing centre. The significance is enhanced by their substantially intact state.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residences

This pair of rendered shops and residences is unusually commanding, with the first floors being recessed behind a loggia of coupled cast iron columns. Between the columns the balcony has an Italianate balustrading and in the spandrels there are panels of vermiculated render. There is a dentilated cornice line, however the parapet above is only partially intact. The shop to No. 118 retains intact. Its timber framed windows and the central doorway is the original six panelled door.

History
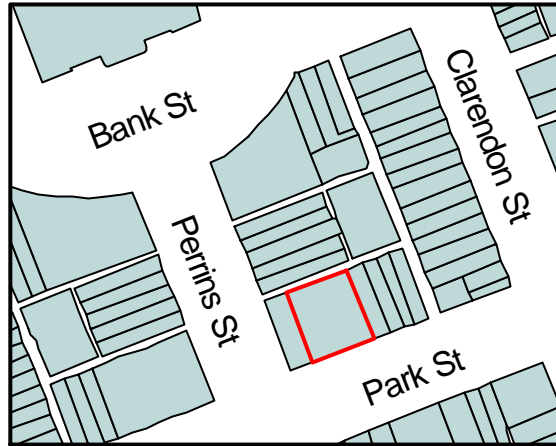
see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier Former "Harcourt Parry" Building

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 256-264 Park St
SOUTH MELBOURNE

Constructed 1885-1886

Category Commercial

Designer Thomas John Crouch of Crouch and Wilson?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Harcourt and Parry building is of significance for having been built to house one of the largest emporia in Melbourne in the late nineteenth century. The building is also of significance as one of the most finely designed commercial buildings in Melbourne and for the quality of workmanship to its façade. The intact shop windows and the internal trussing system are integral to the significance of the whole. The division of the interior into separate tenancies has detracted from the significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Harcourt Parry Drapery Emporium
Date of Construction: 1885-1886 (1)
Architect: probably Thomas John Crouch (2) of Crouch and Wilson

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877(4) the site was redeveloped and in 1885 a drapery emporium was erected for Edwin Harcourt and John Parry (5). At that date the Rate Books list the N.A.V. of the property at £300 (6) but in 1886 the four brick shops had doubled their N.A.V. to £620 (7), indicating that the building was complete.

The emporium had a number of departments; No. 256 housed laces and dresses, No. 258 had haberdashery and hosiery, Nos. 260-262 contained the outfitting and tailoring departments and No. 264, the shop on the western end of the buildings, housed the manchester and fancy departments (8). An advertisement for the

establishment published in 'The Record' of 1894 and headed 'Collins Street in South Melbourne' describes it as having a '… design style and effect … unrivalled south of the line … an evidence of what pluck and enterprise can accomplish' (9).

From 1933 for five years, the Patross Knitting Mills operated from this building, listed at that time as a factory and workroom. This occupancy is evident from the business name still visible along the parapet. In 1973 the Victorian Housing commission (now the Ministry of Housing) purchased the property. It now forms a part of the Emerald Hill Conservation Area, designated by the National Estate.The building remains as one of the most distinctive commercial developments of the nineteenth century in Melbourne. The freestone façade is embellished with a series of Florentine arches and at the centre there is a highly decorative stone tower. The shops within it have been divided into separate tenancies, however the fine and very decorative system of steel trusses remains intact. The original timber shop windows are intact to Nos. 258 and 260-262. The cast iron verandahs are recreations of the original verandahs.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Trust of Australia (Vic.), 'Research into former Patross Knitting Mills, 256/266 Park Street …', 3 April 1978
2 The Architects' Index, University of Melbourne, lists a tender notice for the erection of large business premises in Park Street for Messrs. King, Harcourt and Williams in 1884 to the design of Thomas John Crouch
3 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
4 ibid.
5 ibid. The façade is inscribed with the names Harcourt and Parry
6 National Trust of Aust. (Vic.), loc.cit.
7 ibid.
8 Allom Lovell and Associates, loc.cit.
9 Willingham, op.cit., p.62

Identifier   Shop

Formerly   unknown
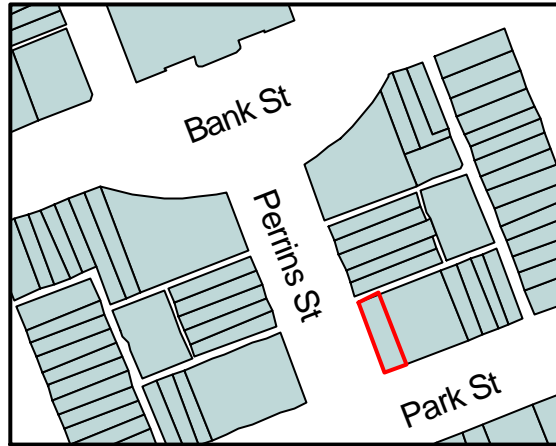
Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   266 Park St
                  SOUTH MELBOURNE

Category   Commercial

Constructed   c. 1880s

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

No. 266 Park Street is of significance in its placement at the corner of Park and Perrins Street, framing the view up Perrins Street to the Town Hall. It is also of significance for the retention of its original shop window.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1880s (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the orphanage in 1877 the site was redeveloped (3) and this two storey corner shop was constructed during the 1880s. Originally owned and occupied by Edwin Harcourt, the building was used as his drapery establishment. In 1885, Harcourt and Parry had established their drapery emporium in a building immediately to the east (q.v.) (4).

During the 1902s No. 266 was tenanted by Mustow's Auction Rooms (5), although still being owned by Harcourt. In 1973 the property was auctioned to the Victorian Housing Commission (now Ministry of Housing).

This building stands in contrast to the distinctive architecture of the Harcourt Parry building and is far more typical of nineteenth century commercial developments. It is very sparse of decoration for its date of construction, having only a simple render string course and parapet. The building does however retain intact its Victorian timber shop window, while the cast iron verandahs are recreations of the original verandahs.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 183, prepared for the Ministry of Housing
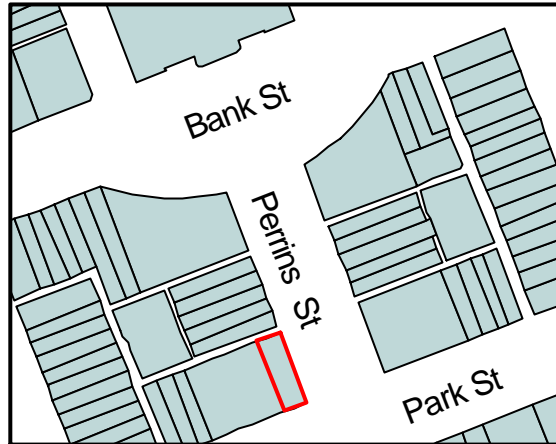2 ibid.
3 ibid.
4 Refer Citation for 256-264 Park Street
5 National Trust of Aust. (Vic.), 'Research into former Patross Knitting Mills, 256/266 Park Street…', 3 April 1978

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   268 Park St
SOUTH MELBOURNE

Category   Commercial

Constructed c. 1883

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

No. 268 Park Street is of significance in its placement at the corner of Park and Perrins Street, framing the view up Perrins Street to the Town Hall. It is also of significance for the retention of its original architectural treatment to both the ground and first floors.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1883 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped and this two storey corner building was constructed by 1883 (3). In that year the building was occupied by Horace Browne, a chemist (4). By 1905 H.D. Hirst had his dental rooms in the building (5) 'his surgery and laboratory being thoroughly equipped with all the latest appliances' (6). In 1973 the property was purchased, at a public auction, by the Victorian Housing Commission (now Ministry of Housing).

The building is similar in effect to No. 266 Park Street (q.v.) on the opposite corner, being a fairly simple Victorian rendered building. It retains intact its rendered detail to both floors and the main architrave mouldings and cornices. It appears to have never had a verandah and the joinery to its ground floor openings has been partially altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Mr H.D. Hirst's Dental Rooms …' Jubilee History

1 Allom Lovell and Associates, 'The Emerald Hill Estate Conservation Study and Policy', June 1983,
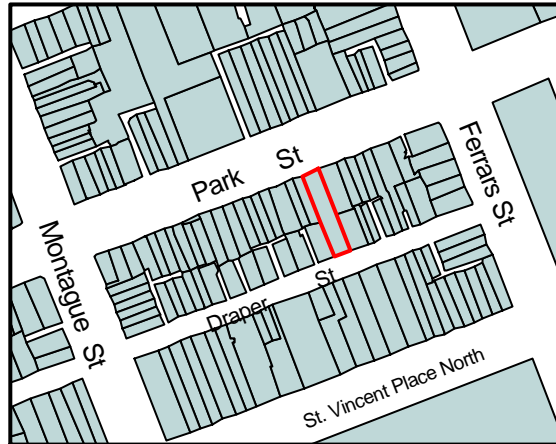   prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 Jubilee History of South Melbourne, p.147
6 ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   313 Park St
SOUTH MELBOURNE

Category   Residential:detached

Constructed c. 1905

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

313 Park Street is of significance as an extremely finely designed and detailed, substantial Edwardian house, that remains in an outstandingly intact state.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

This house is one of the more substantial Edwardian houses in South Melbourne and is particularly distinguished by the plethora of intact and fine detailing across its exterior. Its materials are typical of the period, with the walls in tuckpointed red brick, the roof terracotta Marseilles tiles terminated by decorative finials and ridgings, the verandah columns in turned timber and panels of cast terracotta reliefs. The front façade is picturesquely massed with a projecting bay and gabled balcony on one side and the recessed verandah to the other. The restricted site has not allowed the designer to give the house the freedom of form often found at this period, however, the lively effect of the façade is a major departure from Victorian building forms and it is very successfully composed. There is scope to inspect the interior of this house, and if intact, its retention would be of great value to Melbourne.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Park Towers

Formerly

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	332 Park St SOUTH MELBOURNE	**Category**	Residential:apartment
Constructed	1967-69	**Designer**	Roy Prentice (Housing Commission of Victoria)

Amendment   **C 52**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
Park Towers is a 30-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. Built in 1967-69, it was one of many high-rise blocks associated with the slum clearance regime undertaken by the Housing Commission of Victoria (HCV) in the 1960s. It was designed by HCV Chief Architect, Roy Prentice, and built by its construction division, the Concrete House Project.

How is it Significant?
Park Towers is of historic, aesthetic and technological significance to the City of Port Phillip.

Why is it Significant?
Historically, Park Towers is of significance as the most celebrated block of high-rise flats built by the HCV during its 1960s slum clearance regime. As one of the last new tower estates to be built before the programme was abandoned in the early 1970s, Park Towers was not only their most ambitious and tallest tower, but also the most architecturally distinguished example, and the one that generated the most publicity. At the time of its completion, it was one of the tallest apartment blocks in Australia, and also one of the tallest buildings in Melbourne. It attracted considerable interest throughout the architectural and construction community in Australia and overseas.

Aesthetically, Park Towers is of significance for its scale, setting and distinctive form and finishes. Still the tallest building in the area, it remains a local landmark and a prominent element in the streetscape. These qualities are enhanced by its bold siting on a 3-acre landscaped block within an otherwise closely-grained urban area. Compared to earlier HCV flats, it is notable for its unusual form (with a unique E-shaped plan), and its attempt to introduce visual interest through textured finishes, red and white tinted cement (echoing the local football team colours), and mosaic tiles. The survival of the original rock fountain and circular garden beds is also of note.

Technologically, Park Towers is significant for its construction, which involved the use of pre-cast concrete slabs and panels to create a fully load-bearing building. Although used in many Housing Commission projects, including most of the high-rise flats after 1962, the system reached its pinnacle at Park Towers, where the system was specially adapted so that walls were held in position by post-tensioned cables threaded through the slabs. At the time of its completion in 1969, the building was believed to be the tallest pre-cast load-bearing wall building in the world.

Primary Source

Other Studies

Description

Park Towers is a thirty-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. It stands on the west side of a landscaped 3 acre site, bounded by Bank Street, Park Street, Cecil Street and the light railway line. The complex includes grassed areas, a basketball courts, cricket nets and playground (the latter, however, not retaining any original equipment). The building itself has a distinctive E-shaped plan, enclosing a central courtyard. The lift and stairwell form the truncated central foot of the plan, from which corridors run around the internal perimeter. The flats themselves radiate from these, with window to the external elevations. The total of 299 flats comprises 179 with two bedrooms, and 60 each with one or three bedrooms.

Externally, the north and south elevations are identical, divided into seven equal bays that recede and project alternately. The concrete panels, coloured white (receding bays) or red (projecting bays) to pay homage to the local football team, have a textured finish of exposed white aggregate and jasper. The west elevation is also divided into seven bays, but expressed differently: a central wide receding bay (rising above roof level) flanked by narrow projecting bays (with brown tinted panels), thence by wider receding bays, and again by two wider and further projecting bays, forming pavilion-like elements. Fenestration is regular but not consistent across all sides, with squat rectangular windows variously arranged in detached or contiguous pairs, or in rows of three or four. They contain metal-framed casement sashes with curved bars that, as a safety measure, prevent them from being opened more than a few inches.

To the external elevations, the ground floor is expressed as an arcade of large tapered openings. Those on the east side (forming the two prongs of the truncated E-shaped plan) were originally open, forming breezeways, but now partly infilled. On the south and north sides, the arcades were originally infilled, respectively, by large bays of metal-framed windows and glazed doors, and by panels of textured concrete brick with metal-framed strip windows above. Some of the infilled openings are enlivened by brown mosaic tiling. In the southeastern corner, the breezeway lintel retains original metal lettering stating the name and address of the complex.

The three internal elevations, facing the courtyard, are entirely different in articulation. With the exception of the lift core, which projects slightly and has beige-tinted panels, the wall surface is flat, with brown-tinted panels and continuous bays of multi-paned metal-framed windows along the corridors. The ground floor has hit-and-miss walls of grey concrete brick (since painted), more windows, and fully glazed doors providing access to the lobby and other communal spaces. The courtyard itself retains much original fabric, including terrazzo paving, four circular raised garden beds (formed from soldier courses of grey concrete brick, capped with concrete slabs to form seating) and a fountain (no longer operating) of roughly stacked rocks. A timber-framed gable-roofed covered walkway and tall metal fencing to the garden beds are recent additions.

History

The Housing Commission of Victoria (HCV) was formed in 1938 with the socially aware aim of removing families from those inner suburbs that were considered to be slums, and rehousing them in new accommodation. Integral to this program was the development of standard designs and industrialised building techniques, prompting the use of a system of pre-cast concrete panels that, from the late 1930s, would be mass-produced by a special division, the Concrete House Project, from a factory at Chadstone. Advised by a panel of architects, the HCV initially developed estates of detached housing before turning to low-rise walk-up flats in the 1950s and, towards the end of that decade, to high-rise blocks. At that time, the architects' panel was superseded by a separate Architectural Branch, under the control of Roy Prentice, appointed as HCV Chief Architect in early 1958. Prentice (born 1906) was a talented designer with a particularly broad range of experience, having worked with Louis Williams and A & K Henderson in the 1930s and with the State Architect, Percy Everett, in the early 1950s.

At the time of Prentice's appointment, the HCV had already selected a site in South Melbourne, bounded by the railway line and Bank, Cecil and Park streets, as a slum clearance area. This included a hotel on the corner of Park and Cecil Streets, shops on Park Street, and a telephone exchange on Bank Street. With the exception of the latter, which occupied Commonwealth land, the entire block was acquired, and the substandard buildings gradually demolished over the next few years. The first redevelopment scheme was prepared in 1962, and several alternatives would be explored over the next three years, including a 12-storey tower with four-storey walk-up blocks, a pair of 12-storey towers, and a single 20-storey tower. When a 1965 engineer's report noted that the site could accommodate a building of up to 30 storeys, the HCV – which, as a state authority, was not subject to height limits - prepared a scheme for two such towers, designed by Roy Prentice and documented by Boileau, Henderson & Lodge, a private firm. Working drawings were completed by May 1965, and tenders were to be called two months thence. Construction would begin in December, with completion expected within a year.

Tenders, however, proved to be too high, and the HCV prepared yet another scheme in the second half of 1965 – this time for a single 30-storey tower block on an E-shaped plan, around an internal court. It was resolved that the latter must have 'very high class aesthetic treatment', with a paved area, planter beds, seating and a fountain. The building, to contain 300 flats, was to be built with the same pre-cast concrete panels recently used for the HCV high-rise flats at Debney's Park and Carlton. This represented a considerable cost saving, although the system was necessarily adapted to suit the vast scale of the project, with the panels to be held in place by a series of post-tensioned cables that were threaded through them using a standard crane. Fresh tenders were called in November 1967, and the contract was subsequently awarded to the Concrete House Project, which had tendered $3,413,419. Six months later, the project attracted adverse publicity when a very similar block of concrete flats in London partially collapsed only a few weeks after completion, killing four people. The HCV were quick to point out that Park Towers was designed to be 'three times stronger than need be... Both the loadbearing walls and the floors in these high-rise blocks are reinforced to a greater degree than is usual in England'.

Completed at a cost of $4,900,000, Park Towers was officially opened by the Minister of Housing, the Hon E R Meagher, on Sunday, 2 October 1969, when 10,000 people came to inspect the property. The building had already received considerable publicity, with a colour photograph appearing on the cover of the HCV's annual report for 1968-69, and more was to follow. The load-bearing construction system, once a cause for concern, had now become a potent selling point, with newspapers now reporting that it was the tallest load-bearing concrete panel building in the world. Others noted the lavish interior appointments (central heating, electric stoves, clothes washers, plus a children's playroom on each floor) the landscaped setting (with a rock fountain in the courtyard and circular beds of 'flowers and ornamental shrubs') and the low rent ($12 per week). The primary attraction, however, was the spectacular view. One newspaper noted that 'on a clear day you can see from Mornington to Dandenongs', while columnist Keith Dunstan simply describing it as 'possibly the best penthouse view in the Southern Hemisphere'.

The project generated much attention from the architectural community, with many prominent Melbourne architects offering their congratulations to Roy Prentice. The City of South Melbourne also gave it a special award, as the best residential building erected in the municipality that year. It also attracted international attention from architects in America, Italy, England and the USSR, and was published in several overseas sources including the RIBA Journal in January 1971.

Notwithstanding all this publicity, Park Towers proved to be the swansong of the HCV's slum clearance program. The largest, most ambitious and most celebrated single tower block, it was also one of the last. With community opposition to the notion of comprehensive suburban clearance, no more slum areas were proclaimed after 1971 and, two years later, the high-rise flat scheme was officially abandoned for smaller-scale developments. Park Towers, however, remained a local landmark, and when its thirtieth anniversary was celebrated in November 1999, the event was attended by many, including eight original residents who still lived there.

Thematic Context

COMPARATIVE ANALYSIS
Park Towers must be considered as the metaphoric (and literal) pinnacle of HCV's intensive program of slum clearance and high-rise flat construction, which would be abandoned within only a few years later. During its heyday of multi-storey apartment developments, the Commission erected 41 high-rise blocks at its 21 estates around Melbourne. This total comprised 19 twelve storey blocks, 2 thirteen storey blocks, 18 twenty storey blocks, a 22 storey block and a 30 storey block. In terms of scale, Park Towers thus stands out as the tallest tower ever built, comparable only to the similarly unique 22-storey block that forms part of the

Langdon Park Estate in Richmond. The latter, opened in 1974, was one of the last high-rise towers built by the HCV, and was designed by P O'Neill, who became Chief Architect after Roy Prentice's retirement in 1971.

Park Towers also stands out on many other levels. Of the 21 highrise estates developed by the HCV, all but seven comprised multiple blocks. Park Towers, with single tower on a landscaped 3 acre block, is by far the most considered example amongst these few single-block estates, which comprise the Crown Street Estate at Flemington, Floyd Lodge in Williamstown, Frank Wilkes Court in Northcote, Gaskin Gardens in Footscray, Layfield Court in Albert Park and Nelson Heights in Williamstown. Park Towers is also notable for its unique E-shaped plan, which is a contrast to the far more ubiquitous square and rectangular blocks (and the occasional Y-shaped or T-shaped block) that characterised virtually all of the Commission's high-rise projects. With its tinted concrete panels, aggregate finishes and mosaic tiling, the tower also demonstrates a somewhat higher level of architectural articulation than many of the earlier towers, which were initially lambasted for their starkness and plain concrete finishes. Park Towers also stands out as the HCV's most celebrated project, in terms of the sheer amount of attention that it generated not only from the general public but also from the architectural and construction community – the latter, moreover, at an international scale. Finally, Park Towers represents the pinnacle of the distinguished career of the HCV Chief Architect, Roy Prentice, who retired two years after its completion. To this day, the architect considers it to be his best building.

At the local level, Park Towers can be compared to three other HCV estates in what is now the City of Port Phillip, namely Emerald Hill in Moray Street, South Melbourne, Inkerman Heights in Henryville Street, East St Kilda, and Layfield Court in Victoria Avenue, Albert Park. These, however, are far more generic in the broader context of HCV developments, generally lacking the superlative qualities of Park Towers. Layfield Court (1966) is a single-block estate with a modest 12-storey tower, while Inkerman Heights is a typical multi-block development, of some interest for its atypical (but certainly not unique) T-shaped plan. Emerald Hill, despite its low scale (15 storeys) and stark appearance, is nevertheless of some historic significance in its own right as the Commission's first high-rise flat development, opened in 1960.

Claims that Park Towers was the tallest buildings of its type in Victoria, Australia or the world need close scrutiny. When highrise flats were first built in this country from the late 1950s, the tallest examples rarely exceed twenty storeys. Australia's tallest apartment block in 1960 was the Torbreck flats at Highgate Hill, Brisbane (Job & Froud, 1957-59), at 21 storeys, while Melbourne's record was the Domain Park Flats in Domain Road, South Yarra (Romberg & Boyd, 1959-62) with 20 storeys. Both were eclipsed with the completion of the Blues Point Tower in Sydney (Harry Seidler, 1962), with 25 storeys. Even at the end of the 1960s, highrise flats in Australia only occasionally exceeded 20 storeys – eg the 23-storey flats at 99 Spring Street in Melbourne (Moore & Hammond, 1969-70), or the 20-storey Apollo flats in Queensland (1971), the latter then the tallest apartment building in Surfer's Paradise. This also seems to have been the case internationally. An survey of post-war highrise apartments in 15 countries, published in 1961 under the title Modern Flats, illustrated very few examples over 20 storeys – most notably the Lake Shore Drive apartments in Chicago (Ludwig Mies van der Rohe, 1956-57), at 28 storeys. By the late 1960s, the tallest public housing estates in London included Ronan Point in Newham (1966-68; demolished) with 23 storeys and the celebrated Trellick Tower (Erno Goldfinger, 1968-73), with 31 storeys (98 metres) – only slightly taller than the contemporaneous Park Towers.

Contrary to some claims, Park Towers was not the tallest building in Melbourne in the late 1960s. The first building to exceed the 40 metre limit (enforced from 1916 to 1957) was ICI (now Orica) House in East Melbourne (Bates, Smart & McCutcheon, 1958) at 81 metres (20 storeys). This was later exceeded by CRA House in Collins Street (Bernard Evans, 1966, demolished) at 96 metres (26 storeys) and thence by AMP Square (1969) at 113 metres (28 storeys). Although, strictly speaking, Park Towers had more storeys, its total height was still only 92 metres.

Recommendations

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Sun, 11 November 1967, p22; 29 May 1968, p5; 24 October 1968, p35;
Herald, 2 October 1969, p 3; 5 November 1969, p 5.
Renate Howe (ed). New Houses for Old: Fifty Years of Public Housing in Victoria, 1938 to 1988.
Housing Commission of Victoria, Chief Architect's Files, VPRS 1808/P0. Public Record Office.

Identifier   Shop and Residence

Formerly   unknown
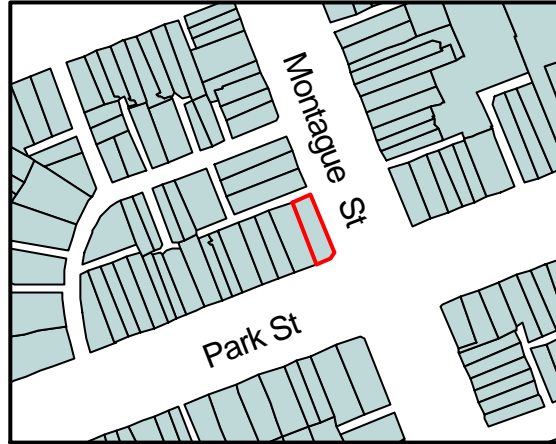
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   406 Park St
                 SOUTH MELBOURNE

Category   Commercial: residential

Constructed c.1870

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

406 Park Street is of significance as a very unusually detailed Victorian shop and residence that remains in an outstandingly intact state. On this prominent corner, the building stands as a landmark in the area.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence

This shop and residence is a substantially intact and very finely detailed building. Its façade is dominated by the series of cantilevered balconettes at first floor level, each with a cast iron railing. The parapet is also distinctively detailed with acroteria set along it. The six panelled door and the timber framed shop windows are original and all the double hung sash windows remain intact. The corner door has been replaced.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier House

Formerly unknown
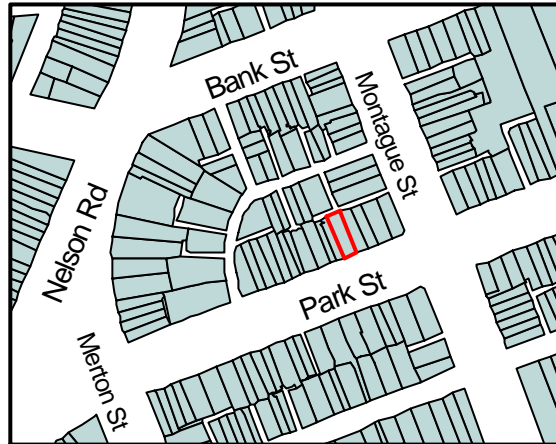
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	414 Park St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c 1870s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

414 Park Street is of significance as a quite substantial Victorian house that is finely designed and which holds an atypical command over the street through the forward placement on its block. The rear of the building is not integral to the significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original use: Residence

This house is unusual in South Melbourne, being set hard onto the line of the pavement. It has a restrained yet commanding façade clad in render and decorated by hood mouldings to the first floor windows and moulded cornice lines to both the floors. The parapet is also restrained in detailing, with a shallow arched pediment unit and urns intact at each end. The panelled door and the double hung sash windows remain intact, however a doorway appears to have been removed at the east end of the front façade.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	416-418 Park St SOUTH MELBOURNE	**Category**	Residential:row
Constructed	1858	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The pair of dwellings at nos. 416-418 Park Street, South Melbourne was built in 1858 by George Paine Gray, a bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for investment purposes until his death between 1911 and 1915. They are historically significant.

They are historically significant (Criterion A) as a rare surviving pair of dwellings from the formative years of settlement at Emerald Hil which commenced with the first land sales of August 1852 and continued with the subdivision and sale of peripheral areas including this section of Park Street two years later. These houses together with other survivors offer insights into speculative development at the time and to accommodation standards achieved in response to the demand for dwellings arising from the aftermath of the early gold rushes. They compare with the portable houses at 399 Coventry Street (1853-54), detached houses at 1 Morris Street (c.1855), 51 Church Street (1857), 337 Dorcas Street (c.1857), 115 Raglan Street (c.1850s) and 352 Moray Street (1856) and with the earliest terraces at 166-68 Bank Street (1856-64) and 5-9 Cecil Place (1858-59). Nos. 416-418 Park Street are the oldest surviving documented terrace in South Melbourne and have cultural value arising from their rarity (Criterion B). Whilst their degree of integrity would at first glance appear to be low, their façade is largely intact and makes a vital contribution to their cultural value.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed stuccoed pair of dwellings in the terraced form with a hipped roof, now terra cotta tiled, and later built in upper level balconies surmounting porches appearing to have been built during the Inter War period. The later works dominate the street façade and have been treated slightly differently, no. 416 having a balcony with curved sides and more recent infill glazing and no. 418 having three round arched windows to

the balcony area. At street level, the porches are identical and plainly conceived with rectangular heads to the openings and concrete slab floors. The original facades appear behind these works and consist of a mirror image arrangement with a single window and doorway without side lights at street level and a single window above, now concealed from view and understood to be transformed into a larger opening at no. 416 but recognizable at no. 418. There is evidence of the original staircase in no. 418, no. 416 having not been inspected. At the rear there are single storeyed lean to sections to both dwellings with subsequent extensions undertaken over the years. There are two chimneys with plain corbelled stacks.

Condition: Sound.   Integrity: Medium, the Inter War balconies and porches concealing the original façade from view which appears to be intact at street level but defaced at first floor level.

History

This part of Park Street is within the block surveyed as no.47 situated just west of the original 1852 survey of Emerald Hill. By 1855 Nelson Place formed the western boundary of the area with that portion of block 47 between it and Montague Street still to be subdivided and sold. Once achieved places dotted the area, some of them completed and others in the course of erection in 1857. At the time the Park Street section had only one building, a timber house on the corner of Montague Street .

In the following year a further ten places were completed including a pair described as Bk 2 stories 3R (brick two storeys three rooms) with slate roof, now nos.416 and 418. This pair was owned by George Paine Gray a bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for investment purposes until his death between 1911 and 1915. Gray was the uncle of another Emerald Hill resident with the same name, George Gray who moved to the area c.1859 as a lad of 16 years, perhaps to work with his uncle. He was also a builder skilled in masonry, who later in his career styled himself as an architect.

Tenants of nos.416 and 418 over the time included Alfred Estel and Thos Riley (1858), John Travers and Charles Newberry (1859), John Gollop, contractor and James Kelly, collector (1872). In 1880 the tenants were William Everand, mariner and Charles Birch, cook, who perhaps worked at the Wexford Arms hotel which was next door to no.416 from the late 1860s. Twentieth century tenants included Ralph Jones, cabinet maker and Arthur Whittane, mariner (1900), Jones and Mrs.Bridget Smith (1910).

Between 1916 and 1920, Gray's executors disposed of the houses to Matilda Curtis who initially lived at no.418, later moving to Blackburn and letting both houses. Tenants during her ownership included Willaim Sawyer, presser and John Bush, railway employee (1925) and John Corr, a rubber worker in 1930. The Fitzroy resident Alex McLeod acquired the houses by 1935. Like his predecessors he held them essentially as investment properties, renting them to Archibald Middlemiss, an accountant and Marshall Hannan, a painter in 1935.

Throughout the period 1858 to 1936, the description of the houses never wavered from brick with three rooms each. Street numbers changed from 121 and 123 in 1872 to 115 and 117 by 1889 and the present 416 and 418 by 1910.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme with control over interior alterations.

References

Emerald Hill/South Melbourne Rate Books: 1857-68, 1872-3, 1880-81, 1889-90, 1900-01, 191915-16, 1920-21, 1930-31, 1935-36.
MMBW litho plan no.19, dated c.1894.
James Kearney, Melbourne and its Suburbs, SLV Mappin, 821.09 A, 1855, Kearney.
Sands and McDougall directories: 1860, 1875, 1890, 1911, 1931.
Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year 1938, Robertson & Mullens, Melbourne, 1940, pp
Susan Priestley, South Melbourne A History, Melbourne University Press, Carlton, 1995, p.144-6.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	20-22 Park St ST. KILDA	**Category** Residential:row
Constructed c. 1889		**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This intact pair of residences, display an interesting and refined use of timber work. The front fence is of particular interest as is the barrel vaulted entrance.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

This pair of two storey terraces in Park Street, St Kilda, erected c.1889, forms an overall symmetrical facade with a central party wall and arched entrances either side. The verandah and balcony feature turned timber columns, paired either side of the entrances, and timber rails confine the cast iron balustrading and valencing to rectangular panels. Turned timber work also features in the form of railing on the red brick base of the front fence. An unusual coffered barrel vaulted entrance adds a degree of sophistication to the design.

Intactness: The residences, and their front fences, are substantially intact.

History

see Description

Thematic Context

Unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

References
Sands and medulla Directories, various dates.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   2-10 Peckville St
PORT MELBOURNE

Category   Residential:row

Constructed 1886

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

2-10 Peckville Street is of local significance. Substantially intact apart from the later brick party wall between nos 6 and 8, it is a representative example of a timber framed terrace row without intervening fire separation walls, a relatively uncommon type in Melbourne and one concentrated particularly in Port Melbourne, which was outside the jurisdiction of the Melbourne Building Act. The siting, facing a small square with narrow entries at each end, demonstrates an unusual pattern of subdivision of which relatively few examples survive in Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard terrace, one-storey
ORIGINAL OWNER: Patrick McCarthy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   70-90% original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard terrace, one-storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of five residences occupies one side of a short street running between Clark and Ross Streets. Each end of Peckville Street is narrow and the street widens in front of the houses, effectively forming an internalised square within the block of houses. The terrace is timber-framed and has timber block fronting to imitate ashlar. The transverse-gabled corrugated iron roof is continuous over the whole terrace except for a later brick party wall between nos 6 and 8 which rises above the roof to form a gabled parapet. The eaves to the front have paired shaped timber brackets with turned bobbins and rectangular fielded panels between the brackets. There are wide tripartite sash windows and four panelled front doors to each house. The front verandah has a slightly convex corrugated iron roof and extends out to the property line. It is supported on timber posts, closely spaced in front of the entrances and has rudimentary cast iron decoration.

COMPARATIVE ANALYSIS
Terraces without parapeted party walls were forbidden for fire safety reasons under the Melbourne Building Act of 1849, and such terraces had become uncommon by the later part of the nineteenth century in most inner suburban areas, with some exceptions not covered by the Act, including Port Melbourne. Brick terraces without parapeted party walls continued to be built, as at 4-18 Beaconsfield Parade (q.v.) and 53-61 Bridge Street (q.v.), until at least the 1880s, but timber terraces of similar form appear to have been much less common. 2-10 Peckville Street is the most intact example of a small number of such terraces surviving in Port Melbourne, including 17-23 Spring Street, and is a relatively rare type in the context of Melbourne as a whole. Its siting facing a short street effectively forming a small enclosed square is unusual, and is a rare survivor of a once common pattern of housing in laneways to the rear of other houses. Most of this type of housing was swept away in slum clearance programs from the 1930s onwards, or in the course of the re-alignment of irregular streets and cul-de-sacs.

History

This row of five houses was constructed in 1886. Its original owner was Port Melbourne resident, Patrick McCarthy, whose improved circumstances during the economic boom of the mid-1880s is suggested by the fact that he was described as a 'gentleman' following the completion of this terrace, though he had been a simple 'storesman' before.(1). When first rated in 1886-7, the four-roomed timber houses were valued at £18 each.(2)

Thematic Context

These houses were constructed as workingmen's cottages and are typical of developments of this type. McCarthy leased the houses to a succession of working-class tenants; in 1888-9, for example, tenants included a carter, a dealer, a brass founder and a lumper. (3)

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate books, 1885-6, nos 2446-8, 1886-7, nos 2600-2604
2. ibid
3. Port Melbourne rate book, 1888-9, nos 2626-2630

Identifier   Former Joshua Brothers Distilleries

Formerly   Joshua Brothers Distilleries, Federal Distillerie

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	25-27 Pickles St PORT MELBOURNE	**Category**	Industrial
Constructed	1887-1890	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The remaining sections of the former premises of the Joshua Brothers Distilleries were built during the period 1887-1890 and are situated in Pickles Street, Port Melbourne. They are historically important. This importance (Criterion A) rests on their capacity to demonstrate the presence of an important industry in Port Melbourne since 1887, comparing in this respect with the former Australian Sugar Refinery works in Beach Street and the remains of the nearby Gasworks in Danks Street. This importance is enhanced by their prominence and by the fact that they are rare survivors (Criterion B) from Port Melbourne's industrial past.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial brick building in three parts as follows:
- the east end: a utilitarian gable roofed three storeyed brick warehouse, overpainted and with windows bricked up but indicated by arched headers to the window heads. There is a later roller shutter door and opening to the south elevation.
- the central section: a utilitarian gable roofed four (?) storeyed brick warehouse overpainted and with windows and doors bricked up as for the east end building. There is a later pedestrian doorway.
- the west end: a utilitarian four storeyed multiple gable roofed warehouse similar to the above and with later windows extending further north.   The premises are unpainted on their north side.

Condition: Sound.   Integrity; Medium.

History

The area bounded by Rouse, Pickles, Danks and Johnston Streets was granted to J.M.Joshua in February 1886. It was in the names of the Melbourne merchants, Samuel and Abraham Joshua by the beginning of 1887 when it consisted of land, brick and stone buildings, and distillery in progress on the two acre site. By 1890, the site contained a brick distillery, stores, bonded store and machinery, the brothers being joined by then in the operation of their business by the distiller Harold Breidahl. A brick house on the north east corner of Rouse and Johnston Streets was also listed with Breidahl in residence as manager.

The 1894 MMBW plan depicts the site with the present buildings in situ and with a central courtyard enclosed almost entirely by extensive buildings along all street frontages including that of Pickles Street. The main entrance to the site was in Rouse Street and the distillery was described as having a cellar under the whole of the building. By the turn of the century, John M.Joshua had replaced Abraham Joshua in the partnership.

The distillery produced all manners of spirits which were depicted in a sign on the Pickles Street buildings c.1905. The distillery continued as Joshua Brothers Pty. Ltd. in 1911, however by 1931 it was known as Federal Distilleries Pty. Ltd. with the works occupying this site in 1951 and storage provided for on the north west corner of Rouse and Johnston Streets. This arrangement continued in 1973, however by then, The United Distillers Pty. Ltd. jointly occupied the works site.

Thematic Context

3. Developing local, regional and national economies.   3.12 Developing an Australian manufacturing capacity.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
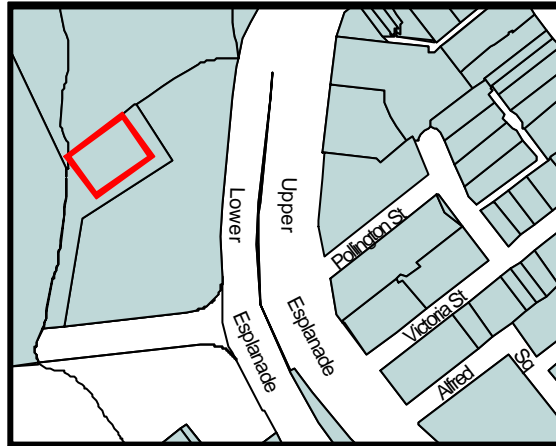
References

Port Melbourne Rate Books: 1886-87, 1890, 1892-93, 1900-01.
Sands and McDougall directories: 1890, 1911, 1931, 1951, 1973.
Parish Plan, South Melbourne, Port Melbourne, Department of Lands and Survey, 1932.
MMBW litho plan no.18, dated 1894.

Identifier   Royal Melbourne Yatch Squadron

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO225

Address	Pier Rd ST. KILDA	**Category**	Public
Constructed	1926-1930	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

SIGNIFICANCE
This building is significant for its association with the Royal St Kilda Yacht Squadron, a 114 year old institution in St Kilda. It is an important part of a small collection of structures and monuments that survive as a residue of earlier uses of this part of the foreshore, and its existence is important to the historical interpretation of this historically important area of St Kilda. The building itself is of interest as a pragmatically designed box where internal functions appear to have dictated external appearance, with an eclectic overlay of Arts and Crafts, Mediterranean and nautically inspired elements.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts, Functionalist
Clubrooms and chandlery

The Royal St Kilda Yacht Squadron was established in 1876 and this clubhouse was built in the year of its 50th Jubilee, 1926. The building was estimated to cost 5,000 pounds, and the boxy external design appears to be a pragmatically dictated by internal requirements. It cannot, however, be seen as Functionalist in the strict sense as the expression of these functions in the external forms is muted and the building is overlaid with eclectic detail derived from Arts and Crafts and Mediterranean sources. In this case, the overall effect is almost coincidentally nautical, as the prow windows and their `supporting' chains though typical of Arts and Crafts designs of this period here suggest marine sources of influence. This is reinforced by the flat roof and simple volumes of the building.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
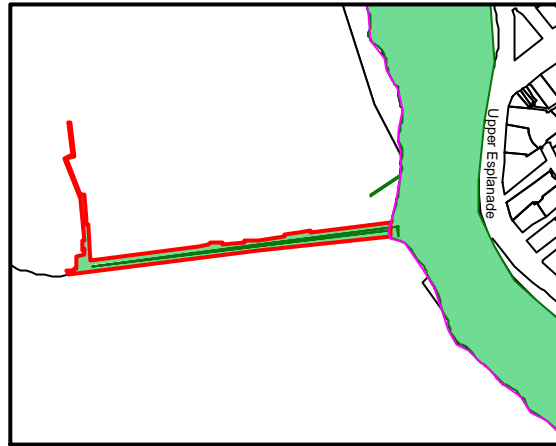recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
J B Cooper, 'The History of St Kilda', vol. 1, p.148.

Identifier   St Kilda Pier

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address   Pier Rd
                ST. KILDA

Category Public

Constructed 1858

Designer unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda Pier is of historical and social significance and has functioned as one of the key elements in the identity of St Kilda as a seaside resort from the nineteenth century through to the 1930s. In the nineteenth century the pier provided an important landing place for passenger craft and was at various times the point of entrance for dignitaries, including several Royal parties, entering St Kilda and Melbourne. As a gateway to Melbourne, the environment of the pier was important to the self image of the city. The various improvements that occurred reflected this perception and the area around the pier was frequently referred to as being of National rather than local significance for this reason. The pavilion on the end of the pier is of significance as a reflection of the shift in the role of the pier away from being a landing place and toward a role as part of a recreation zone serving Melbourne. It is an outstanding and rare surviving example of seaside architecture of the Federation period. Recent additions to the pier include the pavilion and seating shelters which are in a mock Federation style, which reflect concerns of the 1980s but lend a false historical homogeneity to the structure. Other changes which have detracted from the pier include the replacement of the timber decking with concrete and the replacement of the handrailing with steel and aluminium; however as the physical significance of the pier relates more to its continued existence as a type (little or none of the original 1850s structure is likely to survive in the present pier) these alterations are of minor consequence. The breakwater and marina make a positive contribution to the maritime character of the pier and wider foreshore area.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Description

Style : Arts and Crafts
Pier, marina, and kiosk (inc former dwelling)
Original owner: City of St Kilda

(See also TEA AND REFRESHMENT ROOMS, St Kilda Pier)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 429

Address	33 Pine Avenue ELWOOD	**Category**	Residential:apartment
Constructed	1960	**Designer**	unknown

Amendment   **C 54**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The building at 33 Pine Avenue is a three-storey flat-roofed cream brick block of flats, one of a symmetrical pair (with No 35; since altered) that was erected c.1960. Its double-fronted street façade is distinguished by a projecting stairwell with ribbon window, and there are concrete slab balconies, variously of splayed and rectilinear form, to the side elevations

How is it Significant?
The flats are of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the flats are significant as a particularly interesting and intact example of 1960s apartment design, in contrast to the many more utilitarian and mediocre blocks in the area. It is of note for the way that it combines a number of visually arresting contemporary elements (eg the splayed concrete side balconies and huge double-height window with coloured glass spandrels) with others (eg the enclosed stairwell with vertical strip window) that hark back to the stark Functionalist style of the late 1930s.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

David Bick. St Kilda Conservation Study: Area 2 (1984)   [flats were graded as PFS, or 'possible future significance']

Description

The block at flats at 33 Pine Avenue is a three-storey flat-roofed cream brick building, containing eight residential apartments. The double-fronted façade has a prominent timber-framed window at the right side, spanning two levels, which contains awning sash windows alternating with yellow and blue glass spandrels. A

projecting stairwell, to the left (south) side, has concrete slab roof and a vertical ribbon window with seven panes of fluted glazing. This stairwell facilitates access to three concrete slab common balconies that extend along the side (south) elevation, supported on plain steel posts with metal strap balustrades. Along this side of the building, the flats have timber-framed windows, alternating in tripartite and paired sashes. On the opposite (north) side of the block are a series of individual concrete slab balconies of splayed form, with metal posts and distinctive lozenge-pattern balustrades. Internally, the block contains two flats at the ground floor, and three each on the first and second floors –the larger flat, on the ground floor, being provided for the building owner.

The block originally formed a mirror-reversed pair with the adjacent block (No 35), although the latter has been disfigured by overpainting of original face brickwork and the installation of new windows and timber lattices. The former common driveway between the two blocks has also been divided by a timber paling fence

History

This block of flats was one of a pair that were evidently erected during 1960, as they both appear for the first time in the Sands & McDougall Directory for 1961, listed simply as 'flats' at 33-35 Pine Avenue. By 1963, the flats at No 33 were listed alongside one U Goldberg. Electoral rolls reveal that this was Usher Goldberg, described as a manufacturer, who was presumably the live-in building owner. Goldberg died in the late 1960s, and his widow, Mrs C Goldberg, remained living in the flats until at least 1974.

Thematic Context

Amongst the countless 1960s flats in Elwood and St Kilda, there are those that are well-considered, obviously the work of talented designers, and there are others that are more utilitarian, less well resolved, or the work of lesser designers or speculative developers. The example at 33 Pine Avenue rises above the many mediocre examples and, as such, compares favourably with such examples as the Surfside flats at 46 Ormond Esplanade, Elwood (1963), with its wide windows, balconies and contrasting materials. Barkly Lodge, at 289 Barkly Street, St Kilda (1955) represents perhaps the most pertinent comparison; this block of flats is also of cream brick construction with a flat roof, individual concrete slab porches to the side elevation, and an enclosed stairwell on the street facade, with a prominent vertical strip window. The same tectonic can be seen in the slightly earlier design for the telephone exchange at 62 Inkerman Street, St Kilda (c.1949), a similar but even more substantial double-fronted cream brick building, also with flat roof and a projecting enclosed stairwell articulated by vertical strip window.
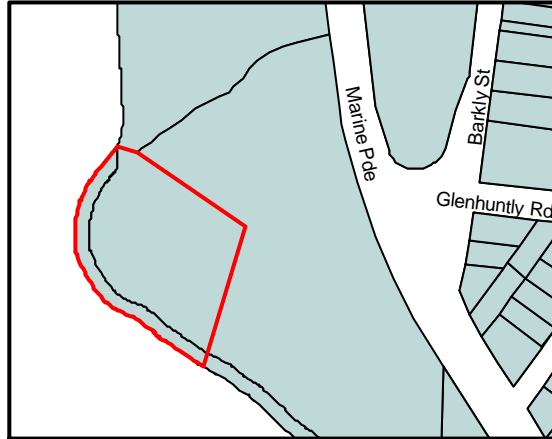
Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory. Various

City of Port Phillip Heritage Review

Identifier   Point Ormond and Surrounding Landscape

Formerly   Red Bluff

Heritage Precinct Overlay None

Heritage Overlay(s) HO227

Address	Point Ormond Road ELWOOD	**Category**	Street Furniture
Constructed	unknown	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Point Ormond, previously known as Red Bluff, is one of St. Kilda's most historic sites. Surrounded by flat coastline, Red Bluff was a landmark to shipping in the first decades of settlement in Melbourne. In 1840 it was the site of a tent quarantine station for passengers and crew of the ship Glen Huntly. The dead were buried there, though in 1898 the graves were exhumed and reburied at the St. Kilda Cemetery. As early as the 1850's Point Ormond was a popular picnic spot.

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

The Red Bluff was drawn by Mrs. Elizabeth Parsons around 1875 and reproduced in Cooper's History of St. Kilda.   In 1904, as part of the State Government's Elwood works and despite some bitter local opposition, the seaward edge was cut down to 8ft. (2.4 m) above the water level. This was to allow Marine Parade to pass around it inside a sea wall which was also built then. The remaining bluff was graded to a slope, the total height being reduced by "...a few feet".

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

'Australasian Sketcher', Melbourne, 8th October, 1904, p. 872 Red Bluff; 13th January, 1906, p. 89, improvements.

'St. Kilda Advertiser, The Malvern Argus and The St. Kilda Mercury', Melbourne, 24/Sep/1904, p.3 - Appendix.

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City after 1840 - 1930, City of St. Kilda, Melbourne, 1931, vol. 1, illustration facing page 20.

Identifier   House

Formerly   unknown
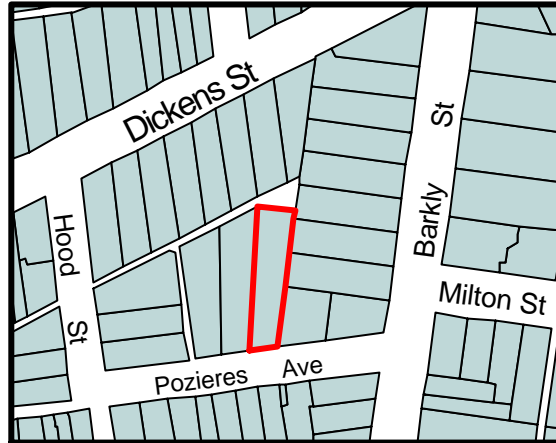
Heritage Precinct Overlay None
Heritage Overlay(s) HO228

Address	4 Poziers Avenue ELWOOD	**Category**	Residential:detached
Constructed	1922	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 4 Pozieres Avenue, Elwood, was built for Archibald Fraser in 1922. It is aesthetically important (Criterion E) as a highly individual Arts and Crafts influenced cottage, celebrating the period in which this suburb has its origins.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An unusual Arts and Crafts influenced cottage having a central pavilion as its most distinctive element with ox-bow profile sheet metal lined roof visually supported by tapered rough cast piers either side of a central curved window surmounted by shingles. The main terra cotta tiled roof is pyramidal and the windows typically have glazing bars to the upper sashes in the fashion of the period.   Condition: Sound.   Integrity: High.

History

The formation of Pozieres Avenue and the sale of the subsequent subdivision were post World War 1. In 1920, Archibald Fraser of Marine Parade, St. Kilda owned lot 9 on the north side of the avenue between Hood and Barkly Streets. It had an NAV of 15 pounds.

In 1922, Fraser built a five roomed brick house on the site which he leased to photographer, Stewart Strawbridge. The NAV was 80 pounds.

Fraser continued to own the property in 1935. In the interim he had several tenants including Frank Mardel, a manager (1925), George Morson, a contractor (1930), John O'Brien, a jockey (1931) and Eustace Bromley a manager (1935). Throughout that time, the house was described as brick, five rooms.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.
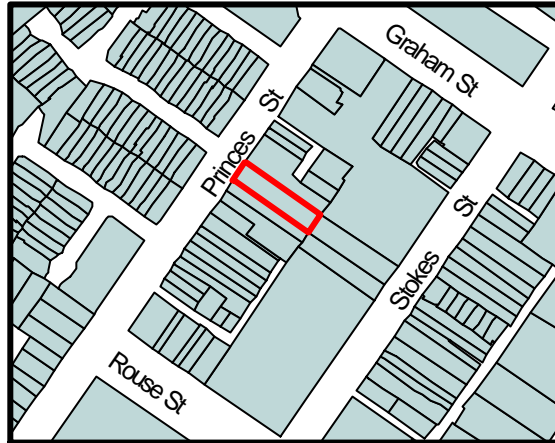
Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

St. Kilda Rate Books: 1920-26, 1930-31, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.

Identifier   House

Formerly   "Vacunce"

Heritage Precinct Overlay None
Heritage Overlay(s) HO231

Address	112 Princes St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1901	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Vacunce" at no. 112 Princes Street, Port Melbourne, was built in 1901 for the engine driver, John Arthur Harris. It of architectural interest as an intact and early example of a small Edwardian period villa (Criterion D) as is demonstrated by the use of slate to the roof and such decorative devices as roughcast with half timbering, the coved cornice and unusual treatment of the gable end. It is of historic interest (Criterion A) as the house of an engine driver in a street formerly known as Railway Place close by the Port Melbourne Station yards. It is the most architecturally ostentatious house in a street block occupied predominantly by representative and at times defaced Victorian and Edwardian period cottages.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An asymmetrical red brick Edwardian period villa with hipped slate roof and terra cotta ride cresting and finials. The projecting wing has an overhanging gable end with half timbering and rough cast surmounting a triangular panel of cast cement ornamentation. The windows in the projecting wing are further emphasised by plain cement banding and the eaves are coved. The verandah has turned timber posts with dentils and a spindle frieze and there are triangular cast iron lace spandrels. The window reveals have bull nosed bricks of slightly different colour to the body bricks. The chimneys having strapwork with roughcast bands beneath the corbels.   Condition: Sound.   Integrity: High. The garage is of a later date.

History

Princes Street was formerly named Railway Place and runs parallel with the former Melbourne and Hobson Bay Railway line, which opened in 1854. A plan of the Township of Sandridge in 1855 shows Section 11 on the east side of Railway Place, with about half of the land unsold including lots A and B. By 1859 however,

both lots had been purchased by J.G. Newman. They had frontages of 50 feet to the street.

John Newman continued to own the land in 1900. By then, its measurements were given as 45 by 185 feet in Princes Street and 66 by 120 feet off Princes Street. Their respective NAV were 9 and 8 pounds.

In 1901, Joseph Arthur Harris, an engine driver, purchased the land and in the same year built a residence for himself. It was described as "six rooms, brick house and land". The NAV was 32 pounds.

Harris continued to live at no.112 with his family, which in 1906, numbered eight. By 1911, the house had seven rooms and NAV had increased by 2 pounds. Harris was still in residence in 1916 however by 1921, Nathan Bear, a merchant, was owner/ occupant. The description of the property remained unchanged although the NAV had risen to 45 pounds.

In 1997, the house was known as "Vacunce".

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Port Melbourne Rate Books: 1900-02, 1905-6, 1910-11, 1920-21.
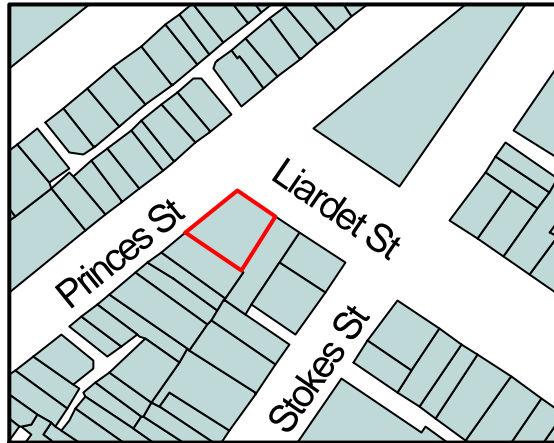   VPRS 586, PROV.
Sands and McDougall Directory: 1916.
MMBW litho plan no.18, dated 7.7.1894.
Parish Plan South Melbourne (Port Melbourne), Department of
   Lands and Survey, (photo–litho), 1932. PMHS
N.U'Ren and N.Turnbull, 'A History of Port Melbourne', Oxford
   University Press, 1983, p.27.

Identifier   Former Bakery

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	230 Princes St PORT MELBOURNE	**Category**	Commercial: residential
Constructed	1879	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former bakery at 230 Princes Street is of local significance. The building is substantially intact externally, and is a rare example locally of a once common nineteenth century building type combining shop, dwelling and small manufacturing establishment. The detailing, particularly to the shop and the side yard wall, is notable and the building is a prominent streetscape element.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Industry
            Bakeries
ORIGINAL OWNER: Job Smith
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Former bakery and shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey rendered masonry building comprises a former corner shop and residence with an attached

bakery wing to the rear facing Liardet Street. A yard opening onto Princes Street gave access to the bakery wing. The elevations are stepped back from the corner, distinguishing the shop, residence and bakery, and the shop is further distinguished by broad piers on each side of the windows, with capital mouldings at window head height, and by a projecting moulded string course at first floor level. The entrance to the shop is located at the corner in a slightly recessed bay set at a slight angle to the Princes Street elevation. This bay contains a blank framed panel at first floor level. At roof level there is a plain moulded cornice and parapet extending over the shop and residence. The bakery wing is slightly lower than the residence and is surmounted by a flat parapet and rectangular pediment and flanking scrolled brackets, bearing the word "BAKERY" in pressed cement. The side wall to the yard on the Princes Street elevation is stepped with alternating concave and convex quadrants to the top.

The ground floor shop windows have arch-headed mullioned timber frames. The shop door has two-leaf panelled doors and a rectangular fanlight above. The door and ground floor window to the house have plain segmental arched openings, and the upper floor windows have moulded architraves and bracketed sills. A recent roller door has been fitted to the ground floor of the bakery facing Liardet Street.

COMPARATIVE ANALYSIS
This former bakery is one of a number of surviving nineteenth century buildings in Port Melbourne which combined residences with a shop or small manufacturing establishment. More specifically, it is one of a relatively small number of bakery-residences elsewhere in the metropolitan area. A once common building type, it can be compared with Bates Bakery, 56 Douglas Parade, Williamstown and the former bakery and residence at 98-100 Moreland Street, Footscray (1883). Bates Bakery, architecturally different from 230 Princes Street, comprises a shop and bakery to the rear which has been in continuous operation as a bakery under the same family control since 1886. The Moreland Street bakery is larger and comprises a brick residence and shop with the bakehouse and store facing a service yard to the rear.

Architecturally, the building is representative of nineteenth century shop design, comparable with such examples as the former butcher's shop and residence, 397 Abbotsford Street, North Melbourne (1890), 174 Cecil Street, South Melbourne (1881), and 266 and 268 Park Street, South Melbourne (c. 1883). The stepped side wall is distinctive.

History

This former bakery building was constructed in 1879 for Job Smith, a baker. When first rated, the building was described as a seven roomed brick shop and oven and was valued at £90, a considerable amount for a shop building at this time. (1) By the mid-1890s, the bakery had changed hands and was owned by another baker, Thomas Adams. (2)

By the 1970s, the building had been converted to a residence with studio.(3)

Thematic Context

This building was one of a large number of small corner shops constructed in residential areas throughout Port Melbourne in the nineteenth century. Many of these remain, and like this building, have been converted for residential or other purposes.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1879-80, no. 521.
2. Sands and McDougall Melbourne Directory, 1894.
3. Port Melbourne Building Register, 6 November 1978, Alter dwelling and studio for T. Sanders, 7760.

Identifier   Former Dispensary

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	293 Princes St PORT MELBOURNE	**Category**	Commercial
Constructed	1894	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Sandridge United Friendly Societies Dispensary is of local significance. The building has historical associations with the friendly society movement in Port Melbourne from 1894 until the mid-twentieth century. The substantially intact exterior is a prominent streetscape feature.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Health and welfare
SUB-THEME: Dispensaries
ORIGINAL OWNER: Sandridge United Friendly Societies
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Dispensary
ORIGINAL RESIDENTIAL na
USE TYPE:
SIGNIFICANT TREES: Large elm to rear, adjacent to 110 Station Street
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

This former dispensary is a large two-storey red brick building with rendered side elevations and details to the front facade. The front elevation is divided horizontally by moulded render string courses at first floor and parapet level and vertically by rendered pilasters, rusticated to the ground floor, to the ends and framing the

centre bay of the three bay elevation. The large segmental arched doorway to the centre has a stilted moulded archivolt and two-leaf, three-panelled doors and fanlight above. The windows, except to the ground floor south, have rectangular openings with flat hood moulds. The first floor centre window has a round pediment and all first floor windows have rendered architraves. The ground floor south windows, originally a single wide shop window with a render lintel, have been altered relatively recently to two single sash windows. Apart from this alteration, the exterior is almost completely intact, other than for urns which presumably sat upon the pediment pedestals.

History

This building was constructed in 1894 as the Sandridge United Friendly Societies Dispensary. (1)

In 1953, the building was still owned by the Trustees of the Port Melbourne Friendly Societies Dispensary. Minor works carried out to the building at this time consisted of re-blocking the timber section, and renovation of the conveniences. (2) The United Friendly Societies were still listed as the owners in 1968. (3)

The building was converted to a residence and the old pharmacy is used as a kitchen. It has since been used as a photographic studio. (6)

Thematic Context

In the nineteenth century, friendly societies provided a range of health and other benefits and services. Most people were members of one or another of the friendly societies; these were usually based on occupational groupings or religious or other affiliations. Friendly societies provided medical and pharmaceutical benefits. Some also had sick and funeral funds. Young people joined societies upon starting work, since they were then not entitled to benefits under their parents' membership.(4) In some cases, friendly societies also provided a focus for social activities.

A range of friendly societies was represented in Port Melbourne, most of which operated out of the old Dispensary Hall. Membership of one of the societies entitled people to a dispensary book, which gave them access to a doctor. As long-time Port resident, Jack Porritt noted, 'Prescriptions written in this book were made up at the Dispensary and so we had a reasonable cover'. (5).

The building also had a lodge hall, where meetings of the various societies and lodges could be held. Located behind the main hall building, at 110 Station Street (q.v.), is the former caretaker's cottage for the dispensary.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Sands and McDougall Melbourne Directory, 1894.
2. Port Melbourne Building Register, 19 March 1953, no. 335, and 16 April 1953, no. 356.
3. Port Melbourne Building Register, 24 December 1968, no. 4643.
4. 'They Can Carry Me Out'. p. 50.
5. J. Porritt, quoted in 'They Can Carry Me Out'. p. 50.
6. According to P. Grainger.

Identifier RSL Hall

Formerly Excelsior Hall
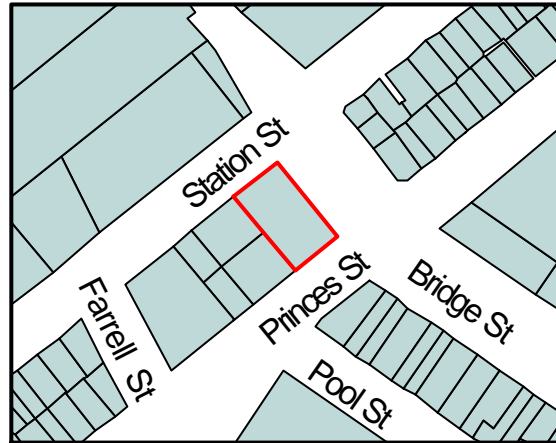
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	301 Princes St PORT MELBOURNE	**Category**	Public
Constructed	1886	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Excelsior Hall is of local significance. It is a rare surviving example of a nineteenth century voluntary youth club and demonstrates the strength of local concerns about recreation and the influence of local gangs in the late nineteenth and early twentieth centuries. The building is of interest as a relatively, uncommon and substantially intact example of a large nineteenth century timber-framed corrugated iron structure.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Public halls
ORIGINAL OWNER: Unknown (Excelsior Club?)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Public hall
ARCHITECTURAL STYLE:- (not recorded)
PRINCIPAL MATERIAL: Corrugated iron

PHYSICAL /STYLISTIC DESCRIPTION
The former Excelsior Hall, now used as the RSL hall, is a large timber-framed structure with walls and roof clad with corrugated iron. The original building comprises a main rectangular gabled hall with a high steeply-pitched roof and transept-like lean-to wings to each side at the Station Street end. A flat-roofed cream brick

extension has been added, probably in the 1950s, at the east (Princes Street) end. The original sash windows with moulded architraves and panelled doors remain, some boarded up, on the side and end elevation. The gable bargeboards to Station Street, of plain rectangular section, have decorative cast iron valences attached to their lower edges

COMPARATIVE ANALYSIS
While a number of nineteenth century timber-framed industrial buildings exist in Victoria, there appear to be relatively few timber buildings comparable to the former Excelsior Hall originally used as assembly halls. Most surviving nineteenth century church halls and other buildings with comparable social purpose appear to be of masonry construction, or considerably smaller. Comparison can be made with the timber-framed army drill halls built in the 1860s, surviving examples of which exist at 106 Gipps Street, Richmond and Chapel Street, St Kilda. These buildings are larger than the former Excelsior Hall and clad with weatherboards rather than corrugated iron, but otherwise are of broadly similar construction.

History

In 1885, a group of Port Melbourne residents decided to form an Excelsior Club, 'dedicated to the moral and physical improvement of the young'. (1) The club immediately began searching for land on which to build a meeting hall, and after a good deal of negotiation with the Government, much of which was undertaken by F.T. Derham, a piece of the drainage reserve between Bridge, Farrell, Station and Princes Street was obtained. Concurrently, a fund-raising drive was undertaken, and on 3 August 1886 a timber-framed galvanised iron hall capable of seating 600 people was opened. (2)

Thematic Context

The Excelsior Hall has accommodated a number of different community-based activities and groups since its construction in 1886. In the early twentieth century, for example, clubs for young people were accommodated in the hall. One such club was formed by 'Skipper Jennings', who had stables in Heath Street. The boys' club offered training in boxing, wrestling and other sports, and was formed in an attempt to break one of the youth gangs (the Push's) which was terrorising Port residents. (3) The building was also used for dances and other social events, (4) and has been a focus for youth and community activities.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne' . p. 156.

2. ibid. pp. 156-157.

3. 'Greater Port Melbourne: Official Souvenir of the 1939 Port Melbourne Centenary Celebrations

   Committee', Port Melbourne, 1939.

4. M. Lowe. Quoted in 'They Can Carry Me Out'. p. 23.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	351 Princes St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1914	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

351 Princes Street is of local significance. This house, substantially intact apart from the sympathetic extension of the roof, is notable as a relatively uncommon and an unusually complete example in Port Melbourne of the characteristic forms and details of the Australian Queen Anne style applied to a small inner suburban house. It gains additional significance in streetscape terms in relation to the adjacent very similar and near contemporary house at 135 Station Street (q.v.).

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation brick house, single storey
ORIGINAL OWNER: Dennis Ryan
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   70 - 90% original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Federation brick house, single storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Queen Anne
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

351 Princes Street, like its twin at 135 Station Street (q.v.), is a red brick residence designed in the Australian Queen Anne style, and is located on a prominent corner site. The asymmetric front elevation facing Princes Street has a gabled wing projecting to the left-hand side and a verandah to the left. The jettied and half-timbered gable and the upper wall below the gable are roughcasted. The hipped roof contains a subsidiary gable above the verandah, also half-timbered and roughcasted. The roof has been extended upwards recently with an additional gablet to the top to house an attic level, and is covered with recent terra cotta Marseilles pattern tiles with decorative ridge cresting. The verandah has shaped square-section timber posts and arched timber valances with closely spaced timber uprights. The timber-framed casement windows are divided by mullions and transoms. The chimneys are roughcasted, with mouldings and smooth rendered bands to the upper parts and terra cotta pots.

COMPARATIVE ANALYSIS
351 Princes Street, and the very similar adjacent house at 135 Station Street (q.v.), are characteristic examples of the Queen Anne villa style applied to small inner suburban sites. As seen in numerous examples on larger sites in suburbs such as Armadale, Hawthorn and Kew, houses of this style are characterised by their predominant use of red brick and terra cotta, with render or roughcast details, and large tent-like hipped roofs with gabled projections. Roofs typically sweep down over verandahs to one or more sides and there is often a strongly expressed diagonal axis in both the external form and the planning, apparent at 135 Station Street. In Port Melbourne, while there are several houses which display elements of the Queen Anne style, including Creswick House, 139 Bridge Street (q.v.), 112 Princes Street (q.v.), and Emerald House, 165 Station Street (q.v.), these two houses are the most complete examples of the Queen Anne villa style.

History

351 Princes Street was constructed in 1914. It was built on land owned by Dennis Ryan, whose family had owned a timber cottage on the site since the late 1860s. The earlier cottage can be conclusively dated to at least 1869-70, but may have been earlier. (1) It was constructed by labourer, Stephen Ryan, and when first rated was described as a wooden house of 4 rooms, valued at £16. (2) In the 1890s, the timber house was occupied by Stephen Ryan's widow, Bridget, who worked variously as a laundress and as a grocer after her husband's death in the early 1870s. (3) The building was described in 1890-91 as a five roomed wood house and was valued at £20. (4)

Bridget Ryan appears to have died sometime around 1912. By this time, the timber cottage had already been demolished. (5) Dennis Ryan constructed this new five-roomed brick house in 1914, at which time it was valued at £44. A brick washhouse was added in 1940, and a brick fence in 1957. (6)

Thematic Context

This house was constructed as a replacement for a very humble timber cottage of the 1860s, and reflects the rebuilding which took place in many areas of Port Melbourne in the early twentieth century and particularly in the Inter-War period. It is interesting that the house is a pair to 135 Station Street of 1916 (q.v.), which is sited to its rear. The relationship between the two buildings is not clear, though it is possible that their construction was overseen by the same builder or architect.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1869-70, no. 1156.
2. Ibid.
3. Port Melbourne rate books, various years, 'Sands and McDougall Melbourne Directories', various years.
4. Port Melbourne rate book, 1890-91, no. 900.
5. Port Melbourne rate book, 1910-11, no. 1276
6. Port Melbourne Building Register, 23 September 1940, R 340, 14 November

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	353 Princes St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1865 /6	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

353 Princes Street is of local significance. A substantially intact simple timber cottage of relatively early date, it is representative of early cottages in Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard cottage, single-storey
ORIGINAL OWNER: John Wishart
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard cottage, single-storey
ORIGINAL RESIDENTIAL   Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Timber Cottage
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
353 Princes Street is a small double-fronted single-storey cottage of timber-framed and weatherboarded construction. The house is located on a corner site and has a front verandah extending out to the property line and a lean-to rear section. The transverse gabled roof is covered with corrugated iron, and extends at

shallower pitch over the verandah. On each side of the central front door are sash windows with single vertical glazing bars. The front door is four panelled and there is an early timber screen door. The verandah is supported on simple square posts, closely spaced in front of the door, between which is a timber picket fence and gate. The chimney is constructed from red brick and has a tall yellow terra cotta pot. The fence to the side is made from corrugated iron.

COMPARATIVE ANALYSIS
353 Princes Street is typical of the small workers cottages erected in the 1850s and '60s in suburbs such as Port Melbourne, South Melbourne, Collingwood and Brunswick. While the house is of a relatively early date for Port Melbourne, earlier houses of similar type exist elsewhere, for example in South Melbourne at 1 Morris Street (c. 1855) and 51 Church Street (1857). In Port Melbourne, there are several other broadly similar houses, probably of similar date to 353 Princes Street. 353 Princes Street, however, appears to be among the most intact, and the simple detailing of the verandah and front fence are particularly notable in comparison with the often later cast iron and other detailing of other houses.

History

353 Princes Street was constructed in 1865 or 1866. The building's first owner was a shipwright, John Wishart, who owned land valued at £3 in Princes Street in 1864-5. (1) By 1865-6, a four-roomed timber cottage valued at £16 had been constructed on the site.

Thematic Context

The house was typical of working class cottages of its period, and of much of Port Melbourne's nineteenth century residential building stock. It is a remnant of a early Port Melbourne building type.

The building also has a typical occupancy history. Owned by a shipwright, in the late nineteenth century, the house was variously let to a soap boiler, a mariner and a mason. (2)

Recommendations

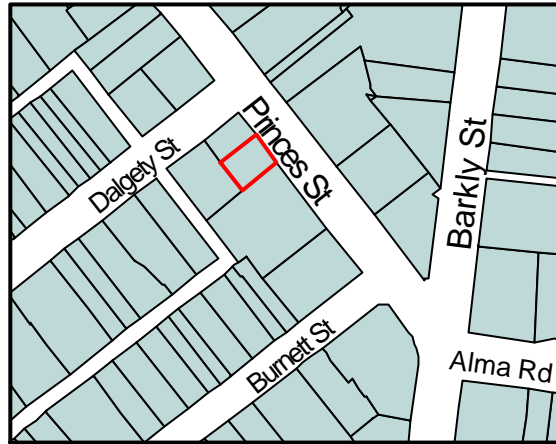A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1864-5, no. 875.
2. Port Melbourne rate books, various years.

Identifier	"San Diego"
Formerly	Former Villa

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	9A Princes St ST. KILDA	**Category**	Residential:apartment
Constructed	late 1930s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This complex of apartments is interesting for its uncompromising Functionalist design, featuring a fine array of horizontally divided steel framed fenestration, highlighted by its wrap around corner windows. The complex is an important example of a distinctive St Kilda development type, built around a single storey Edwardian villa (still partially visible on the south elevation when viewed from Princes Street). The perimeter fence is contemporary with the apartment conversion. The crisp forms of this building are prominent on the rise in Princes Street and the design expresses the availability of views.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Functionalist
Three storey walk-up flats and former villa

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
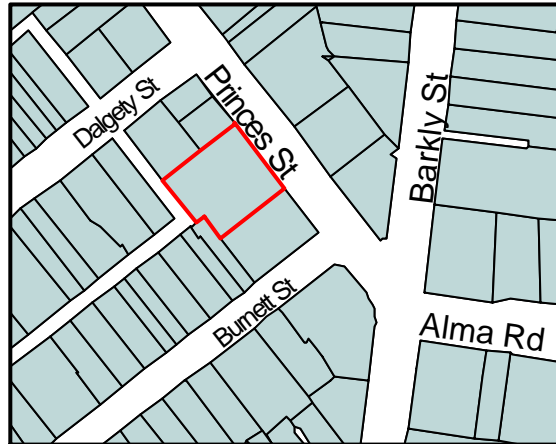recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Includes 45 Dalgety Street

Identifier   "Berkeley Hall"

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO229

Address   11 Princes St
ST. KILDA

Category   Residential:detached

Constructed 1854

Designer   Albert Purchas

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Berkeley Hall' one of the oldest surviving houses in St Kilda and dating from 1854, was for many years occupied by H.F. Gurner, Melbourne's first town clerk in 1842 and later, upon separation, the first Crown Solicitor for Victoria. The Georgian qualities apparent in the original design have been heavily disguised by later classic revival additions and the architectural importance of this early house is entirely reduced by construction of the coarsely detailed colonnaded verandah.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

'Berkeley Hall' a large classic revival style cement rendered brick residence in Princess Street St Kilda was erected in 1854 for solicitor, Henry Field Gurner to a design by early Melbourne architect Albert Purchas. The house has been substantially altered since construction and the original Georgian character obliterated by addition of a neo-classical colonnade verandah early this century.

Intactness
'Berkeley Hall' has been largely altered in the conversion to reception rooms and only the facade (as altered early twentieth century) and the drawing room interior remain intact. A stable at the rear retains Morewood and Rogers galvanised iron roof tiles.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

References
National Trust of Australia (Victoria) File No.1746
The Architects Index. Faculty of Architecture, University of Melbourne.
'Melbourne Herald' Melbourne 1 April 1854, p. 1 Tender Notices.
Woods, Carole 'Henry Field Gurner (1819-1883)' in Pita, Douglas (ed) 'Australian Dictionary of Biography'
M.U.P. Melbourne 1972 vo. 4 p. 309.
Raggatt, Howard 'A Study of the Development of St Kilda from Its Beginning Till 1873' History Research
Report, Department of Architecture, University of Melbourne, 1978.

(National Estate citation reprinted with permission Of the Australian Heritage Commission.)

Identifier   "Wyndham"

Formerly   unknown
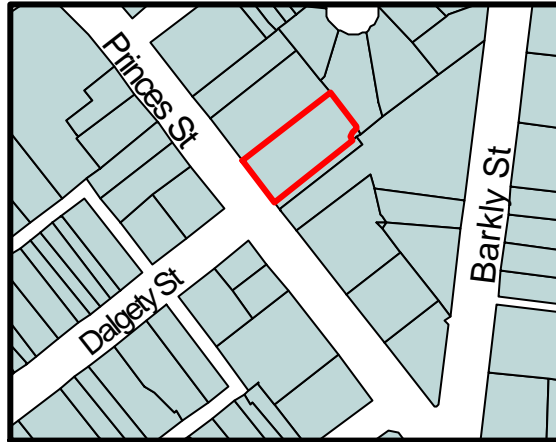
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	20 Princes St ST. KILDA	**Category**	Residential:apartment
Constructed	1934	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

An elegantly proportioned three storey Mediterranean style apartment complex, which features a fine semi-circular two storey porch with tuscan columns on the ground floor and ionic columns on the first floor. The building has a standard plan layout, and is notable for its larger than usual size. The simplicity and clarity of the facades, with their false arched multipaned windows and deep overhanging eaves, and restrained application of detail (particularly in the wrought ironwork of the portico balconies and the Serlian motif of the front facade) make this the finest example of the style in St Kilda. The building encloses a well proportioned garden court.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats
Builder: J. Morrison
Original owner: A. Bancroft

A three storey block of apartments constructed in 1934 for A. Bancroft. The builder was J. Morrison. No architects name is mentioned on the building permit plans lodged with the St Kilda Council. The building is designed in a L shape with the rendered facades decorated in a neo-georgian vocabulary and terra-cotta tiled hipped roofs with deep projecting eaves. In common with many contemporary flat designs, the long arm of the L runs perpendicular to the street, allowing the building to enclose on two sides a garden space that acts as the main entrance to each apartment as well as the main outlook. In this particular case, the garden is located on the north side of the block and with the neighbouring apartment complex which in layout is

essentially a reflection of the apartments in question, forms a large and pleasant green space. The dominant feature of this complex is a two storey columned porch centrally located on the northern elevation of the main wing and forming a centrepiece to the garden space.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
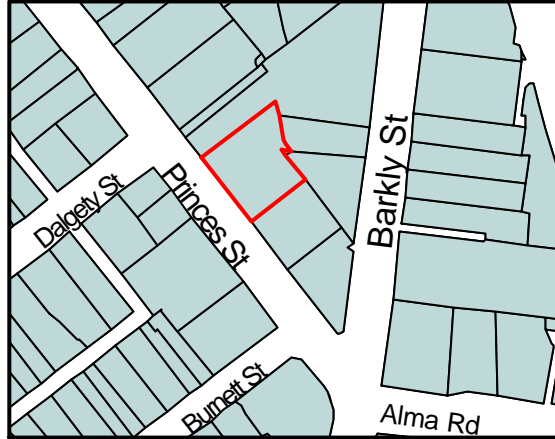recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C building approval No. 6855 issued 28.2.34

City of Port Phillip Heritage Review

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO230

Address	24 Princes St ST. KILDA	**Category**	Residential:attached
Constructed	before 1858	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The main section of this building was erected early in St Kilda.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The brick residences at 24 Princes Street, St Kilda Road appear to have been erected before 1858 for Captain George Gilmore as an adjoining pair of two storey residences. Although later additions have occurred, the quoining of the corners and dentils of the exposed hip roof arch indicate the form of the original house.

Intactness: The original buildings and its later additions are intact and a cast iron palisade fence lines Princes Street.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

References
Rate Books, City of St Kilda, 1858, 1861-1874.
Vardy, J.E.S., Plan of the Borough of St. Kilda, 1873.

Identifier   Flats

Formerly   unknown
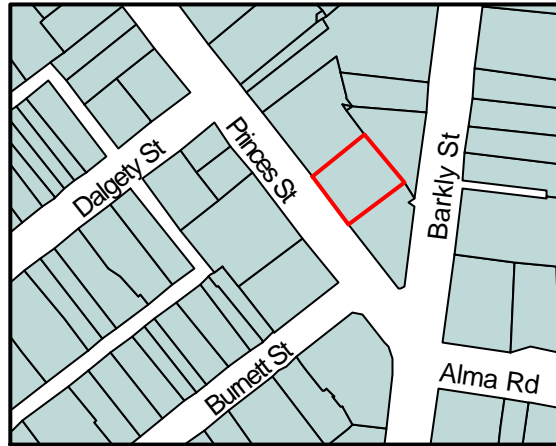
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   34 Princes St
                  ST. KILDA

Constructed   1926

Amendment   C 29

Comment

Category   Residential:apartment

Designer   unknown

Significance   (Mapped as a Significant heritage property.)

This palazzo-like block of flats has a particular beauty in its clarity and rationality of form. The four flats of each level are clearly represented in the massing of the building by four clearly articulated pavilions, capped by a large hipped roof and expressed again in the four chimneys. The pavilions are separated by deep balconies and taal piers, terminated by small coupled Tuscan columns. The ambiguity of this motif is notable, and reinforces the romantic classical character of the building. The front fence appears to be contemporary with the building, and the intact state of the render finishes, the distinctive panelled eaves lining detail and the terra-cotta roof are all contributory.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Mediterranean
Three storey walk-up Flats
Builder: H.C.Hall

The history of this building is a little uncertain as the drawing file held at the City of St Kilda is missing and an internal inspection has not taken place. It is possible that the existing three storey apartment complex is in fact an extensive addition to an earlier Victorian residence. The City of St Kilda building permit records show that a permit was applied for in 1926 for brick additions at this address, the owner being C.J. Irving and the builder H.C.Hall. The present complex takes on a palazzo-like form. The rendered facades are broken in each elevation to form recessed balconies on the front and rear facades and open staircases on the side elevations. The simple hipped roof is clad in terra-cotta tiles and incorporates a deep eaves projection. A wide ground floor hallway traverses the building from the main street entrance to the rear motor court. The

outbuildings facing onto the motor court date from Victorian times.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
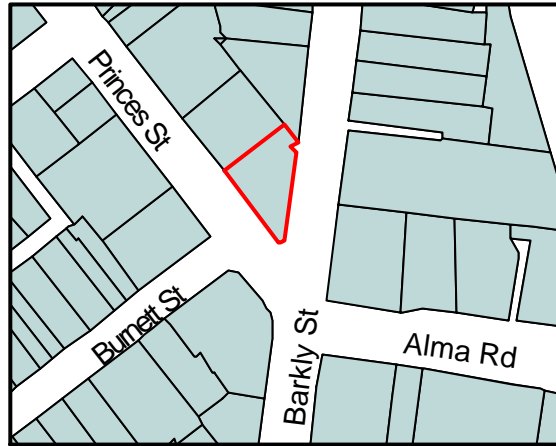Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 6543 issued 28.8.26

Identifier   "Liverpool"

Formerly   unknown

Address 36 Princes St ST. KILDA	**Category** Residential:detached
Constructed 1888-89	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

"Liverpool" was built at 36 Princes Street, St. Kilda, in 1888-89 for the Estate Agent and MLC, Nathaniel Levi. It is historically and aesthetically important. It is historically important (Criterion A) as the home of Nathaniel Levi, Victoria's first Jewish member of the Legislative Council and a member of the Legislative Assembly and recalls the importance of the Jews in St. Kilda from an early date. It is aesthetically important as an imposing villa residence with campanile situated at the high point of St. Kilda hill, the area's most prestigious residential location.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing two storeyed Italianate villa with unusually plain stuccoed surfaces and having an engaged campanile as its most dominant element. The shallow pitched hipped roof is of slate whilst the openings are generally round or segmentally arched. The massing is straightforward although interest is added by means of a bay window to the Barkly Street wing and by the campanile having a view over the Bay.
Condition: Sound
Integrity: High

History

The east side of Princes Street contained just four properties when J.E.S.Vardy made his survey of St.Kilda in 1873. They comprised large blocks of land with substantial houses, the most southerly of these (lot 7) on the Barkly Street corner, being owned by Joseph Levi by 1885. In 1888, Levi, an advertising agent, subdivided his land to form two blocks. He retained his home at no.34 and handed over the corner block to Nathaniel Levi (1830-1908), who built a residence there for himself. The house was brick with ten rooms and was

finished in 1889. Nathaniel Levi, who at the time was an estate agent, named his house "Liverpool" after Liverpool, England, the place of his birth. Nathaniel Levi was probably best known for his parliamentary career as a member of the Legislative Assembly and later Legislative Council, Cooper in "The History of St. Kilda" stating that he was the first Jew to enter the Parliament of Victoria. He lived at "Liverpool" until his death in 1908 by which time his nephew, John Levi was living there. The property which passed to John, continued to be his home in 1930. As his uncle before him, Levi pursued a public career being elected to Council in 1922 and serving as mayor in 1924.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Middle Park).   Nineteenth century suburban expansion.   2.   Peopling the continent.   2.4   Migrating.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

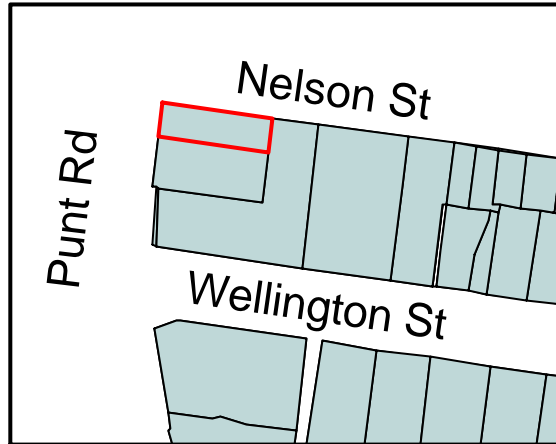St. Kilda Rate Books:1889-91, 1899-1900.
Sands and McDougall directories: 1885, 1890, 1900, 1902, 1930.
MMBW litho plan no.35, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873.
John Butler Cooper, "The History of St. Kilda", Printers Pty Ltd, Melbourne, 1931, Vol 2, pp.290-291.

Identifier   Restaurant

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO232

Address   14 Punt Rd
WINDSOR

Category   Commercial

Constructed 1905

Designer

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former shops and residential building at 14-15 Punt Road, Windsor was built in 1905 for C. Peacoulakes. It is aesthetically important (Criterion E). This importance rests on its unusual façade treament consisting of suspended pilasters capped by figures of cherubs and other ornamentation. The building's cultural value hinges also on its prominent position at St. Kilda Junction and on its capacity to recall a time when this intersection was an important civic space.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A three storeyed former retail and residential building distinguished by its romantic arcaded façade treatment with faceted suspended piers surmounted by cherubs at first floor level. The windows are round arched with cast cement shell ends whilst the upper level is more severe, having round arched windows, a simple cornice and the date "1905" in raised cement to the pediment which may have been defaced by a surmounting advertising sign. The side elevation is of utilitarian character in overpainted face brickwork.   Condition: Sound.   Integrity: Medium, Ground level façade defaced.

History

At the turn of the century there were two shops each described as "brick and wood, two rooms" on the south east corner of Hoddle Street (Punt Road) and Nelson Street which were owned by Albert Burgess. They were leased to the dressmaker Reby (sic) Topping.

By the end of 1904, the shops had been removed and the vacant land site, measuring 60 by 99 feet, was owned by George Peacoulakes who lived at no.2 Hoddle Street. In the following year, the property passed to

Christopher Peacoulakes who commenced developing it by December 1905 with two brick shops, each with residences of seven rooms. The shops were completed in 1906 and had the street numbers 14-16. From about 1910, the shops seemed to have been converted to one building occupied by Peacoulakes, who was described as a fishmonger (1906), confectioner (1916) and caterer (1920).

Thematic Context

3. Developing local, regional and national economies.   3.18. Marketing and retailing.

Recommendations

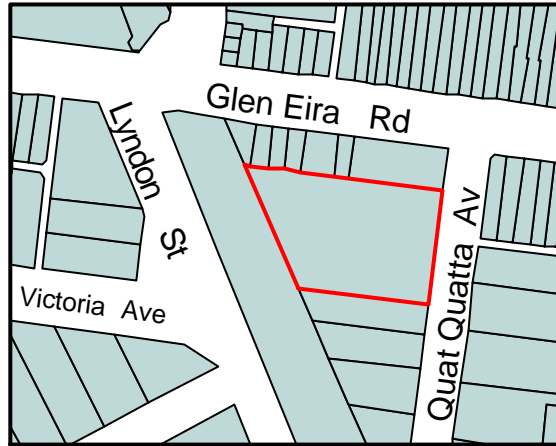A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Prahran Rate Books: 1904-7, 1910-11, 1915-16, 1920-21. VPRS 7244/P2.
MMBW litho plan no.45, undated.

Identifier "Quat Quatta"

Formerly unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	17 Quat Quatta Avenue RIPPONLEA	**Category**	Residential:detached
Constructed	1890-1891	**Designer**	W.H. Cooper

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Quat Quatta is significant historically as well as architecturally. Its site was part of the grounds of Erindale, the home of wealthy early settler Thomas Monahan and the mansion was apparently built soon after his death by his daughter Betsy Keogh. The second owner was Monahan's son-in-law and executor, mining entrepreneur and politician John Alston Wallace (died 1901), owner also of Quet Quetta Estate (5) on the Murray River in New South Wales. Subdivision of Quat Quatta and Erindale in 1911 resulted in the development of that area, with further close subdivision around Quat Quatta in 1920(1) creating the row of shops in front of the house. Architecturally the building generally typifies mansions of the time in planning and detailing. The central room with gallery is a feature and the slate roofed verandahs are very unusual.

EXTENT OF SIGNIFICANCE

Entire building including the screen wall and archway to the old service yard on Western side. 1935 addition is not significant.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None. Part of the Los Angeles Court/Glen Eira conservation area

Primary Source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Other Studies

Description

ORIGINAL OWNER
Mrs. Betsy Keogh (3)
ARCHITECT
W. H. Cooper,?(4) 1935 additions Jas. Doig (2)
BUILDER/ ARTISANS

Not known.   1935 S. Curry (2) builder
LATER OCCUPANTS
1892/93 - 1901 John Alston Wallace (3); 1935 J.E. Morris (2)
LATER ADDITIONS/ ALTERATIONS
1911 subdivision of grounds (1), 1920 further subdivision of land West of Quat Quatta Avenue around the house (1) (Appendix).
1935 South-East wing (2). Apparently flats before being converted to reception rooms in recent times.

DESCRIPTION
Quat Quatta is a single storied mansion originally of some 14 rooms arranged around a central, top-lit room with gallery originally giving access to a widows walk. Early this century this room contained a billiard table. On the main axis of the house through this room are the entrance porch, front door and lobby. A verandah with cast iron columns, timber board ceiling and marble paving faces three sides of the house. A feature of the exterior is the elaborate stucco-work to the balustraded parapet. The slate clad verandah roof is unusual.
CONDITION
Good.
ORIGINAL USE
Private residence.
PRESENT USE
Reception rooms.
OTHER
The plan of subdivision of 1920 shows a 'road' was to be left on the Glen Eira Road frontage to provide access. It is not known if this was in fact done.

History

Quat Quatta was constructed in 1890/91 for Mrs. Betsy Keogh, daughter of early settler Thomas Monahan of Erindale, who died in May, 1889.   W.H. Cooper may have been the Architect. (4) The Honourable John Alston Wallace, Betsy Keogh's brother-in-law and a widower by then, acquired the mansion in 1893/94. Wallace died in 1901. Both Quat Quatta and Erindale were subdivided in 1911 (1) (Appendix), Quat Quatta retaining the land between the railway and Quat Quatta Avenue. Subdivision of this land occurred in 1920 (Appendix). The building was flats before being converted to reception rooms.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

OTHER EVALUATIONS
Australian Heritage Commission - Register of the National Estate.
National Trust of Australia (Victoria) - Classified.

BIBLIOGRAPHY
1. City of St. Kilda archives, subdivision plan, draw. 18 nos. 48 & 49, 1911, draw 18 no. 98 1920 - Appendix.
2. City of St. Kilda building permit records, no. 8877, 1935 additions.
3. City of St. Kilda Rate Books.
   M.M.B.W. Detail Plan No. 1452, 1901 - Appendix, shows layout of the grounds.
   Source unknown. Photocopies of two old photographs held by D.V. Bick.
   The Architects' Index, Department of Architecture, University of Melbourne.
   National Trust of Australia (Victoria) file no. 2387, -contains three old photographs.
4. Australian Builders and Contractors News, Melbourne, 21 September, 18 p. 292.
   Building, Engineering and Mining Journal, Sydney, 22 November 1890.
   Mellor, Suzanne G., 'Thomas Monahan (1812-1889)' in Pike, Douglas (ed.
   'Australian Dictionary of Biography', M.U.P., Melbourne, 1974, Vol. 5, pp.266-267 – Appendix.
5. James Smith (ed), 'The Cyclopedia of Victoria', F.W. Niven, Melbourne, 1903, Vol. 1, p. 151,
   Biography late Hon. J.A. Wallace - Appendix.
   Woods, Carole, 'John Alston Wallace (1824-1901)' in Nairn, Bede (ed.),
   'Australian Dictionary of Biography', M.U.P., Melbourne, 1976, Vol. 6, pp. 345-346 – Appendix.

City of Port Phillip Heritage Review

Place name:	**Lancaster House**	Citation No:
Other names:	**Lancaster Flats**	**2223**
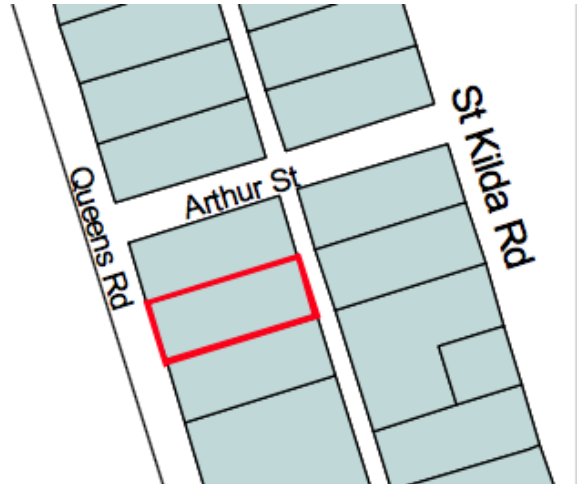
Address:	**18 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	HO321
Style:	**Interwar Georgian Revival**	Graded as:	Significant
Constructed:	**1938**	Victorian Heritage Register:	No
Designer:	**General Construction Co.**		
Amendment:	**C29, C161port Part 2**		
Comment:	**Revised citation**		

Significance

'Lancaster House' situated at 18 Queens Road, Melbourne was designed and built by the General Construction Co. in 1938. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a picturesque and substantial apartment building in the Georgian Revival style, underscoring the continuing tradition of Queens Road as an attractive residential location. The choice of style demonstrates popular preferences at the time and the strong links with English domestic design practices of the period, the Georgian tradition being favoured in the mother country during the Inter War years. The symmetrical arrangement of the parts with visual interest heightened at the central entry and the Palladian windows are characteristic elements of the style.

Thematic context

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History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large properties had been built there including one at no.18 shown in situ on MMBW plan 20 in 1894. It consisted of a house with an adjoining block of land, now no.19. Various out buildings were depicted where present day garages stand. During the Great War L.P. Jacobs owned this property leasing it to Matilda Damman.

By 1926 the property had been split and sold. Frederick W. Blight had taken ownership of no.18 by then known as "Lyndhurst" and Robina Hartley had become the owner of the vacant block at no.19. Blight subsequently moved to Toorak. He retained no.18 as an investment property being listed as its owner in 1937 when it was five brick flats.

Plans and specifications prepared by the General Construction Co. (1) for 'Proposed alterations and additions to residence Queens Road for C S Swinbourne esq' were submitted in 1938. They were approved by the City of South Melbourne in April and subsequently by the Board of Land & Works in May; the rate card for that year indicating that the 15 flats were completed by the end of the year. Their owners were Margaret and Charles Swinbourne, formerly of Barkly Street, St Kilda, who lived in flat 1, their occupations being home duties and investor respectively. The property was reassessed in 1940, perhaps on completion and from then was known as "Lancaster Flats" and subsequently "Lancaster House".

New owners were listed in 1951. They were four people named Cropley of Kooyong Road, Toorak. They made additions/alterations to flats 1, 2, 3, 5, and 6 including the provision of garages in 1954. The changes were significant enough to double the valuation of four of these flats the following year. At the same time the Cropleys registered an application for subdivision with the Titles Office. A Plan of Subdivision was adopted in 1956 with 14 new titles issued for the flats with the residue being retained by Harold Harrison Cropley and others. From then the flats were gradually sold as "own-your-own", the first (no.11) being bought by Miss Patricia Feilman in November 1957.

During this period the architectural firm of Carleton, Henderson and Butler moved into flat 9. Carleton and Henderson had been residents since 1955 with Butler joining them in 1956. Alex Henderson continued as sole occupant from the mid 1960s.

References

Buckrich, Judith Raphael, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51

City of Port Phillip building records, file no. 4870/018/1; original building plans file no. B9000/1938/PAC/0

Sands and McDougall Directory, 1940, 1950-1973

South Melbourne, MMBW plan no.20, 1894

South Melbourne Rate Books (PROV VPRS 8264/P1) 1916-1917, p.212, rate no.7938, Unit 62; 1925-26, 1926-27, p.217, rate no. 8180, Unit 72; 1937-38, p.223, Unit 83

South Melbourne Rate Cards (PROV VPRS 8266/P1) 1938-43, nos. 8601-14, Unit 6; 1951 nos. 9646-59, Unit 23

(1) The 1998 heritage study tentatively identified potential architects on the basis of one entry in the Australian Architectural Index as Arthur Purnell and Pearce who let a contract for a new block of flats in Queens Road, St Kilda in January 1938. However, this is not supported by the original plans held by Council and also the address of this property is South Melbourne. Further approval for construction was not given until May 1938.

Description

An imposing Georgian Revival apartment building with layered wings generally having hipped roofs but with a single gable end, balancing a central stair well and entry given expression by means of a pedimented margin to the porch and surmounting arched stair well window with quoining and balustraded parapet, all in the Georgian Revival style. The double hung windows are expansive to afford generous views over Albert Park, the sashes being subdivided by glazing bars. Bricks are light pink with accented sills, string

coursing and pedimented motif to the gable end. The symmetry of the arrangement has been reinforced by the location of Palladian windows either side of the main entry. The other elevations are utilitarian.

The building is set well back from Queens Road across lawns having a small centrally placed fountain and mature trees. There is a stylistically consistent recessed entry gate with elaborate wrought iron work and curved ingo. Out buildings include an early structure predating "Lancaster House" and presumably forming part of the earlier "Lyndhurst" complex. It has a hipped colorbond roof with a skillion and brick walls that have sustained significant changes but retain an early segmental opening with bluestone sill. It has been converted into a garage.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Place name:	**Devon Flats**	Citation No:
Other names:	**Alan Ramsey House Secondary Teachers' Hostel**	**2224**

Address:	**19 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	None
Style:	**Interwar**	Graded as:	Nil
Constructed:	**1929 (Demolished)**	Victorian Heritage Register:	No
Designer:	**Claude Gibbs**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

Demolished.

Thematic context

-

History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large houses had been built there including one at no.18, which had an adjoining block of land at no.19. In 1926 this property was owned by Frederick W. Blight who during the following year, disposed of the block of land to Robina Hartley of South Yarra. At the time it was described as vacant land with an NAV of 125 pounds. During 1927 Hartley developed a Garden there and in 1928 commenced building a block of flats, now demolished. It is understood they were designed by the architect Claude Gibbs and comprised of four flats with garages. They were completed in 1929 and

tenanted by Raymond Hawkins, Mark Alexander and one Hughes. Hartley retained one flat for herself. By 1931, Hughes had vacated his flat and the merchant Charles Turton was living there.

By 1938 Mabel Micallef had bought the property. As with her predecessor she lived in one of the flats, letting the others to Nora Baxter (home duties), Mark Alexander (tobacconist) and Charles Turton (manager). In 1951 the building was known as "Devon Flats", a large hostel being added to it in 1958-9, subsequently known as the "Alan Ramsay House-Secondary Teachers' Hostel".

In 1998 the was site redeveloped with a new block of apartments to be named "Grandview Apartments", the contractors being L.U. Simon Builders Pty Ltd.

References

Judith Raphael Buckrich, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51.
Part Parish plan, City of Port Phillip building records, file no.4870/018/1
South Melbourne, MMBW plan no.20, 1894
Ibid.,1926-27, p.217, rate no.8180. Unit 72
Ibid.,1927-28, p.219, rate no.8123. Unit 73
Ibid.,1928-29, p.217, rate no.8151. Unit 74
Ibid.,1929-30, p.218, rate nos.1867-70. Unit 75
Ibid.,1930-31, p.218
Ibid.,1937-38, p.223. Unit 83
Sands and McDougall Directory of Victoria, 1963
City of Port Phillip building records, file no.4870/019.
Ibid., 1965, p.180a

Description

Demolished.

Comparative analysis

No information.

Assessment

No information.

Recommendations

No information

Primary source

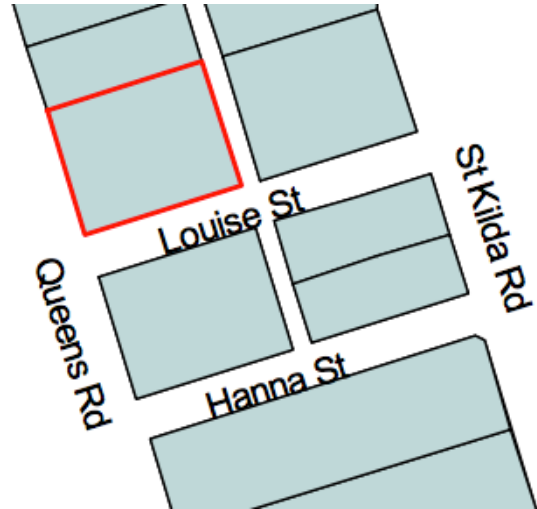Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

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City of Port Phillip Heritage Review

Place name:	**Brookwood Flats**	Citation No:
Other names:	-	**2129**

Address:	**32 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO335
Style:	**Interwar Moderne/Art Deco**	Graded as: Significant
Constructed:	**1936**	Victorian Heritage Register: No
Designer:	**Bernard Evans**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

"Brookwood Flats" at 32 Queens Road, Melbourne, was built for Ascot Estates Ltd in 1936-37. The building has historic and aesthetic importance. It is historically important in that it continues the tradition of high quality residential accommodation characteristic of Queens Road and also demonstrates the thoroughfare's emerging role during the inter-war period as a location for high density residential investment projects. It has aesthetic importance (Criterion E) as a highly successful building in the then "avant guard" Streamlined Moderne manner, popular in Europe and America at the time.

Thematic context

-

History

A controversial move was made by the Government in March 1875 when it decided to sell parkland on the western boundary of St Kilda Road. A new road called Queen's Terrace (now Queen's Road) was formed parallel to St Kilda Road and a subdivision of large blocks took place with building restrictions that would limit development to the erection of mansions and large villas.

In 1880, Queens Road between Louise and Leopold Streets was vacant land. By 1881, it had at least three houses, two of which were the residences of builders Samuel Amess and Benjamin Barnes. At the time, lots 8 and 9 on the northeast corner of Louise Street remained vacant and were owned by George Simmie.

Each lot had a NAV of 36 pounds. In the following year, manufacturer William Brookes bought lots 8 and 9 and commenced building a large house there for his residence. In 1883, the house was completed and occupied. It was named "Brookwood" and had 15 rooms and a NAV of 400 pounds. Brookes, who was joint owner with Archibald Currie of the Yarra Bank paper mill in 1890, continued to live at no.32 at the turn of the century. At that time, the property was described as "brick, 16 rooms, stable, NAV 250 pounds". The Brookes family was still in residence in 1916.

By 1928, Lillian McCrae had acquired "Brookwood" for her residence. McCrae's occupation was listed as "home duties" however 20 people lived at her home so it was possibly being used as a boarding or guest house. The NAV at the time was 400 pounds. By 1936, the house had passed to Honora McCrae who continued to run "Brookwood" as her predecessor. It had 30 residents in 1935.

In the following year, McCrae sold her property to Ascot Estates Ltd, a Western Australian firm based in Perth. The house was demolished and a new building which adopted the named "Brookwood Flats" was erected on the site. The building contained 51 flats, a cafeteria, caretaker's quarters and 11 garages. The flats were first occupied in 1937. Most of the male tenants were professional people (judge, doctor, solicitor, manager, commander, investor, merchant, journalist, wool buyer), while the occupation of most of the female tenants was "home duties". The NAVs of the flats ranged from 50 to 80 pounds. The NAVs of the café and the caretaker's quarters were 40 and 100 pounds respectively.

The building at 32 Queens Road continued to operate as "Brookwood Flats" in 1973.

References

MMBW litho plan no.20, dated 17.7.1894.

Priestley, Susan, *South Melbourne, A History*, Melbourne University Press, Carlton, 1995, p.94, 216

Sands and McDougall directory 1916, 1921, 1937, 1973

South Melbourne Rate Books: 1880-86, 1890-91, 1900-01, 1927-38.

Description

A monumental three storeyed flat development of the late inter-war period in the European Modernist manner and adopting Streamlined Moderne forms with a striking symmetrical façade arrangement and Art Deco enrichment reinforcing the symmetry of the design. The centrally placed vestibule is given vertical emphasis by a narrow vertical window with stepped reveals, a balconette and an ornamental panel in cast cement that reaches a "crescendo" above parapet level. The flanking bays are set back in stages giving emphasis to the vestibule by their comparatively plain treatment and emphasis given to the horizontal. There are curved windows further demonstrating the buildings connection with European Modernism.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

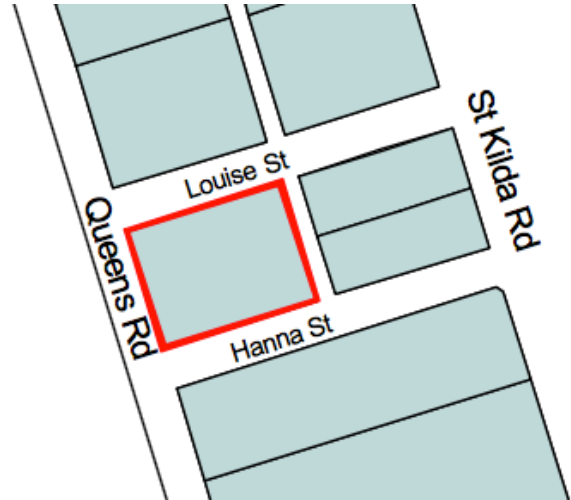Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

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City of Port Phillip Heritage Review

Place name:	**Lenhurst Flats**
Other names:	**Stanhill**

Address:	**33 Queens Road, Melbourne**
Category:	**Residential: Flats**
Style:	**Interwar Old English**
Constructed:	**1937**
Designer:	**O.H. Jorgensen**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	None
Heritage Overlay:	HO346
Graded as:	Significant
Victorian Heritage Register:	No

Significance

"Stanhill" (former Lenhurst Flats) is situated at 33 Queens Road, Melbourne and was built in the English Domestic Revival style in 1936-37 for a Mrs. M. O'Donoghue of Camberwell. It is of historic and aesthetic significance.

It is of historic significance (Criterion A) for its capacity to demonstrate the continuing tradition of Queens Road as a residential location during the Inter War period.

It is of aesthetic significance (Criterion E) as a picturesque apartment building in the English Domestic Revival mode, then popular in Melbourne. It compares in Port Phillip with "Clovelly" at 136 Alma Road (J. Plottel, 1937) and also with the work of such architects as Robert Hamilton at "Birnam Flats" and "Denby Dale".

Thematic context

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History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

By 1890, the area between Louise Street and Queen's Place North, now Hanna Street had two residences, no.33 occupied by Gustave Damman and no.34 occupied by Oscar Weigel (spelt Weigall in rate books). The Damman family retained the former in 1934 with Mrs.Mathilde Damman resident of a twelve roomed brick house and stables known as "Lenhurst".

In the following year Dammam sold her property to Mrs M. O'Donoghue of Camberwell. Eileen Hempill temporarily became tenant for the period when the place was operated as "Lenhurst Guest House". In 1936 O'Donoghue commenced a two year redevelopment project, the first stage being completed by the end of that year and consisting of 12 flats facing Louise Street. All flats but one were occupied that year, the tenants being represented either by women whose employment was home duties or professional men- wool buyer, broker, barrister, solicitor and doctor.

A second stage consisting of 14 flats facing Queens Road was commenced by the end of 1936. A year later they were completed and almost fully occupied. Ownership changed to the Southern Cross Assurance Co. and in 1938 as "Lenhurst Flats" they made their first appearance in the Sands and McDougall directory. By the 1960s, the building's name had changed to "Stanhill" the same name given to the adjacent 8 storey apartment building.

References

Judith Raphael Buckrich, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp. 50-51
Sands and McDougall Directory of Victoria, 1890, p.447
South Melbourne Rate Book 1934-35, p.217, rate no.1845. PROV, VPRS 8264/P1, unit 80
Ibid., 1935-36, p.220, rate no.8290. Unit 81
Sands and McDougall, op. cit. 1936
Rate Book, op. cit., 1936-37, pp. 220-21, rate nos.835-81. Unit 82
Ibid., p.221
Sands and McDougall, op. cit., 1938, p.53
Ibid., 1963 & 1965
Ibid., 1951-54

Description

An English Domestic Revival apartment building having a face brick lower level in clinkers with an upper two floors in stucco work, partially half-timbered, recalling traditional Medieval forms. The entry is given emphasis by means of an oriel bay carried on corbelled pilasters with vertical stair well window and tent roof. Projecting wings have gable ends with the uppermost levels half-timbered and the middle level walls being rough cast with windows protected by Tudoresque drip moulds. Elsewhere, entries adopt English cottage forms. Leadlight windows, variegated and graded terracotta tiled roof and decorative cream bricks constitute additional decorative elements.

Condition: Sound. Integrity: High, included low brick front fence.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

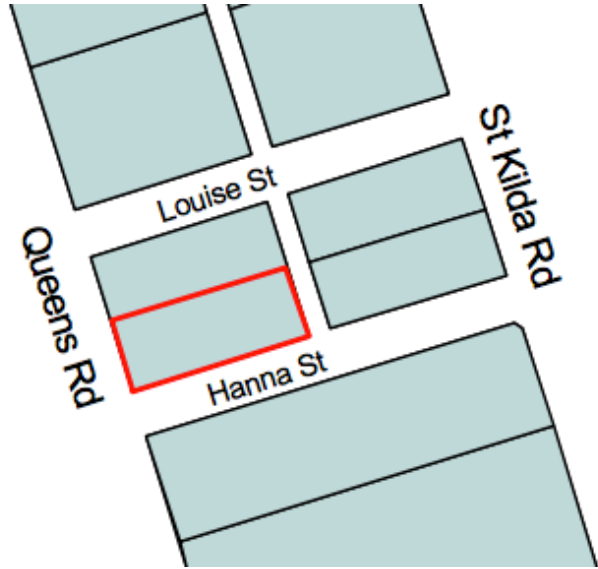Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

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City of Port Phillip Heritage Review

Place name: **Stanhill**
Other names: -

Address: **34 Queens Road, Melbourne**

Category: **Residential: Flats**

Style: **Postwar International**

Constructed: **1948-49**

Designer: **Frederick Romberg**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO346

Graded as: Significant

Victorian Heritage Register: Yes, H1875

Significance

'Stanhill' is included on the Victorian Heritage Register (VHR H1875) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Stanhill' is of significance for having been at the forefront of architectural design when built and for having influenced subsequent design in Melbourne.

Thematic context

-

History

Although it was in 1942 that Frederick Romberg, a Swiss-trained architect, designed the nine storey block of flats, named Stanhill after its financiers Stanley and Hillary Korman (3) due to World War II the building was not completed until 1950 (4).

Being a most '...conspicuous example of European Expressionist architecture in Victoria' (6), contemporary professional critiques described the building as an 'exaggerated and unorganised jumble' (7)

and 'a monumental incubator' (8). Although the flats were converted into office space in the 1970s (9), 'Stanhill' 'anticipates the changing nature of inner city suburban development' (10).

References

1 G. Butler, 'Twentieth Century Architecture Survey', October 1982
2 ibid
3 National Trust of Aust. (Vic.), 'Building Citation: 34 Queens Road', held in File No. 4065
4 T. Sawyer, 'Residential Flats in Melbourne...', Research Report, Department of Architecture, University of Melbourne, 1982, p.45
5 National Trust of Aust. (Vic.), loc. cit.
6 National Estate, 'Listing for South Melbourne: Stanhill', 22 September 1986
7 ibid
8 ibid
9 ibid
10 Sawyer, op. cit, p.46

Description

'Stanhill', like his earlier 'Newburn' flats close by (q.v.), is of off-form reinforced concrete with '... bold, curved balcony balustrading providing the dominant form...' (5).

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review,* 1998

City of Port Phillip Heritage Review

Place name:	**Glen Eagles, Kinross & Kinfauns**	**Citation No:**
Other names:	**Flats**	**2226**

Address:	**58-60 Queens Road, Melbourne**	**Heritage Precinct:**	**HO512**
Category:	**Residential: Flats**	**Heritage Overlay:**	**Recommended**
Style:	**Interwar Moderne**	**Graded as:**	**Significant**
Constructed:	**1940-41**	**Victorian Heritage Register:**	**No**
Designer:	**Unknown**		
Amendment:	**C29, C161port Part 2**		
Comment:	**Revised citation**		

Significance

What is significant?

Glen Eagles, Kinross and *Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

How is it significant?

The complex containing *Glen Eagles*, *Kinross* and *Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles, Kinross* and *Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

Glen Eagles, Kinross and *Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

History

Contextual history

Permanent European settlement of Port Phillip began in the 1830s, and by the 1850s a track followed the eastern edge of the Albert Park Swamp, close to today's Queens Road. It was this track in fine weather, rather than St Kilda Road, that was the preferred route to St Kilda from the city. Queens Terrace, later renamed Queens Road, was created in 1875, when the Government sold the land in St Kilda Road abutting the Albert Park Reserve. The subject site is allotments 16 (No 60), 17 (No 59) and 18 (No 58) of Section U of this Government subdivision. Beatrice Street, as with nearby Arthur, Leopold and Louise streets, appears to have been named after the four youngest children of H.R.H. Queen Victoria (1819-1901).

Little development had occurred in this section of Queens Road by the end of the nineteenth century. The MMBW Detail Plan No. 646 of 1897, shows only two houses on the east side of Queens Road between Beatrice and Lorne Streets (formerly Fraser Street). One of these houses was *Kinfauns*, which occupied the site of the existing flats on this site of the same name. The other house shown on the plan in this block of Queens Road is Foyle, situated south of the subject site. *Kinfauns* is described in an auction notice as a two-storey brick house (*Age*, 16 March 1940, p.2). Sometime after 1897 another house, *Wandook*, was built on the subject site between *Kinfauns* and Beatrice Street. *Kinfauns* occupied allotment 16, and *Wandook* allotments 17 and 18 of the previously described subdivision.

In 1940 both *Wandook* and *Kinfauns* were purchased by Margot O'Donohue and Frank Lynch, both solicitors of Camberwell. *Wandook* had been owned since 1931 by Leonard Edwin Pankhurst Moran, a merchant. *Kinfauns* had been owned since 1934 by Keith Grantham Halley, 'gentleman' (Landata). In August 1940 a 'large demolition sale' of fittings and fixtures of a 10-room house is advertised in the *Argus*, this advertisement notes that the sale is 'owing to the erection of modern flats' on this site (*Argus*, 24 August 1940, p.15).

Glen Eagles, Kinross and Kinfauns

Glen Eagles, Kinross and *Kinfauns* were constructed in 1940 and 1941 for Margot O'Donohue and Frank Lynch.

The architect/designer of the flats is not known, as they are not noted on the original drawings of the flats, now held by the City of Port Phillip; however, the builder of the flats is noted as C. Young (CoPP). Approval of the works by the City of South Melbourne was staggered, and occurred in the following order:

- No 60 Kinfauns – approved 18 September 1940

- No 59 Kinross – approved 20 November 1940

- No 58 Glen Eagles – approved 2 December 1940

In March 1941, *Kinfauns* was advertised as having 18 new flats to rent, and in September 1941 Glen Eagles was advertised as having new flats for rent (*Argus*, 12 March 1941, p.12 and 12 September 1941, p.8). The earliest mention found of *Kinross*, is in a death notice published in a Melbourne daily in April 1945 (*Age*, 30 April 1945, p.5). However, given the sequence of building approvals it is likely Kinross was also built around 1940-41, the same time as its mirrored image *Kinfauns*.

Initially, *Glen Eagles* had 25 flats including a caretaker's residence. Soon after the works were approved for *Glen Eagles*, the drawings were amended, and the new drawings approved on 17 December 1940. These amended drawings omitted a caretaker's residence above the rear garages, which was replaced with an area for clothes drying. A two-storey addition with a separate hip roof was also added to the small return wing on the southwest corner, near Queens Road. This two-storey section contained two one-bedroom flats, bringing the total number of flats at this block to 26. *Kinfauns* and *Kinross* each had 18 flats. The balconies of the flats were enclosed with windows, creating a wintergarden-type arrangement.

As part of the 1940s works there were 13 garages, and these were set in an L-shaped arrangement to the south of Glen Eagles. Four of these garages were accessed directly from Queens Lane (CoPP). Additional garages were added on the Queens Lane boundary, bringing the number to 23 that face this street. In 1972 covered car parking was built between *Kinross* and *Kinfauns*, and this was designed by the architectural firm of Stephenson & Turner (CoPP).

An aerial view of this portion of Queens Road in c.1965, shows that the original landscaping of this complex of flats was less dense as it is today, and that lawns extended between *Kinross* and *Kinfauns*. The current dense landscaping may have been added to conceal the car park that was built in the 1970s between *Kinross* and *Kinfauns*.

In 1982 minor works were carried out to address fire protection, and this included the replacement/installation of new windows in some stairwells. Two flats in Glen Eagles have been combined into one flat, and these works were designed by Geoffrey Woodfull architects. The café at the rear of Glen Eagles is relatively recent, as Port Phillip records show that this received planning approval in 1992 (CoPP).

Margot O'Donohue and Frank Lynch

Margot O'Donohue, one of the developers of this complex of flats, also built at least one other block of flats in Queens Road. This other block was *Lenhurst* at the corner of Arthur Street (33 Queens Road) and it was completed in 1936 (PPHR Citation no. 2225). Another block, *Monterey*, built in c1940, may also have been a development of O'Donohue and Lynch, as the block shares a remarkable similarity in scale, composition and detailing to Glen Eagles (see also Comparative analysis). O'Donohue and Lynch's development firm traded under the name Arden Real Estate & Investment Company, which is shown as the client on architectural drawings and structural engineering drawings of the flats that are held by the City of Port Phillip.

Margot O'Donohue owned a share of this complex until her death in 1976. Members of the O'Donohue family continued to own the site for at least another decade, and in more recent times the flats are owned by multiple owners/residents in a strata title type arrangement (Landata).

References

City of Port Phillip (CoPP) Rolled Plan File No RP000758B, includes original building plans of the flats prepared for the Arden Real Estate & Investment Company, and drawing of covered car parking area between *Kinross* and *Kinfauns* prepared by Stephenson & Turner

Department of Lands & Survey, subdivision plan titled 'Building Allotments Fronting The Brighton Road, Queens Terrace and Fitzroy Street, Parish of South Melbourne', dated 1875, held by the State Library of Victoria.

Philip Goad, *Melbourne Architecture*, Melbourne 2009.

Landata, Certificate of titles, vol 4467 fol 278, vol 5955 fol 951, vol 8263 fol 755 and vol 9645 fol 537.

Max Lay, *Melbourne Miles. The Story of Melbourne's Roads*, Melbourne 2003.

Melbourne and Metropolitan Board of Works (MMBW), 'Detail Plan, City of South Melbourne, No 646', held by the State Library of Victoria.

Melbourne and Metropolitan Board of Works, property services plans, Application Nos. 15613 and 73423, held by South East Water.

Richard Plunz, *A History of Housing in New York City, New York*, 2016.

St Kilda Historical Society, extract from Richard Peterson, 'A Place of Sensuous Resort: Buildings of St Kilda and Their People', titled 'The Canterbury', http://www.skhs.org.au/SKHSbuildings/pdf%20files/21.pdf, retrieved 14 November 2017.

State Library of Victoria Picture Collection.

Terry Sawyer, 'Residential Flats in Melbourne. The Development of a Building Type to 1950', unpublished research report, Department of Architecture, Building & Planning; University of Melbourne, 1982.

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Description

The subject site is situated at the southeast corner of Queens Road and Beatrice Street, Melbourne. Queens Lane forms the rear, east, boundary of the site. The Queens Road and Queens Lane frontages of the site are approximately 92 metres, and the Beatrice Street frontage is 76 metres. The subject site is relatively flat.

Built upon the subject site is a complex of three, three-storey, brick mid-twentieth century Moderne blocks of residential flats, and auxiliary buildings, within a landscaped setting. These blocks of flats are *Glen Eagles* (No 58), *Kinross* (No 59) and Kinfauns (No 60). The blocks of flats have a consistent setback from Queens Road behind a garden. The flats and gardens are obscured from view from Queens Road by a hedge that is grown behind a low rendered brick fence. This fence returns and extends along most of the Beatrice Street frontage. Most of the landscaping dates from the late twentieth century (c.1980s to c.2000). The exception is a mature Canary Island Palm (*Phoenix canariensis*) situated within the frontage between *Glen Eagles* and *Kinross*.

Original plans show the flats are built of a combination of load-bearing brick walls, and reinforced concrete slab floors. The roofs of the flats are built of a timber frame, and these are clad in glazed terracotta tiles.

Accessed from Queens Lane is a row of 23 single-car brick garages for residents of the complex. This row of garages is separated into two portions towards the centre by a drive that leads to car parking between *Kinfauns* and *Kinross* . Another drive further north in Queens Lane provides access to the vehicle parking to the south of *Glen Eagles*.

Glen Eagles

This block is situated at the north end of the site adjacent to Beatrice Street. The shallow setback from Beatrice Street is landscaped with a garden, except at its east end where it is paved in brick where it is used as an outdoor eating area for the shop on the ground floor of the building (adjacent to the Beatrice Street and Queens Lane intersection). This shop is not original, but part of works undertaken in c1992.

Glen Eagles has salmon coloured face brickwork, and a hip roof that is clad in glazed terracotta tiles. Plain tall chimneys are located in several places on the roof. The windows are steel frame casements, that are set within string course bands at cill and head levels. This horizontality is relieved on the Beatrice Street elevation by a projecting bay at the east end, and the vertical glazing of the stairwells. A relatively plain moulded rendered hood is above the entrance to each of these stairwells.

The detailing is similar on the Queens Road elevation, where there is another stairwell in a projecting bay. There is early metal signage with the name *Glen Eagles* on this projecting bay. Street numbering fixed to the wall below this signage is not original. On the Queens Road elevation, the base of the wall has manganese bricks.

Kinross and Kinfauns

Kinross is situated towards the centre of the site, and *Kinfauns* adjacent to the south boundary. These two blocks are L-shaped, and are mirrored in terms of their siting. They also have the same detailing, which is slightly more elaborate than that of *Glen Eagles*.

Kinross and *Kinfauns* have cream face brickwork on principal elevations, and, as is the practice on many flats in this area, a more austere (red) brick on the rear and other secondary elevations. The flats have hip and gable roofs clad in terracotta tiles.

As with *Glen Eagles*, the Queens Road elevations of both *Kinross* and *Kinfauns* have manganese face brickwork at their bases, which contributes to a visual unity in the architectural character of all three blocks of flats. The windows on *Kinross* and *Kinfauns* are within slightly recessed horizontal bands. This, and the corner window detail on these blocks, demonstrate a slightly higher level of detailing than with *Glen Eagles*.

The Queens Road elevations of both *Kinross* and *Kinfauns* have a projecting bay of windows. There is also early steel signage with the name of each block fixed to the Queens Road elevations, and street numbering that is of later origin. The entrances to the blocks are located to their sides and towards the rear. The former landscape courtyard between *Kinross* and *Kinfauns* is now partially paved for vehicle parking, which has impacted upon the original character of this complex which was lawn. However, landscaping on the site conceals this from view from Queens Road and this has mitigated the visual impacts from this car park.

Comparative analysis

Residential flats existed in Britain from the early 1800s. These early examples of flats were for the wealthy, and it was not until later in that century that the use of this housing type became more widespread. On the European continent flats, known as apartments, evolved earlier as a housing type for the broader population. In Paris, one of the most recognisable legacies of Georges-Eugene Haussmann's re-design of that city from the 1850s is its six-storey apartment buildings that define the built form of many of its boulevards.

Initially in the United States of America apartments were, like Britain, for the wealthy. Early examples in New York City include The Dakota, of 1884, a large block of upmarket self-contained apartments. For others, tenements with shared facilities were the housing in New York City at this time. A significant growth in the population of New York City in the first couple of decades of the twentieth century, and the upward mobility of many of its immigrants, led to increased demand for apartments. The expectations of this growing middle-class was of self-contained apartments of moderate size, with baths and kitchens, and with good light and ventilation.

Australians had similar expectations to Americans as to what should be the basic standard for flats, and this would influence the design of flats that began to appear in Australian cities in the early twentieth century. Australia's earliest blocks of flats were in Sydney. Melbourne's first block of self-contained flats, *Melbourne Mansions*, was completed in 1906. Prior to this the closest housing type to flats were rooming or boarding houses, which had shared facilities for its residents. *Melbourne Mansions*, situated at 91-101 Collins Street, was built for David Syme, the proprietor of the *Age* newspaper, and it catered for a relatively affluent resident. The architect of *Melbourne Mansions* was Inskip and Butler.

The Canterbury at 236 Canterbury Road, St Kilda West, designed by the architectural firm H W & F B Tompkins, was built in 1914 and is believed to be the earliest example of self-contained flats remaining in Melbourne (Peterson).

Criticism and questioning of the suitability of flats for Australian cities continued until after World War I. As an alternative to flats, Melbourne architect, John Gawler, advocated bungalow courts, a housing style that had become popular in Los Angeles (ibid). An example of a bungalow court, where residential units are sited around a small courtyard, is at 96 Grey Street, St Kilda. The setting of blocks of flats in a landscaped setting became a common aspect of flat design, and this is seen at *Glen Eagles*, *Kinross* and *Kinfauns*, and with other flat developments of the inter-war and early Post-war periods.

Some of the criticism of flats included that they were unsuitable for children and detrimental to family life (ibid). This criticism was mostly unjustified, as most flat developments were marketed for single people and/or smaller family units. Flats also provided a superior level of accommodation, and more privacy, than the more traditional accommodation for single people of boarding and rooming houses. One celebrated example of units for single people is *Cairo* in Nicholson Street, Fitzroy. It was completed in 1935-36, and provided a sophisticated level of functional Modernist design in its studio and one bedroom flats (Goad, 2009:142).

The architect of *Cairo*, Best Overend, was in the 1930s forging a name for himself as one of the city's leading architects. Best and Bernice Overend, early in their marriage, lived in a flat in the recently completed flat complex *Milton Hall* in St Kilda Road in 1938 (located on the opposite side of Queens Lane from *Glen Eagles*, but since demolished) (*Table Talk*, 8 December 1938, p.14; *Argus* 17 December 1938, p.11). This demonstrates that by the 1930s much of stigma associated with flats, and with flat-living, had begun to abate; and that St Kilda Road and Queens Road with its increasing number of blocks of flats was becoming a desirable locale for the middle and professional classes.

Sites that attracted flat developers were close to public transport (often this being tram lines) and shops, and in areas with a fine character or atmosphere, and that afforded good views. Sites sought by property developers for flats included St Kilda, Elwood, South Yarra, and, as previously discussed, the city's fashionable boulevard St Kilda Road (Sawyer, 1984:33-34). Queens Road, with all of the desirable attributes noted above, added with its fine views of Albert Park Lake, was also popular with flat developers in the Inter-war and Post-war periods. In 1935, Queens Road was described in one Melbourne newspaper as 'the perfect flat area' (*Argus*, 10 January 1935, p.13).

The flats that were built in Queens Road and St Kilda Road were often on the sites of former Victorian mansions. In turn many of these Inter-war blocks of flats have been demolished in recent decades, and have been replaced with either larger multi-level apartment buildings, or with commercial developments. A number of Inter-war blocks of flats do survive, and these include *Glen Eagles*, *Kinross* and *Kinfauns*, as well as other blocks that are also notable in their planning and design. They provide evidence of the history of this part of Port Phillip being at the forefront of flat development in Melbourne in the Inter-war and early Post-war periods.

The blocks of flats of the Inter-war period are of no uniform architectural style, rather they are expressed in a variety of styles that were popular in the 1920s through to the 1940s. These include flats designed in historical styles, which continued to be used despite the growing popularity of Modernism.

In Queens Road and St Kilda Road historical styles of flats include the English Vernacular Revival three-storey block at 628 St Kilda Road (Marsh & Michaelson architects, 1936); and another block in this style, *Lenhurst*, at 33 Queens Road (O.H. Jorgensen, 1936-37). This Queens Road example was an earlier

property development of Margot O'Donohue, who, with Frank Lynch, would later develop *Glen Eagles*, *Kinross* and *Kinfauns*. Another block, *Lancaster House* at 18 Queens Road (1938) is designed in a Georgian Revival-style, a style popular during the Inter-war period.

Modernism arrived in Australia in the 1930s, and the tenets of European Modernism are expressed in varying ways, and in varying degrees, in blocks on Queens Road. *Brookwood* at 32 Queens Road (Bernard Evans, 1936) is of a rich Streamline Moderne design with its rendered mouldings at parapet level referencing more Art Deco architecture of Europe and America of a decade earlier, than pure European Modernism. However, elements of the design, such as its steel frame windows and flat roof appearance, are gestures to Modernism.

Another notable Streamline Moderne block is *Kia Ora* at 449-453 St Kilda Road, Melbourne (within the City of Melbourne). Originally proposed as one block of 30 flats, the site of an adjoining mansion was purchased and the original block mirrored, totalling 60 flats around a landscaped garden. Designed by Lewis Levy, and completed in the mid-late 1930s, it is of a superior design to *Brookwood*. It was built by Kia Ora Investments Pty Ltd, another flat developer in Melbourne at this time (Argus, 5 August 1935, p.3; 30 March 1936, p.6, 21 June 1955, p.6).

Other blocks in Queens Road express a more restrained Moderne styling, providing a transitional style between the decorative treatment of *Brookwood* and *Kia Ora*, and the severity of Modernism encapsulated in *Newburn* (Romberg and Shaw, 1939-42) at 30 Queens Road, and at *Stanhill* (Romberg, 1945-50) at 34 Queens Road. These Moderne blocks include *Monterey* (architect not known, c1940) at 17 Queens Road, and *Glen Eagles, Kinross and Kinfauns*.

Both *Monterey* and *Glen Eagles* are similar in that both are sited at corners, have expressed hip roofs (muddying any comparisons to European Modernism), and have similar detailing on their facades. These similarities indicate both were designed by the same architect, and may also be developments of Frank Lynch and Margot O'Donohue. The early character of *Monterey* has been impacted upon, as its brickwork is now painted. *Monterey* also has historical significance, as it was used during World War II by FRUMEL (Fleet Radio Unit Melbourne), one of two combined radio operations that worked at deciphering Japanese military codes used in the Southwest Pacific.[43]

All of the low-rise blocks of flats built during the 1930s and 40s share common characteristics in terms of their planning, with each block set back from its front and side boundaries, with the setbacks from street boundaries incorporating landscaping. This provides some degree of visual uniformity to the few mansions remaining in the street, which are also built in a landscaped setting and that are of a similar scale. In the case of the subject site, and the Victorian mansion *Lanark* opposite, they provide a human scale and strong landscape character to Beatrice Street when viewed from Queens Road.

Margaret O'Donohue and Frank Lynch were key flat developers in Queens Road. As previously noted, in addition to *Glen Eagles, Kinross* and *Kinfauns*, at least one other flat development was built by O'Donohue (*Lenhurst*), with possibly another (*Monterey*) built by O'Donohue and Lynch. Other prolific flat developers of this time were the previously mentioned Kia Ora Investments Pty Ltd and Claude de Bernales's Brookwood Estates Limited. Another Queens Road flat developer was Stanley Korman, who built both *Newburn* and *Stanhill* . Korman also developed a large (low-rise) brick complex of flats called *Waitemata* at 65 Queens Road, and *Rameta* at 67 Queens Road, to the south of the subject site. Both *Waitemata* and *Rameta* have since been demolished.

The complex of flats at 58, 59 and 60 Queens Road is reasonably intact. Its aesthetic quality is enhanced by its garden setting, which despite encroachment by vehicle parking and a denser planting arrangement, has not significantly impacted upon this aesthetic value. This garden setting, with the three-storey scale of the flats, combined with their hip and gable roofs, give the complex a human scale and residential character, less apparent in flat developments later in the Post-war period. This complex of flats is testament to Queens Road being a desirable locale for investors/developers of flats in the 1930s and 40s, and the high standard of the design of its flats of this era.

Assessment

No information.

Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Peter Andrew Barrett, *58, 59 & 60 Queens Road, Melbourne. Heritage Assessment*, November 2017

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998
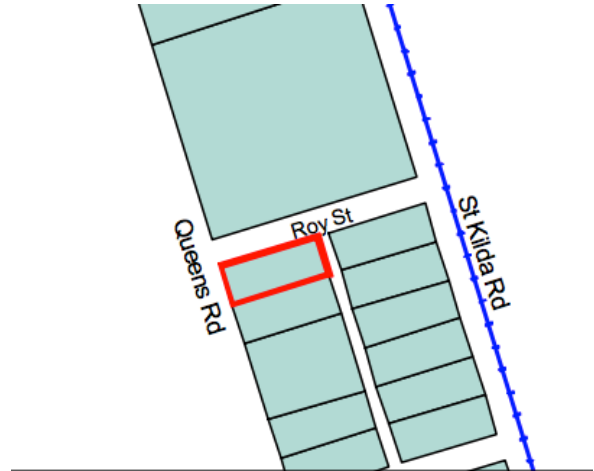
Other images

From top, Kinross (no.59), Kinfauns (no.60) and garages at rear facing Queens Lane

City of Port Phillip Heritage Review

Place name:	**Lady Fife House**	Citation No:
Other names:	**Mansion**	**2230**

Address:	**1 Roy Street (formerly 48 Queens Road), Melbourne**
Category:	**Residential: semi-detached**
Style:	**Victorian Italianate**
Constructed:	**1883**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

The former house known as "Lady Fife House" is situated at no. 48 Queens Road, South Melbourne and was built in 1882-83 to the design of prominent Melbourne architects Twentyman and Askew. It is historically important (Criterion A). This importance is derived from the capacity of the place to demonstrate in conjunction with the other remaining early villas in Queens Road the Government's vision for the development of Queens Terrace from 1875 as a boulevard pre-eminent amongst the metropolis' principal thoroughfares and distinguished by its aspect over Albert Park and the mansions and large villas erected thereon. As such its importance is enhanced by its rarity (Criterion B), there being only five remaining nineteenth century mansions in Queens Road (see appendix A), by its early date, and by its prominent location at the Roy Street corner. The associations of the place with its original owner, James S. Hosie, entrepreneur and best known for his hotel known as Hosie's at the corner of Elizabeth and Flinders Streets from 1885 and later with Frederick Brockhoff of the biscuit company Brockhoff and Co. are of interest.

Thematic context

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History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

The house at no. 48 Queens Road was completed in 1883 for the Melbourne shoe-maker turned pie shop owner and hotelier, James S. Hosie. Born in Leith, Scotland, Hosie arrived in the Colony in 1853. After various minor ventures on the goldfields and elsewhere, in the mid 1860s he established a pie and pastry shop called Scotch Pie Shop in Bourke Street, Melbourne. He also opened a hotel nearby and a bathing establishment. In 1885 he established Hosie's Hotel in the former Hobson's Bay Railway Hotel at the corner of Flinders and Elizabeth Streets, selling just three years later at a considerable profit.

His new residence at present 48 Queens Road was first rated in 1883-84 when it was described as a thirteen roomed brick house with Hosie as owner-occupier. By 1898 he is understood to have sold "Lady Fife House" to William D. Moore. Moore sold to a Mrs. B. Grant who, in 1903 sold to Frederick Brockhoff, the son of A.F. Brockhoff, founder of the biscuit company, Brockhoff and Co. Brockhoff died c. 1962, the property passing to his son, Jeff, who sold almost immediately to long time neighbours, B. and J. Glishen (sometimes Gishen).

References

Allom Lovell & Associates, "Assessment of Significance and Comment on the proposed demolition of 48 Queens Road South Melbourne", August, 1998

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and prominent two storeyed Italianate villa residence situated on a corner allotment with cast iron double palisade fence to the Queens Road and part Roy Street alignments. The facade is symmetrical with faceted bayed pavilions at both ends and a recessed fully glazed central arcaded section. There is a terrace with a balustraded perimeter but retaining the original approach steps with ornamental cast iron lamps. The hipped roof retains its early slates and there is a stringcourse and plain frieze, the original brackets to the eaves soffits having been removed. The north elevation includes a faceted window bay. There is an early outbuilding in the south-east corner of the site.

Condition: Sound. Integrity: Medium. Whilst the interior has been largely rebuilt following a fire, the south pavilion is of recent origin, the original verandah has been demolished and the surviving exterior walls have been roughcast, surviving elements include the two northern window bays and associated walls, the approach steps and lamps and the cast iron fence.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

No action required.

Primary source

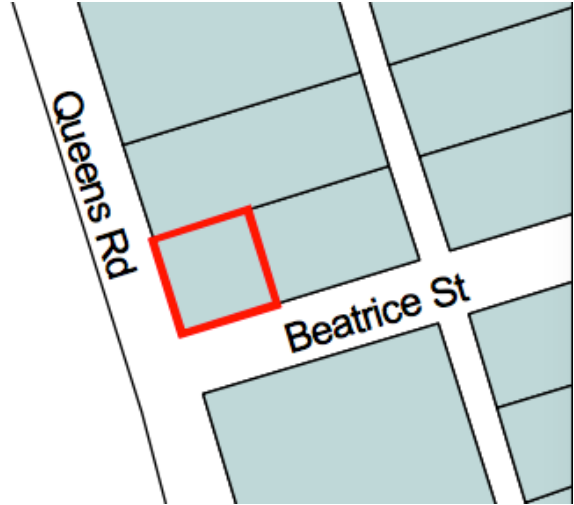Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Place name:	**'Lanark' (former)**
Other names:	**'Grosvenor'**

Address:	**55 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	HO322
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**1887, c.1929**	Victorian Heritage Register:	No
Designer:	**Terry & Oakden**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Lanark' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The intact state of the fence, the conservatory and the rear service wing are integral to the significance of the whole. The partially intact outbuildings and the early plantings enhance the significance.

Thematic context

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History

Despite strong public objection, the area on the Western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4). An allotment 100 feet by 250 feet was purchased by William C. Wilson. Wilson was the proprietor of Scott's Hotel, a well known Melbourne social gathering place and a favourite haunt of Dame Nellie Melba (5). He built this sixteen-roomed mansion and stables (6) in 1887 and occupied it until 1903 (7).

Other later owners and occupiers have been Thomas Tait, a Chief Commissioner of the Railways, Sir Rupert Clarke, the prominent merchant and Cyril Steele, proprietor of a Melbourne furnishing business (8). It was under Steele's ownership that a ballroom was added (c.1929) to the design of Toorak architect Robert Hamilton (9). Following Steele's death in 1939 (10) the house was renamed 'Grosvenor' and

operated as a reception centre (11). It was later used as the headquarters of the Third Division of the Department of the Army (12).

References

1 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC
2 DHC, 'Interim Heritage Assessment: 55 Queens Road, April 1986
3 ibid. The association between Wilson and the important Melbourne architectural firm Terry and Oakden was established in 1883 when Wilson commissioned Terry and Oakden to make extensive additions to his Melbourne Scott's Hotel. The firm is recorded as maintaining distinct clienteles and distinctive styles and the Architects' Index, University of Melbourne, lists Terry and Oakden as calling for tenders for a brick villa in Queens Road in 1887 the year of 'Lanark's' construction. Additionally, Percy Oakden is known to have been responsible for the sewerage connection to 'Lanark' in 1898
4 Murphy and Murphy, loc. cit.
5 Murphy and Murphy, loc. cit.
6 ibid.
7 DHC, loc. cit
8 ibid.
9 ibid.
10 ibid.
11 ibid.
12 ibid. Refer citation for 12-14 Albert Road

Description

'Lanark' is a two storeyed rendered house built with Italianate detailing. There is an arcaded loggia at both levels that has been glazed in however the façade remains intact behind except in the northwest corner. Over the face of the loggia there is a trabeated system, Doric at ground floor and composite above, each with an appropriate cornice. The entrance is at the south side of the house and has a very fine marble and slate path that leads to the cream and black tiles of the porch and southwest terrace. The timber conservatory is a particularly fine structure with scale-like shingles to its walls, while the rear verandah remains intact with turned timber columns, a timber lattice frieze and black and cream floor tiles. The outbuildings are partially intact and the cedars at the rear may be contemporary with the house. The cast iron picket fence also remains intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987
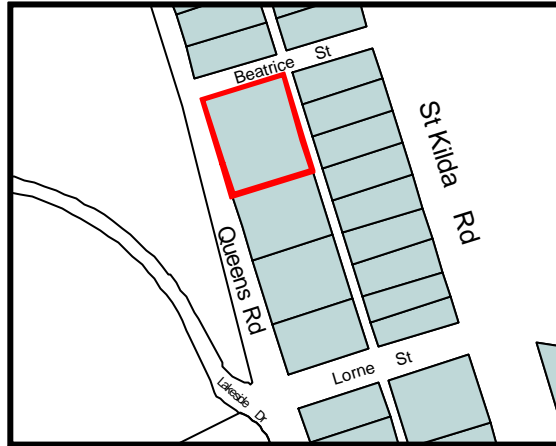
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Identifier   "Glen Eagles", "Kinross Flats" and "Kinfauns Flats"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	58-60 Queens Rd MELBOURNE	**Category** Residential:apartment
Constructed	1942	**Designer**

Amendment   C 29

Comment

Significance

The apartment buildings known as "Glen Eagles", "Kinross Flats" and "Kinfauns Flats" at nos. 58, 59 and 60 Queens Road, Melbourne, respectively, were built in 1940-42 presumably by the merchant Leonard Moran. They are of historic and aesthetic interest.

They are of historic interest (Criterion A) for their capacity to demonstrate the continuing tradition of Queens Road as a residential location during the immediate Post War period.

They are of aesthetic interest (Criterion E) for their capacity to demonstrate aspects of European Modernism which have their genesis in Melbourne during the previous decade. This interest, however, is moderated by the conservative hip roofed forms and mode of treatment.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A group of three similar apartment buildings demonstrating European Modernist influence in the emphasis given to the horizontal by means of the use of brickwork, window transoms and corner windows and to the vertical by means of the stair well windows. Body bricks are pink, the plinths dark brown and the hipped roofs terra cotta tiled. Emphasis is given to the entries not only by means of the stair well window but by bringing these elements forward of the main buildings and by placing the apartment name in wrought iron above the entry. There is a corner store at the Beatrice Street corner.

Condition: Sound.   Integrity: High.

History

Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there.

When the MMBW surveyed the area between Beatrice and Lorne Streets in 1894 only two houses existed facing Queens Road and the site of "Glen Eagles" was vacant. By 1910, however, a large brick house with thirteen rooms stood there owned by the Misses Lees. They continued as owner/occupants during the Great War, however by 1930 the grazier Robert Scott had acquired the property for his city residence naming it "Wandook". Before the end of the decade owner/occupancy changed to the merchant Leonard Moran who lived there until the site was redeveloped in 1940-41 with the present flats known as "Glen Eagles". The building forms part of a three building complex, "Kinross Flats" at no.59 built in 1941 and "Kinfauns Flats" at no.60, c.1942 where a house of the same name stood.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

Nil.

References

Judith Raphael Buckrich, Melbourne's Grand Boulevard The Story of St.Kilda Road, State Library of Victoria, Melbourne, 1996, pp.50-51.
South Melbourne Rate Book, 1910-11, p.208, rate no.7726. Unit 56, 1929-30, p.216, 1937-38, p.281, rate no.8322. Unit 83.
Sands and McDougall Directory of Victoria, 1940-42.

City of Port Phillip Heritage Review

Address:	**72 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: House**	Heritage Overlay:	HO325
Style:	**Interwar Georgian Revival**	Graded as:	Significant
Constructed:	**1925**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

The former house, now the Consulate General of the Republic of Indonesia, situated at 72 Queens Road, Melbourne, was built in 1925 for the manager, Elcon B. Myer. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the continuing role of Queens Road as a location for single dwellings as late as the Inter War period.

It is aesthetically significant (Criterion E) as a competent application of the Georgian Revival style to a residential purpose, demonstrating the contemporary English tradition that favoured this style for substantial villas. The arrangement of the loggias about the central arched porch constitutes the principal distinguishing stylistic device whilst the manner in which the letter M has been incorporated in the design of the balustrades is both highly successful and representative of its period and of historic interest.

Thematic context

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History

Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the

turn of the century. When contained in the municipality of Emerald Hill, for valuation purposes the area between Fraser, now Lorne and Union Streets was referred to as Block V.

Lots 15 and 16 of that Block, now nos. 72 and 71 respectively, had a combined area of about one acre and were granted to Alfred L. Smith in 1875. In 1890 three residences at nos.69, 70 and 71 were listed. However an MMBW plan depicted just one house along that part of Queen's Terrace: that on lot 16 (no.71) with a large outbuilding, perhaps a stable, c.1896. At the time lot 15 was fenced and divided into two paddocks. The site of present no.72 was vacant.

At the turn of the century the situation continued unchanged. However in 1924, Louis S. Benjamin, the owner/occupant of no.71, disposed of the land adjoining his house, lot 15, to Elcon B. Myer, a manager whose address at the time was Bourke Street, Melbourne. It was described as land, 100 feet, NAV 60 pounds. During the following year Myer built a brick house, 10 rooms, NAV 350 pounds there for his family residence. The Sands and McDougall directory of 1925 described it as house being built. Myer's house was the most highly rated property along that part of Queens Road, at the time attracting over double the municipal rate of most neighbouring places, all single residences except no.70 that had been converted to six flats. Myer lived in Queens Road for a couple of years, selling his property to Percy Damman by 1930.

The Damman family retained the property with Percy listed as occupant until the late 1960s, John Beresford Damman being listed as owner on the title in December 1969. Council property records indicate that Neeta Homes/Dunster Homes P/L were interested in the property at that time, requesting permission to use the existing building as an office with the intention to redevelop the site with office buildings a few years later. The redevelopment did not occur.

Neeta Homes nevertheless occupied the property in the late 1970s, vacating at the end of 1979 when "The Scout Association of Australia, Victoria Branch" became owners. It put before the St Kilda City Council a proposal to extend. The proposed building was described as two storey, each floor approximately 156 square metres with brick walls, concrete floor and metal deck roof. The City Engineers' Department gave consent to C. & K. Construction Co. Pty. Ltd. for the alterations and additions in accordance with plans and specifications by Eggleston, Macdonald and Secomb Architects on 21st. January 1980. The building proceeded immediately, complaints of noise outside of permit hours relating to the extension at the rear of no.72 being received by Council in March and April of that year.

By March 1992, the Indonesian Consulate was interested in the property for offices, at the time being informed by Council that it would have to maintain 14 car spaces. The sale went through, being settled on 30 September 1992, there being permission to add amenities, a covered walkway and foyer to the rear of the existing building, construct four lock-up garages in the parking area, and use the building as the Indonesian Consulate.

Archbuilt Constructions of Oakleigh was given building approval for the additions at an estimated cost of $72,000. Later that year Arcbuilt (sic) Construction, Cheltenham received building approval to erect a rear brick fence and garage offices, estimated cost $34,000.

Today plaques on the buildings and at the front and rear entrances of the property state: Consulate General of the Republic of Indonesia.

References

City of Port Phillip, Property File 72 Queens Road, 4870/072/1

St Kilda Rate Books (PROV, VPRS 8816/P1), Unit 137, 1923-4, p.47, ass.no.2981, Unit 141, 1924-5, p.49, ass.no.3054, Unit 145, 1925-6, p.49, ass.no.3084, Unit 149, 1926-7, p.49, ass.no.3157

Sands and McDougall Directory of Victoria: 1890, 1924-30, 1965-70. Municipality of St Kilda, MMBW plan no.35, c.1896 & c. 1935.

Description

An imposing Georgian Revival two storeyed villa having a central arched entry with flanking Classical loggias with entablature and Ionic Order columns. This element is surmounted by a terrace whilst the house, which is rough cast, is set back having symmetrically arranged multi-pane double doors opening onto the terrace and a shallow pitched pyramidal roof. The entry door has a Georgian fanlight and the wrought iron balustrades to the loggias incorporate the letter M in their design, presumably linking the place with its founding owner, Elcon B. Myer. There are single storeyed wings to the north and south.

Condition: Sound. Integrity: High, spacious front lawns, Indonesian statuettes and coat of arms at the entry, unsympathetic rear additions.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

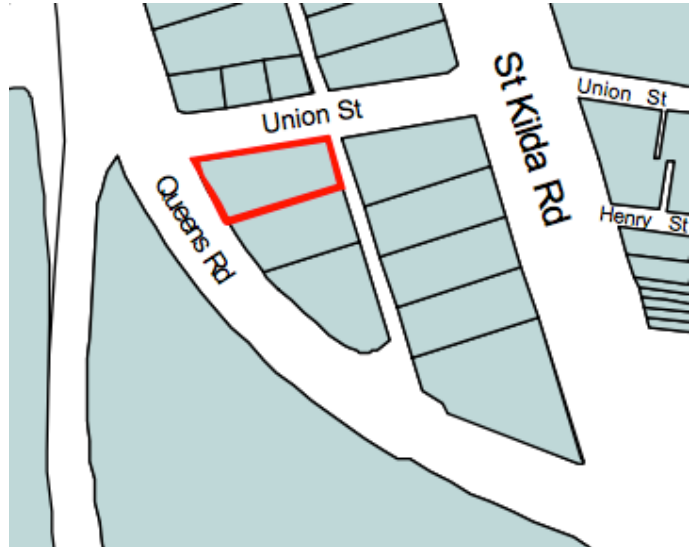Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

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City of Port Phillip Heritage Review

Place name:	**Queenslodge Motor Inn (former)**	Citation No: **2228**
Other names:	**Koala Motor Inn, The Connaught**	

Address:	**81 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Commercial: Motel**	Heritage Overlay: HO326
Style:	**Postwar**	Graded as: Significant
Constructed:	**1966**	Victorian Heritage Register: No
Designer:	**Miles Jakl (attributed)**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The former "Queenslodge Motor Inn" at 81 Queens Road, Melbourne, was built in 1966 possibly to the design of the architect Miles Jakl. It was converted into residential apartments in 1992. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a strikingly simply stated and elegantly proportioned high rise building exploiting the aesthetic value of repetition and comparing with the contemporary work of Paul Rudolph in its use of curved forms as a means of architectural expression. Locally, it compares with Romberg and Boyd's "Domain Park" (1960-62) and contrasts with the contemporary work of the Housing Commission of Victoria.

Thematic context

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History

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St Kilda and the Town of Emerald Hill before the turn of the century. The area between Union Street and Queens Lane can be seen on MMBW plan 35 of c.1896 partially developed with houses at nos. 81 and 82. No.81 was built by 1890 with Mrs Mary Power in residence in that year, land lot 10 having been granted to W. Power in 1876. Mrs Power continued to live there in 1911.

By 1927 Mrs G.D. Mackenzie owned the property with Harry Ponsonby MacKenzie, a pastoralist listed as occupant. The MacKenzie family continued in residence into the 1960s, the property being sold to D.A. Margolin of Mont Albert by 1966 and redeveloped that year with the present building which opened as "Queenslodge Motor Inn", first listed in the Sands and McDougall directory of 1969. The building is understood to have been designed by the architect, Miles Jakl.

In the 1970s business operated under the name "Koala Motor Inn" before reverting to "Queenslodge", a truncated version of its former name. A notice advertising the property's forthcoming auction in 1978 described it as a 14 storey building with 72 basic units, a ground floor licensed restaurant and large top floor convention or function room. There was a swimming pool (1967) and car park.

In 1988 the property was again put up for sale simultaneously with nos.82 and 83. The architects and planners Bates Smart McCutcheon produced a site plan in February 1989 entitled "Queens Road Redevelopment". The sites however were offered individually and that is how they have continued.

Subsequent subdivision of no.81 and alterations to the building with the view to selling the property as "own- your-own" apartments took place in the early 1990s with new owners taking possession of apartments in from 1992. Today the building is named "The Connaught".

References

Buckrich, Judith Raphael, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51

City of Port Phillip, property file no.4870/081/2-7

Letter from Ron Jeffs, building surveyor to Kliger Katz, 9 August 1988. Reference to Building Permit No.1384 issued on the 23/9/1966 to construct a 13 storey building containing 72 flats

Sands and McDougall Directory of Victoria, 1890, p.487, 1911, p.591

St Kilda Rate Book, 1926-27, p.48, rate no.3150. PROV VPRS 8816/P1, unit 149

Description

An imposing and prominently situated high-rise former motel, the façade being subdivided into six equal bays with identical curved balconies. Each balcony has a concrete lower section with horizontal metal rails above and the fully glazed former motel windows are deeply recessed between elongated and presumed load bearing concrete fins. The rear wall is more plainly treated with a projecting central service core, whilst the end walls together with the service core form contrasting elements and have been rendered. The single storeyed front lobby is substantially recent along with the front fence.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

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City of Port Phillip Heritage Review

Place name:	**Brooklawn**	Citation No:
Other names:	**Minasco House, Glen Lovat, Lister Private Hospital**	**2130**

Address:	**82 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: House**	Heritage Overlay: None
Style:	**Victorian Italianate**	Graded as: Nil
Constructed:	**1879**	
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

The house initially called "Brooklawn" at no 82 Queens Road, Melbourne was built for the warehouseman George Bruce in 1879. It is historically important. This importance (Criterion A), is derived from its capacity to demonstrate the Colonial Government's requirement that the houses erected on Queens Road be large and imposing in an attempt to offset the environmental impacts of selling off this portion of Albert Park during the mid 1870's. In this respect "Brooklawn" is now rare (Criterion B) and therefore of greater value than might have previously been the case.

Thematic context

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History

This house has been demolished and replaced with multi-level flats. The history in the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St. Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

In the south of the subdivision, two roods and twelve perches of land facing Queen's Terrace between Union Street and St. Kilda Road were bought by George Godfrey. This block of land had a NAV of 22 pounds in 1878. In the following year, Godfrey sold the block to warehouseman George Bruce who immediately built a 12 roomed brick house there for his residence. It had a NAV of 100 pounds. The Bruce family continued to live at no.82 in 1910 when Miss Edith Bruce was listed as the occupant of the house, which at that time was known as "Brooklawn".

In 1911 both the house name and occupant changed. In that year, the house was known as "Glen Lovat" with Miss Josephine Fraser in residence. Soon after, by 1916, the house had been converted to a private hospital subsequently known as "Lister" Private Hospital. The hospital continued under this name in 1965 however it had closed by 1973. In that year, management consultants Montfort (A'asia) Pty Ltd were occupying the premises.

References

St. Kilda Rate Books: 1877-79

South Melbourne Rate Books: 1879-81

Sands and McDougall directories: 1890, 1910, 1911, 1937, 1965, 1973

MMBW litho plan no.35, dated 1896.

Description

This house has been demolished. The description in the 1998 heritage study is:

A stuccoed single storeyed Italianate villa having faceted projecting wings to the principal elevations terminating a now demolished posted verandah. Ornamentation and architectural form are characteristic of the Victorian period, the pilastrated architraves to the windows being of interest.

Condition: Medium, maintenance needed.

Integrity: Medium, verandah removed, corrugated iron sheeting to hipped roof.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

No action required.

Primary source

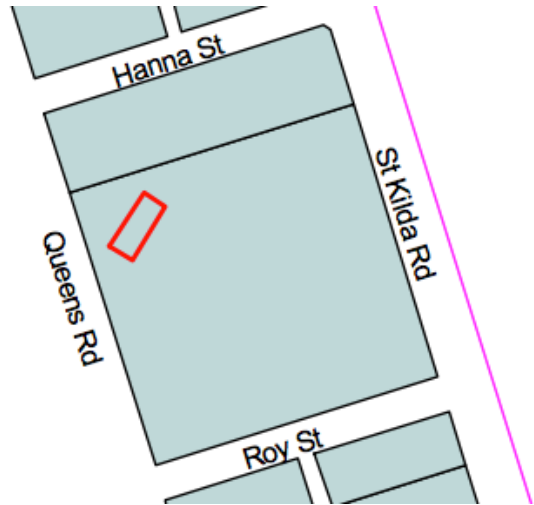Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Place name:	**Clive Fairbairn Pavilion**
Other names:	**Albert Ground Pavilion, MCC Tennis Club Pavilion, Warehousemen's Ground**

Citation No:
1147

Address:	**494-498 & 500-520 St Kilda Road & Queens Road, Melbourne**
Category:	**Recreation: Pavilion**
Style:	**Edwardian**
Constructed:	**c.1905**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO330

Graded as: Significant

Victorian Heritage Register: No

Significance

This sports pavilion is of significance as a finely designed and substantially intact pavilion of the early twentieth century. It stands as an adornment to the oval and is a rare example of this building type in Melbourne. The intact nature of the interior is integral to the significance of the whole.

Thematic context

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History

No information.

References

-

Description

This pavilion is picturesquely massed with a projecting balcony that gives onto the playing field, behind which is a central gable projecting out from the corrugated iron roof. The balcony is supported on cast iron columns and the walls clad in bullnose weatherboards, while the gables to the front and side are half timbered. The interior is substantially intact with the walls clad in beaded lining boards. The original lockers and bench seating are also intact. The addition to the north of the building is unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987
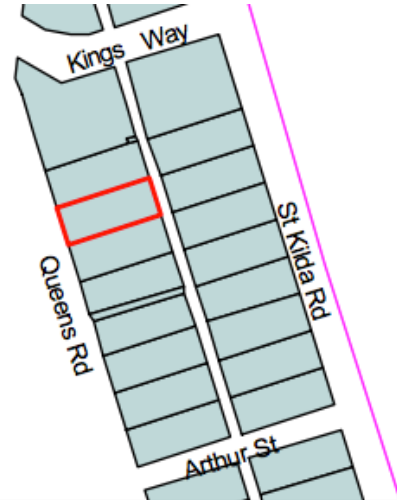
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Place name:	**Netherby (former)**	Citation No:	
Other names:	-	**1003**	

Address:	**8 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO233
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**1891**	Victorian Heritage Register:	No
Designer:	**David C. Askew (?)**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Netherby' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The additions at the rear detract from the significance of the house.

Thematic context

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History

Despite strong public objection, the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (3). This lot, 100 feet by 250 feet, was purchased by J.B. Scott in May of that year (4) and was subsequently sold to the Sharp family (5). In 1891 this twelve-roomed brick and render house was built for William Sharp, a timber merchant, who was to live in the house for over forty years (6). David Askew was possibly the architect (2).

Sharp took over his father's timber business in City Road, South Melbourne, in 1901, having previously been a partner of the firm since 1877 (7). An advertisement in 1890 describes the prospering and substantial establishment of 'John Sharp and Sons, Australian Saw, Planing and Moulding Mills' as providing 'building materials of all descriptions ... at the current rates ...' (8). Sharp devoted much of his time to business matters and was involved in the Melbourne and Suburban Timber Merchants Association, and was

its president from 1896 until 1908 (9). He was also a director of various other companies including the Metropolitan Gas Company, the Norwich Union Assurance Company and the Royal Humane Association of Australia (10).

Following the death of Sharp in January 1918, his wife Isabella occupied 'Netherby' until the early 1930s (11). It was around this time that the building was altered and added to by the prominent architects, Anketell and Keith Henderson (12). From about 1939 until 1950 the building was operated as a guest house and from 1950 until 1968 it was used as the office of the Attorney General's Department (13).

References

1 DHC, 'Interim Heritage Assessment' 8 Queens Road', April 1986
2 ibid. Askew, a noted Melbourne architect, was responsible for designing the Block Arcade in Collins Street in 1892. Certain architectural similarities make it possible that he also designed 'Netherby'
3 Murphy, J. and Murphy P. 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...' prepared for the HBPC
4 ibid.
5 ibid.
6 ibid.
7 DHC, loc. cit
8 Sands & McDougall Melbourne Directory, 1890
9 DHC, loc. cit
10 ibid.
11 ibid.
12 ibid.
13 ibid.

Description

'Netherby' is a two storeyed rendered house with Italianate detailing. There is an arcaded loggia at both levels that wraps around the south-west corner of the house. It is supported on slender cast iron composite colonettes and at first floor level has an Italianate balustrade. The render is also quite heavily decorated with foliated hood mouldings to the loggia, pediments to the ground floor bay windows and hood mouldings to those above. The eave line is heavily bracketed in the Italianate tradition. The six panel front door with fine surrounded and Victorian leadlight is intact, as are the tessellated tiles to the verandah floor. The red brick addition at the rear is very unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987
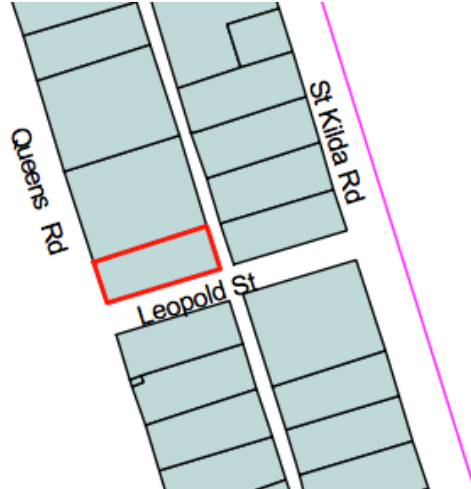
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review,* 1998

City of Port Phillip Heritage Review

Place name:	**Bendigonia (former)**	Citation No:
Other names:	**Flats**	**1008**

Address:	**25 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO234
Style:	**Victorian Gothic Revival**	Graded as:	Significant
Constructed:	**1882**	Victorian Heritage Register:	Yes, H0909
Designer:	**John Beswicke**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Bendigonia' is included on the Victorian Heritage Register (VHR H0909) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Bendigonia' is of significance as a substantially intact house built very soon after the subdivision of Queens Road and for its atypical use of the Gothic that forms a major departure from the Italianate.

Thematic context

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History

Despite some strong public opposition the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4).

Although eight allotments were bought by R. Hepburn, he subsequently sold this lot to John Edward Card, a 'gentleman' in 1881 (5). In the following year Card erected this fifteen-roomed brick mansion, which he occupied for a number of years (6). The 1896 MMBW plan indicates a large fernery as well as a number of

outbuildings on the property (7). It is believed that John Beswicke, a noted Melbourne architect, was responsible for the design of this house (8).

References

1 Murphy, J. and Murphy P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC
2 ibid.
3 'Bendigonia' is illustrated in the Imperial Institute Album and Dr Miles Lewis, Uni. of Melb., attributes its design to Beswicke
4 Murphy and Murphy, loc. cit.
5 ibid.
6 ibid.
7 See Footnote 3
8 HBPC, 'Classifications Sub-Committee Meeting No. 291, 13/8/80' held in File No. S/14/76

Description

This is a very unusual house in South Melbourne and in Melbourne generally, being decorated in the gothic style rather than the Italianate that was far more common at that time. The design is dominated by a series of projecting bay units that extend up both the floors and are terminated in steep gables with very fine decorated barge boards punctuated by rosettes. The gothic styling also extends to the pointed vents, the hood mouldings, chamfered window reveals and clusters of chimney shafts. The building has suffered from the addition of a porch and box-like room added onto the front façade in about the 1950s. The stable and outbuilding are partially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987
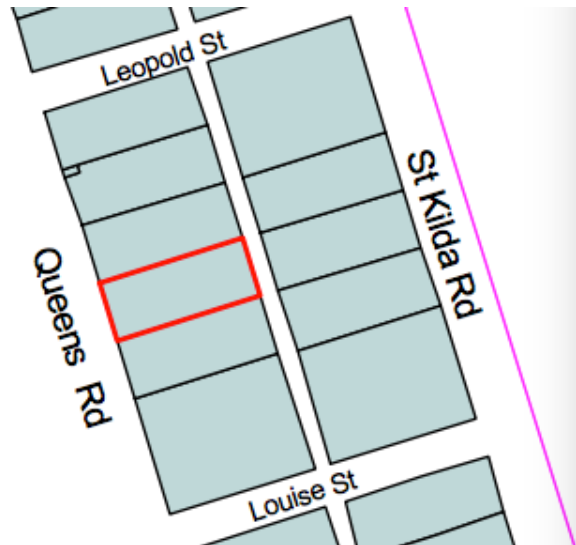
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Address:	**30 Queens Road, Melbourne**
Category:	**Residential: Flats**
Style:	**Interwar International**
Constructed:	**1939-43**
Designer:	**Frederick Romberg**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO235

Graded as: Significant

Victorian Heritage Register: Yes, H0578

Significance

'Newburn' is included on the Victorian Heritage Register (VHR H0578) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Newburn' is of significance for having been at the forefront of architectural design when built and for its influence on subsequent buildings in Melbourne. The significance is enhanced by its substantially intact state, although the addition of the penthouse, and the change in the colour scheme have detracted from the significance of the whole.

Thematic context

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History

In mid-1939 Frederick Romberg, a Swiss-trained architect, was approached to design a block of flats in Queens Road (3). Establishing his own practice in partnership with two former Stevenson and Turner employees, Mary Turner Shaw and Richard Hosking, Romberg '...prepared to put his philosophy of architecture into action' (4). As in Gropius's Berlin housing four-storey estate (1930), each flat unit in the development was offset to give privacy to the balconies, views and a north orientation whilst retaining the formal curved elements and bold horizontals (5). It was these elements that made 'Newburn' the first block of flats in Victoria to thoroughly adopt the characteristics of advanced European architecture of the time (6).

While Newburn Pty Ltd financed the construction, Jack Aird was the builder of this early off-form concrete structure, which was later painted white and named 'Newburn' after the house Newburgh, which formerly occupied the site (7). Subsequent alterations to the building involved the replacement of the rooftop pergola with the penthouse added in the 1950s by E.A. Watts (8) and the painting-over of Gert Selheim's graphic designs and sundials (9). This and the subsequent painting of the building are unfortunate, as colour was a large part of the original design. Robin Boyd described it thus: 'It was painted white, and red and blue paint was used about the windows; the awnings to the windows were vivid gold.'

Although Romberg's original design was compromised by alterations imposed by a lack of finance and client demands (10), the final building still remains a '... mecca for architectural students ... of contemporary Australian architecture' (11).

References

1 National Trust of Aust. (Vic.), 'Newburn Flats, 30 Queens Road ...' held in File No. 5271
2 *Architecture Australia*, April/May 1977, pp. 70-71
3 ibid.
4 ibid.
5 National Trust of Aust. (Vic.), loc. cit.
6 National Estate, 'Listing for South Melbourne: Newburn Flats', 22 September, 1986 7 National Trust of Aust. (Vic.), loc. cit.
8 G. Butler, 'Twentieth Century Architecture Survey' RAIA October 1982
9 National Trust of Australia (Vic.)., loc. cit.
10 *Architecture Australia*, April/May 1977, p.70
11 ibid., p.71

Description

See History.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Allom Lovell, Sanderson Pty. Ltd., *South Melbourne Urban Conservation Study,* Volume 2, 1987
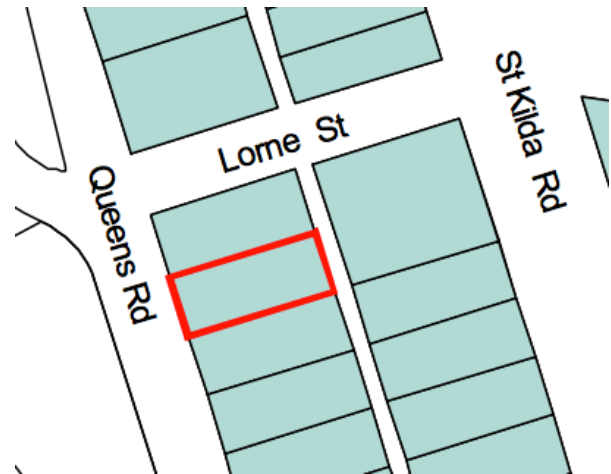
Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review,* 1998

City of Port Phillip Heritage Review

Place name:	**Avalon**	Citation No:
Other names:	**Bolac, Flats**	**2244**

Address:	**70 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: None
Style:	**Federation Arts & Crafts**	Graded as: Nil
Constructed:	**1904, 1921**	
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance.

The former statement of significance is:

"Avalon", formerly "Bolac", situated at no. 70 Queens Road, St. Kilda, was built in 1904 and is presumed to have been substantially altered in 1921. It is historically and aesthetically important. It is historically important (Criterion A) as a very early apartment building in the area demonstrating the then emerging appeal of this kind of development both to investors and residents. It is important also as an imposing and substantial building having a residential form, demonstrating the perceived civic status of Queens Road (Terrace) at the time of its construction and subsequently at the time of the alterations. It is aesthetically important (Criterion E) also as a large residential building on Queens Road pre-dating the redevelopments of the post war period and surviving both as the only (Criterion B) building of the early post Federation period on Queens Road and as the earliest apartment development on this thoroughfare now noted for this kind of development. Whilst substantially altered since 1904, the 1921 work survives in an intact state and is representative of its period.

Thematic context

-

History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government resolved to sell off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century, the area between Fraser (now Lorne) and Union Streets being little developed until then. The early years of the new century however changed that with houses filling most of the vacant lots by the First World War.

The apartments "Bolac" at no.70 was built in 1904 between the properties "Merrileas" and "Wyalla" by the business woman Mrs. Abrahams. In partnership with one Snider, Abrahams manufactured cigars and cigarettes in Melbourne at nos.6 and 8 Drewery Place. Abrahams had bought the block of land from the surgeon Dr. Paul Fraser c.1901, building the sixteen roomed building for investment purposes with the sharebroker Stanhope O'Connor, taking up residency with twelve other people on its completion. By 1916, Louisa O'Connor was listed as occupying tenant, the number of residents having increased by then to seventeen.

Mrs. Abrahams sold the property to Mrs. Robina Fleming Hartley of Beaconsfield Parade, Middle Park in 1920. The tenant Jessie Mogg vacated it at that time as did the twenty-three other people living there. In the following year, Hartley converted the building to six flats, retaining the largest of seven rooms for her use and letting the remaining flats, each of four rooms, to the gentlemen William Pearson, L.S. May, and Maurice Lederman, the merchant C.M. Clemenger and the commercial traveller Donald McLean. From 1922, the manager Frank Hartley occupied the main flat until ownership of the property passed to J.R. Hartley in 1925.

By 1930, the flats were known as "Avalon" the name perhaps having been assumed at the time of the building's conversion in 1921. It remained in J.R. Hartley's ownership, passing to his executors by 1940. Thirty years later the building continued to function as flats.

References

St.Kilda Rate Books: 1900-1905, 1915-16, 1920-26, 1930-31, 1940-41.

Sands and McDougall directories: 1901-06, 1916, 1973.

MMBW litho plan no.35, dated c.1895

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and very early two storeyed apartment building having two projecting wings originally linked by a corner verandah which has since been built in, presumably in 1921. The wings and architectural form generally show their Federation period stylistic origins, having bichromatic brickwork and gable ends characteristic of the time. The re-furbishment, however, has been thorough, the lower level of the wings having been extended, the gable ends and upper level window bay having presumably been reconfigured and the verandah converted into rooms with cement rendered and face brick walls, a corner parapet and motifs characteristic of the early inter war period. There is also a protruding flat roofed entry in the manner of the period.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Remove HO324 from HO schedule and map. Change heritage status on Port Phillip Heritage Policy Map to Nil.

Primary source

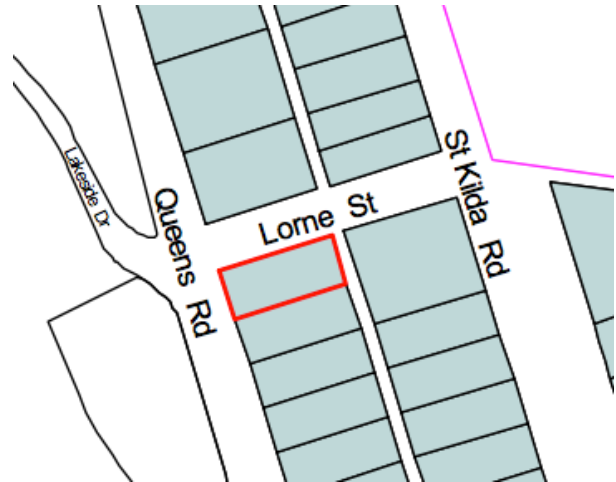Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, Version 1 1998

City of Port Phillip Heritage Review

Place name:	**John Batman Motor Inn (former)**	Citation No: **783**
Other names:	**Flats**	

Address:	**69 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Commercial: Motel**	Heritage Overlay: HO323
Style:	**Postwar International**	Graded as: Significant
Constructed:	**1962**	Victorian Heritage Register: No
Designer:	**Romberg & Boyd**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

Innovative in its time as Melbourne's first 'Motor Inn' (half way between a motel and a hotel), the former John Batman Motor Inn is prominent among the works of Robin Boyd and demonstrates in many ways the philosophies of Australia's vernacular avant garde modern movement that centred on Melbourne and Boyd's circle. The building as it appears owes much to Boyd despite the earlier plans prepared by Bernard Evans which set the basic building structure. Most importantly, the philosophy of the building changed; the idea of a Motor Inn and other `selling points' like the penthouse suite, the curved roof, the reference to history in the name of the building; all point to Boyd. The building also was the precursor of the change in character of Queens Road to dominantly hotel use.

Thematic context

-

History

Records held by the St Kilda Council show that a permit for this building was originally issued in November 1961 to drawings prepared by Bernard Evans and Partners, Architects. The owner was Lorne Property Pty Ltd, R., M., & P. Shelmerdine appear to have been the directors of that company at the time. The builder was Morrisons Pty Ltd and the structural Engineers were W.J. & W.L. Meinhardt Pty Ltd. The building to be constructed was to be known as Shelmerdine apartments and comprised a five storey building with 95

apartments plus managers flat. An entrance area was included on the ground floor and a lounge and dining room on the first floor overlooking Albert Park.

In July 1962 amended drawings were submitted for the complex prepared by architects Grounds, Romberg and Boyd. Their proposal appears to be merely a reworking of the original scheme and adopted the same structural grid and apartment layout. The main departures were the inclusion of the curved roof form with penthouse apartment, the inclusion of a recessed porte cochere on the ground floor and new elevations.

When the building was published in 'Architecture in Australia' in March 1964, the architect is cited as Robin Boyd (of Romberg and Boyd). Presumably, therefore, Robin Boyd can be attributed as the building's architect.

The building on completion became known as the John Batman Motor Inn and operated as such until 1979 when it was purchased by the ANZ Bank for use as a staff training centre. In 1988 the Bank sold the building to the Ambulance Officers for use as their training centre.

References

'Architecture in Australia', March 1964, pp. 91-3
St Kilda Council building approval No. 57/2029 issued 27.11.61

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:	**The Mansion**	**215**

Address:	**83 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO328
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**c.1883**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

The residence, now in Queens Road, was once situated with other mansions in the fashionable Queens Terrace, fronting onto Albert Park. It is an important remnant of the 1880s in Melbourne.

Thematic context

-

History

The residence at 84 Queens Road, Melbourne was erected c.1883 and its original address was Queens Terrace, South Melbourne.

References

Sands and McDougall Directories, various dates

Description

The two storey building is devoid of excessive decoration and features arcading along two facades which terminates at a polygonal bay with arch headed windows. These arches, together with those of the arcading

and those of the remainder of the facades, dominate the composition. The roof is parapeted with balustrading and below that a cornice and row of consoles surround the building.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
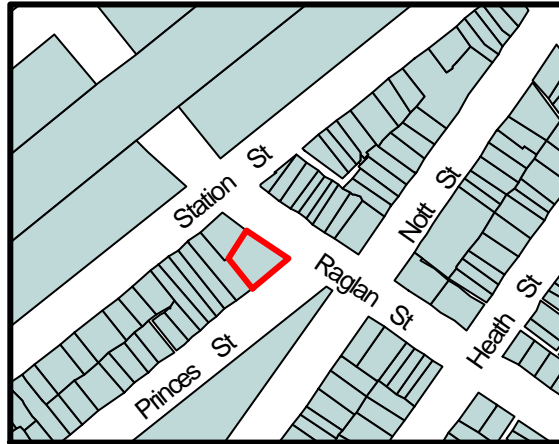
Primary source

Nigel Lewis and Associates, *St. Kilda Conservation Study*, Area 1 1982

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Identifier   Railway Club Hotel

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   107 Raglan St
PORT MELBOURNE

Category   Commercial

Constructed 1875-6

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Railway Club Hotel is of local significance. The hotel is representative of nineteenth century hotels, with relatively intact facades which are notable for the detailing to the upper floor windows and the parapet.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: James Bartlett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Hotel
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
The hotel, located on the corner of Raglan and Princes Streets, is a two-storey building of rendered masonry construction. Horizontal banded rustication is formed in the render to the ground floor of the two principal elevations, continued as quoining to the corners at first floor level. Some of the ground floor window openings appear to have been altered. The ground floor window in the splayed corner probably originally was a door. The intermediate cornice at first floor level is terminated at each end and at the splayed corner by console brackets. The upper part of the walls are plain rendered and contain elaborately detailed fenestration with

moulded sills architraves and hood moulds supported on console brackets. The panelled French windows in the splayed corner are unusual. Above the principal cornice are segmental curved pediments at the corner and along each elevation, with square pedestals supporting urns. A later extension, with a plain rendered elevation, has been constructed to the rear on Princes Street.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building of rusticated ground floor, plain rendered upper floor and balustraded parapet was similarly used in the earlier former St Osyth Hotel, 135 Stokes Street (1872) (q.v.) and the Hotel Rex, Bay Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875). The number of curved pediments and urns above the parapet is unusual, as are the French windows to the splayed corner at first floor level and the formality of the flat hood moulds and console brackets above the windows.

History

(The site of the hotel,) Allotment 20 of Section 24B [of the Township of Sandridge] was purchased from the Crown, along with fifteen of the remaining nineteen allotments, by agent Robert Byrne. (1) Allotment 20 is again shown on a map in the Vale Collection unfortunately undated. (2) This was prior to December 1875 when William Barlow, a machinist, owned the vacant land. (3) By December 1876, a ten room brick hotel had been erected by James Bartlett. (4) The date 1875 on the parapet indicates that the construction may have commenced in December 1875. The first publican was William Stowe (1876 - 78) and he was followed by Robert Lyons (1879 - 80), Edward H. Sutton (1880), Mrs Mary Sutton (1881) and James Bartlett (1882 - 87). Bartlett again managed the hotel during the latter part of the century until his death in 1904. (5)

This is the second hotel of this name. The original Railway Club Hotel is shown as being situated in Bay and Nott Streets. Since these streets do not meet, the exact location is uncertain. The hotel is shown as existing for the period 1853 - 1869. (6)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Plan of 'Sandridge', dated 21.5.1878
2. Vale Collection, Vol 4, p. 130: 'Crown Allotment 20 Sect. 24B Sandridge'
3. Port Melbourne rate book, December 1875, 874
4. Port Melbourne retack, December 1876, 875
5. R.K. Cole. Hotel Records. p. 325
6. R.K. Cole. loc. cit.

Identifier   House

Formerly   unknown
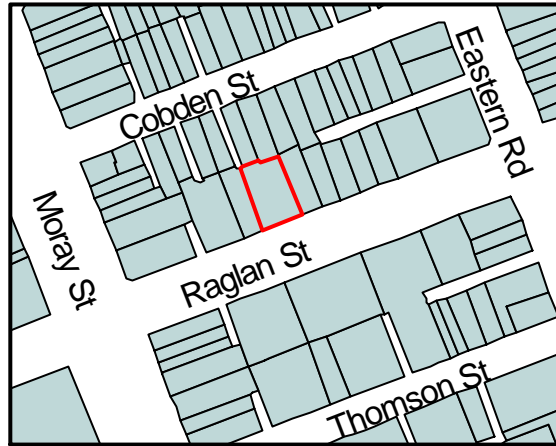
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 20 Raglan St SOUTH MELBOURNE	**Category** Residential:detached
Constructed c. 1899	**Designer** George Hannon

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

20 Raglan Street is of significance as an outstandingly detailed and intact example of a typical polychromatic brick house of the late 1880s. The retention of the roof detailing and the front fence is integral to the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: c.1899 (1)
Architect: probably George Hannon

This house was built by George Hannon, a builder, soon before the economic depression of the 1890s (2), and it is highly likely that he was also responsible for the design. The house is very finely detailed and intact. The walls, typically of the date of construction, are boldly banded in polychromatic brickwork and spanning full width there is a verandah heavily decorated with intact cast iron. The verandah fascia is decorated by timber brackets and rosettes while the six panelled front door remains intact with its Victorian leadlight windows. The cast iron fence and gate are intact and have a pattern unusual to the area. The roof also displays a high quality of decoration and intactness, with the chimneys decorated with vermiculation and the roof with a frieze of hexagonal slates.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
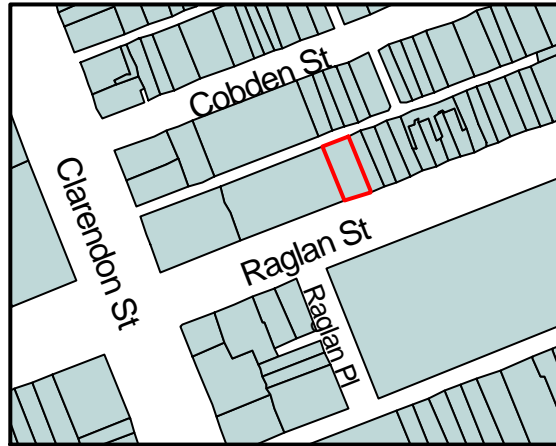recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Date supplied by the occupant, Mrs P. Lewisham
2 ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	74 Raglan St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c.1860s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

74 Raglan Street is of significance as a building that appears to have been built during the first two decades of the settlement of the area and for the unusual configuration of its façade. Further research is required to verify the date and original function of this building.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Unknown

The date of this building has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1860s. The trabeated decoration that frames the rendered façade is most unusual in the manner in which it dominates this small building. The building has been altered at the rear.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
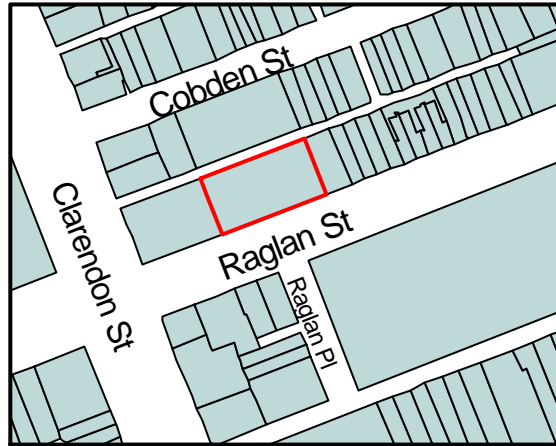recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   See Yup Temple

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO236

Address	76 Raglan St SOUTH MELBOURNE	**Category**	Church
Constructed	1866,1901	**Designer**	George Wharton, Harold Desbrowe Annear

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The See Yup Temple is of significance as a complex of buildings that were built for and that have continued to serve, the Melbourne Chinese Community for over 120 years. The buildings by both Wharton and Annear are outstanding examples of their work.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use:See Yup Temple
Construction:1866 and 1901(1)
Architect: 1866: George Wharton, 1901: Harold Desbrowe Annear(2)

Chinese first began arriving in Victoria in any numbers in response to the gold rush of the 1850s(3) . By 1866 a large community had become established(4) and the See Yup Society was the principal centre of worship and the death registry of the Cantonese in Victoria during the nineteenth century(5).

Financially independent, the Society commissioned the leading architect George Wharton to design a temple for worship and in 1866 Wharton called for tenders for its construction. Several years later, in 1888, the building required repairs and painting and the architect John Frederick Gibbons supervised the work(6). In 1901 additional work to the buildings was carried out to the designs of most innovative architect Harold Desbrowe Annear(7). The temple has recently undergone restoration work and remains in use by the Chinese community.

The main temple by Wharton, is a two storeyed rendered structure that pays little attention in its decoration or forms to the function of the building or the culture of its users. It is however a very fine loggied render structure, and is similar to nineteenth century buildings built by the British throughout South East Asia. The central building is flanked by freestanding pavilions, and the hall by Desbrowe Annear lies to the east. Annear's building is stylistically very different from Wharton's work and is in the red brick and render popular at the turn of the century. It has fluid Art Nouveau decoration including bulbous render surrounds to the front door, and a moulded brick hood mould that arches up to a stone balconette. The balconette and the brick cornice are set on slender brackets. While the brick and render fence repeats the theme of this building, that to the main temple is not original.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects Index, University of Melbourne
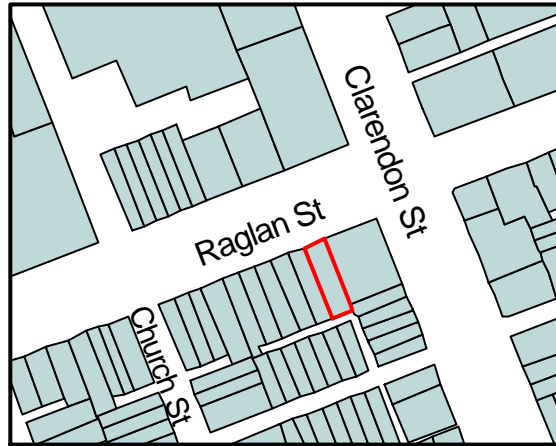2 ibid.
3 'The Heritage of Australia', 1971, p.3/81
4 ibid
5 National Trust of Aust. (Vic.), 'Building Citation : See Yup Temple…', held in File no. 582
6 Architects Index.
7 ibid.

Identifier   Terrace Row

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	87-97 Raglan St SOUTH MELBOURNE	**Category**	Residential:row
Constructed	c.1880s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

87-97 Raglan Street is of significance for its impact on the streetscape of this part of Raglan Street and for its substantially intact state. While alterations have removed some of the original detailing, it remains the longest and most intact two storeyed polychromatic brick row in the area and its retention adds to the variety of the extant nineteenth century building stock in South Melbourne.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

This row of six terraces houses is built in polychromatic brickwork, five of which have been painted over. While the impact of the painting and the filling-in of the verandah to No. 91 have been very detrimental to the effect of the row, it is in fact substantially intact, and remains as one of the longest polychromatic brick terrace rows in South Melbourne. The details are typical of the period, with polygonal bay windows at ground floor level, five of the panelled front doors intact, a rendered parapet with alternating rounded and triangular pediments and a cast iron picket fence.

History

see Description

Thematic Context

unknown

Recommendations

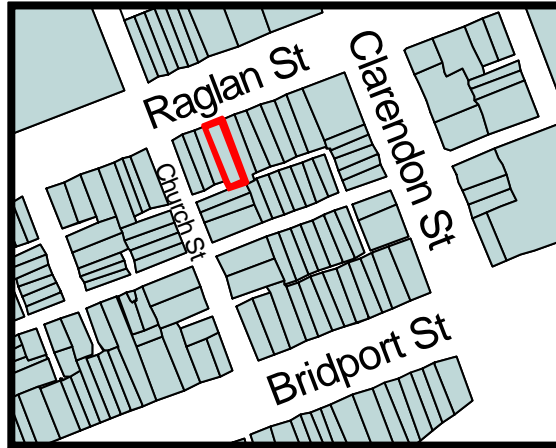A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	99 Raglan St SOUTH MELBOURNE
Constructed	1885

Category   Residential:detached

Designer

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The house at no. 99 Raglan Parade, South Melbourne, was probably built in 1885 on the site of a house erected in 1860 for the clerk, James Muir. It is of interest as a substantially defaced two storeyed timber dwelling of uncertain date but presumed to have been erected in 1885 just prior to the terraced rows on either side.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed formerly detached timber framed dwelling now located betweeen two terraced rows but set back from the alignment of the terraces on either side. Original visible elements include the verandah beams and verandah roof structure.

Condition: Sound.   Integrity: Low. The walls have recent metal cladding, the windows have been replaced with aluminium framed windows and the balustrade and verandah supports are of recent wrought iron work.

History

Block 35 lay between the St.Vincent de Paul Orphanage (1855), a Temperance Hall (1860) and the swampland that would become Albert Park Lake. By 1860 James Muir was the owner/occupant of a wood and slate house on the south side of Raglan Street , the house in the ensuing years bearing the descriptions, W & Sl, 2 Rms & kitchen (1861), Numbers 34 & 32, W Sl Shed, 3 Rms (1865), W, 4 Rms (1871) and Number 32, 6W (1875-1884).   During that time the NAVs ranged from 24 to 36 pounds.

In 1885 Muir, a clerk, either extended or rebuilt for in that year his house was described as having 10 rooms

and an NAV of 60 pounds.   By then Alexander Hannan, a contractor and builder owned the blocks adjacent on which he subsequently built a six part terrace, completed by 1890 with one of them sold and three let. Concurrently the land to the west of Muir owned in 1885 by Thomas Hill, also a builder, was developed by 1890 with the three part terrace there today. In 1890, these houses were owned by the auctioneer Frederick Flint.   Thus the south side of Raglan Street between Church and Clarendon Streets was developed, the buildings depicted in situ on the MMBW plan 21 of South Melbourne c.1894.

By 1890, Muir's house had the street number 36, the number it retained at the turn of the century when owner/occupant was Mrs.Jemima Muir.   Numbering changed in the early years of Federation and this house acquired its present day number 99. Mrs.Muir continued as owner/occupant in 1910.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).

Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a contributory place.

References

Priestley,S., "South Melbourne A History", Melbourne University Press, Carlton, 1995, p.68.
South Melbourne Rate Book 1859-1860, p.23. PROV, VPRS 2332,1861-62, 1865-66, 1871-72, various 1875-84, 1885-86, p. 59, rate no.2244, 1890-91, p.126, rate nos.4839ff, 1900-01, p.79, rate no.2996, 1910-11, p.79, rate no.3004.

Identifier   House

Formerly   unknown
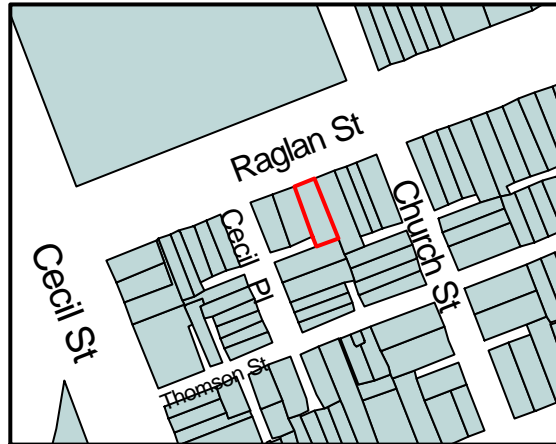
Heritage Precinct Overlay None
Heritage Overlay(s) HO237

Address   115 Raglan St
SOUTH MELBOURNE

Category   Residential:detached

Constructed   c.1850s

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

115 Raglan Street is of significance as a house that appears to have been built during the first decade of the settlement of the area and as a rare survivor with dormer windows to its roof. Further research is required to verify the date of this house.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

The date of this house has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1850s. The walls are built in hand pressed bricks and the roof line interrupted by two dormer windows: a feature not at all common in South Melbourne. Across the front of the house there is a rendered arcaded screen that appears to have been an addition, perhaps made in about the 1870s. The house has been altered at the rear and it is unfortunate that the front wall has been sandblasted.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Sedgely"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 430

Address	7 Rainsford ELWOOD	**Category**	Residential:detached
Constructed	1886	**Designer**	unknown
Amendment	**C 54**		
Comment	New citation		

Significance (Mapped as a Significant heritage property.)

What is Significant?
The house at 7 Rainsford Street, Elwood, is a double-fronted Victorian single-storey brick villa that was erected during 1886 as part of a speculative development by builder C R Wyld. It displays particularly high level of external integrity, retaining original concave verandah roof, ornamented frieze, timber posts, lacework frieze and an original (or early) timber fence and gate.

How is it Significant?
The house is of historical, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the house at 7 Rainsford Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street.

Architecturally, the house is significant as a representative and notably intact example of the more modestly-scaled brick villas that were built on Elwood's few Boom-period speculative subdivisions in the late 1880s. While several other examples survive in the area, they are invariably much altered, sometimes almost beyond recognition. Aesthetically, the house remains a distinctive element in the otherwise much-altered streetscape, of particular note for its fine verandah detailing and its timber front fence and gate.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 7 Rainsford Street is a double-fronted Victorian single-storey brick villa, with a hipped slate roof and an asymmetrical frontage with a projecting bay to the right side. The tuckpointed bichromatic brickwork has been whitewashed, but the house is otherwise remarkably intact. The verandah comprises a concave roof of corrugated galvanised steel, with an unusual dentillated frieze along the eave, supported on stop-chamfered timber posts with moulded caps and what appears to be the original cast iron lacework frieze and brackets. Rectangular windows have projecting sills and timber-framed double-hung sashes. The roof has paired brick brackets along the eaves line, and a two unpainted rendered chimneys with moulded caps. A brass nameplate on the front walls bears the name SEDGELY

The property is also noted for its early (if not original) timber paling fence and distinctive cross-braced gate, made up of turned and stop-chamfered timber members with a simple trabeated frame over. The fence and lychgate are now heavily overgrown with foliage.

History

This site formed part of a small residential subdivision, gazetted in December 1885, comprising sixteen residential allotments fronting Brighton Road and newly-formed Rainsford Street. The latter first appeared in the rate books exactly a year later; the 1887 edition (dated 23 December 1886) recording many new brick and timber houses in the street, all owned by C R Wyld (presumably the estate's developer), and all but a few still unoccupied. This is confirmed by the Sands & McDougall Directory for 1887, which lists seven houses on the south side, five simply designated as 'vacant'. The house at No 7, one of four adjacent brick villas on that side of the street, was one of these. Subsequent rate books record that it was occupied by George Glasscock, a builder, by the end of 1887 and thence by James Anderson, another builder, until 1890. Directories list it as 'vacant' in the late 1880s and early 1890s, and then a succession of short-term tenants including John A Raw (1894-95), Henry Hoad (1897-98), Robert Graves (1900-02) and Robert Wadsworthy (1903-04). The next owner was more permanent: Joseph W Wensor, another builder, who lived there from 1905 until his death in 1953.

Thematic Context

Amongst the relatively limited extent of Boom-period residential development in Elwood, detached brick villas were, by far, the most common manifestation, while detached timber villas were slightly less common, timber row housing even less so, and brick terrace houses virtually unknown. The grander brick villas proliferated in the portions of Byron Street and Scott Street between Brighton Road and Tennyson Street. Many of these, however, have since been demolished, with examples surviving (in various states of intactness) at 20 Scott Street (HO259) and at Nos 2, 4, 14, 18 and 24 Byron Street. Smaller brick villas once abounded in Rainsford Street, although many have since been demolished or altered. Elsewhere in Elwood, comparable small masonry villas still survive at 99 and 101 Tennyson Street, and at 54 and 56 Spray Street, but all of these have been much altered and, in some cases, are now barely even recognisable as nineteenth century dwellings. Sedgely, at 7 Rainsford Street, displays a remarkably high level of external intactness (including verandah detailing and fencing) that is not in any of these contemporaneous examples.

Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

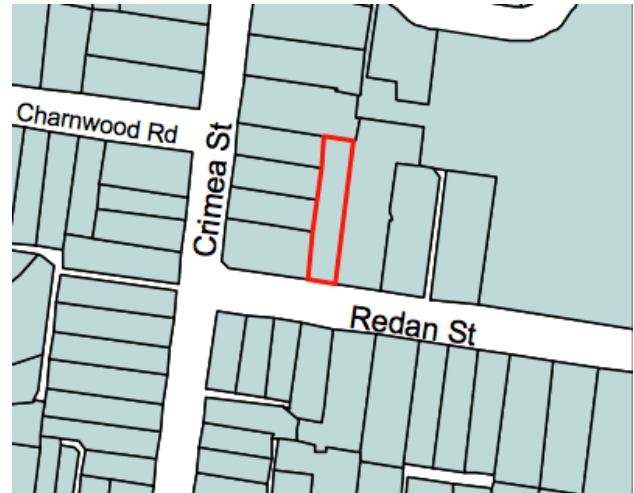## References

Lodged Plan No 944, dated 9 December 1885.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.

City of Port Phillip Heritage Review

Place name:	**'Tintern'**	Citation No:	
Other names:	**Flats**	**784**	

Address:	**2 Redan Street, St Kilda**	Heritage Precinct:	St Kilda East
Category:	**Residential: Flats**	Heritage Overlay:	HO6
Style:	**Interwar: Mediterranean**	Graded as:	Significant
Constructed:	**1928-29**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C142**		
Comment:	**Revised citation**		

Significance

What is significant?

'Tintern' flats, constructed in 1928-29, at 2 Redan Street, St Kilda are significant. 'Tintern' is a two storey apartment block in the interwar Mediterranean style with brick and rendered walls and a hipped tile roof. There is a projecting double height balcony (now enclosed) with a hipped roof that is flanked by narrow windows with saltire pattern glazing, and the saltire pattern is repeated in the timber sash and casement windows in the side elevations. Shallow classical porches with Tuscan columns and an entablature punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Above the porches are trabeated openings to the stairwells. There are four rendered chimneys along the west side. The low lava rock wall across the frontage appears to be original.

Non-original alterations and additions and the garages at the rear are not significant.

How is it significant?

'Tintern' flats, constructed in 1928-39, at 2 Redan Street, St Kilda are of local aesthetic and architectural significance to the City of Port Phillip.

Why is it significant?

It is significant as a simple, but well-detailed Mediterranean style apartment block compactly arranged on this long site. Details of note include the saltire pattern windows, and the classical style entry porches. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Contextual history

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Tintern' flats, 2 Redan Street

Redan Street was formed in the 1870s and by the early 1900s was lined with grand villas and mansion houses. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1929. Four more blocks of flats had been built, and two further houses converted to flats in Redan Street by the end of the 1930s (SM).

This block of eight flats was constructed by builders J. Brett & Sons in 1928-29 for the owner, E.H. Hunter, on part of 'Tintern' estate beside the mansion facing Redan Street. The flats adopted the name of the original mansion, which survived until the late 1950s when it was demolished and replaced by the present flats.

References

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permit (BP) no. 7335 issued 2 November 1928

Sands & McDougall Directories (SM) 1925-1940

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

'Tintern' is a two storey apartment block in the interwar Mediterranean style with brick and rendered walls and a hipped tile roof. There is a projecting double height balcony (now enclosed) with a hipped roof that is flanked by narrow windows with saltire pattern glazing, and the saltire pattern is repeated in the timber sash and casement windows in the side elevations. Shallow classical porches with Tuscan columns and an entablature punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Above the porches are trabeated openings to the stairwells. There are four rendered chimneys along the west side. The low lava rock wall across the frontage appears to be original.

The building is in good condition and has a relatively high degree of external intactness.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

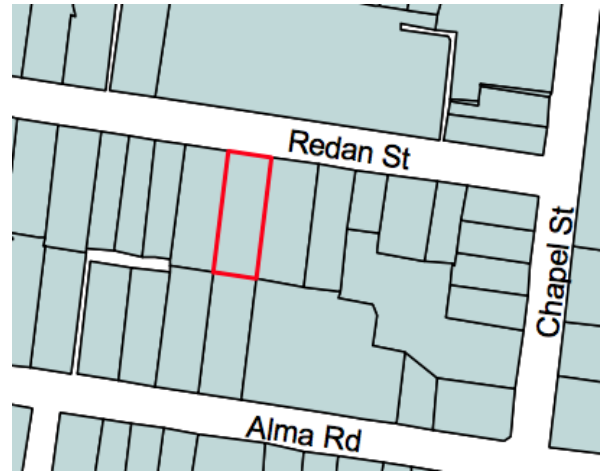Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other images

City of Port Phillip Heritage Review

Place name: **Maisonettes**	Citation No:
Other names: **Flats**	**785**

Address:	**21 Redan Street, St Kilda**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	Proposed HO503
Style:	**Mid twentieth century - Austerity**	Graded as:	Significant
Constructed:	**1958**	Victorian Heritage Register:	No
Designer:	**John & Phyllis Murphy**		
Amendment:	**C29, C142**		
Comment:	**Revised citation**		

Significance

What is significant?

The maisonettes, designed by John and Phyllis Murphy and constructed in 1958, at 21 Redan Street, St Kilda are significant. This comprises twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement. In plan the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom. At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Non-original alterations and addition and the front fence are not significant.

How is it significant?

The maisonettes at 21 Redan Street, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are significant as a fine and intact example of the work of John & Phyllis Murphy who are remembered for their contribution to the residential architecture of Melbourne in the post-war era. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic of the residential designs by the Murphys. The building is notable for its bold and functional planning with each unit offset to allow access to north light, and the plain brick walls and well proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.5 Post war development

History

Higher density living in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

Maisonettes, 21 Redan Street

Redan Street was formed in the 1870s and by the early 1900s was lined with large villas and mansions. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8 on the north side. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1928. By the end of the 1930s two more blocks of flats had been built, and one house converted to flats in Redan Street (BP).

Until the 1950s, this property formed the rear yard of 72 Alma Road, which contained a two storey Victorian mansion that still exists today. In 1958 the owner, Mrs. Ethel G. Jennings was granted a permit for 12 brick 'flats' facing Redan Street (this replaced an earlier similar scheme, submitted in 1957, that included 16 flats). Designed by the husband and wife architectural team of John and Phyllis Murphy, the development included 12 two-level flats or maisonettes of similar or identical design, with laundries and four garages at the rear. The estimated cost of development was 32,600 pounds.

The maisonettes were the first flats built in Redan Street after World War II.

John & Phyllis Murphy, architects

John Murphy (1920-2004) and Phyllis (1924 -) Slater married in 1949 and formed an architectural partnership in 1950 that endured until their retirement in 1982. In conjunction with Peter McIntyre, Kevin Borland and engineer Bill Irwin, the Murphys submitted the winning 1952 design for the Melbourne Olympic Swimming Stadium, which became a key example of post war structuralist architecture in Australia (AIA).

Much of the early work of the Murphy's practice was founded upon their domestic output and they completed over 50 residential projects, as well as producing a series of house designs for *The Age*/Royal Victorian Institute of Architects Small Houses Service. Their residential work, which has been described as 'always understated, functionally responsible, and humanist in outlook and finish' earned the practice a national reputation and their work was published widely including in the British journal, *The Architectural Review*. The Murphys were also involved in the new style larger O-Y-O housing developments on land reclaimed by the Housing Commission of Victoria, such as Hotham Gardens flats, North Melbourne (1958). In the mid-1960s the Murphys became involved in the establishment of the National Trust of Victoria, helping to save many buildings public and private (AIA).

Of their early residential work, Phyllis Murphy has written:

… *we started our architectural practice when there were severe shortages of building materials, manpower and finance… Despite these restraints, the immediate post-war period was marked by optimism and resilience… The houses we designed were influenced by a… visit to Sweden where living spaces were small but the buildings had a simplicity that we found fresh and elegant.*

According to Hamann their houses, like those of Kevin Borland and other post-war Melbourne architects "spoke of austerity and limited means, lingering from the depression and the 1940s, and reasserted another Melbourne tendency, making big architectural gestures with limited finances and dimensions".

Architect and friend Neil Clerehan has described their houses as modest, "but their version of contemporary design was elegant and timeless".

The Australian Institute of Architects Victorian Award for 'Residential Architecture – Alterations and Additions' is named in their honour (AIA).

References

Australian Institute of Architects (AIA) website 'Awards in Victoria' http://architecture.com.au/events/state-territory/victorian-chapter/victorian-awards/awards-in-victoria [viewed 10 June 2016]

Clerehan, Neil, 'John Gordon Murphy Obituary', *The Age*, 16 August 2004.

Hamann, Conrad, eMelbourne. The city past and present 'Architecture' http://www.emelbourne.net.au/biogs/EM00083b.htm [viewed 10 June 2016]

St Kilda Council building permit (BP) nos. U3670, issued 2 May 1957 (16 flats), and 57/333 issued 9 July 1958 (12 flats)

Description

An unusual complex of maisonettes comprising twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement.

In plan, the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high-level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom.

At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Comparative analysis

Maisonettes – that is, a large flat over two levels - emerged during the late 1920s and by the early 1930s had become a popular choice for wealthy residents in suburbs such as Toorak. The attraction of maisonettes was due to them being perceived as 'complete houses in miniature'. An article in the *Australian Home Beautiful* noted that:

That, however, does not mean that the rooms are small or pokily arranged. On the contrary, the 'maisonette' is remarkable for its feeling of spacious seclusion – achieved by the elimination of superfluous walls and passageways. (*Australian Home Beautiful*, 2 October 1933)

The need for a dedicated internal staircase for each residence, however, made them more expensive than conventional flats and very few maisonettes were constructed in Port Phillip during the interwar period. Known examples include 'Alcazar' (1929), 3 Glen Eira Road, Ripponlea, which comprises eight maisonettes around a courtyard, and a development at 30 Tennyson Street (c.1934), which comprises one maisonette and two flats, and some of the buildings in Holroyd Court, St Kilda East (c.1938).

There are several blocks of postwar flats in the *Port Phillip Heritage Review*. Almost all are conventional flats; the exception is the maisonettes at 2 Crimea Street, dating from 1976-77, which are in the Brutalist style and are not directly comparable.

This is the only known design by John & Phyllis Murphy in Port Phillip. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic of the residential designs by the Murphys and the building is notable for its bold and functional planning with each unit offset to allow access to north light. The plain brick walls and well-proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to the heritage overlay, as an individually listed place. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

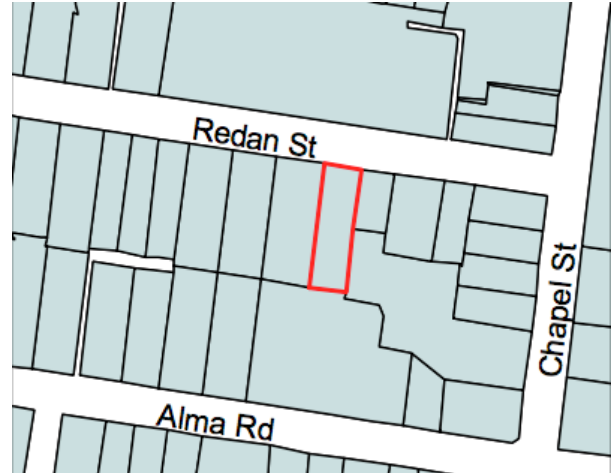Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:	**Royston Manor, Royston Flats**	**786**

Address:	**27 Redan Street, St Kilda**	Heritage Precinct:	St Kilda East
Category:	**Residential: House**	Heritage Overlay:	HO6
Style:	**Victorian: Italianate, Interwar**	Graded as:	Significant
Constructed:	**c.1887, c.1924**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C142**		
Comment:	**New citation**		

Significance

The house, which dates from 1887 and was extended and modified during the interwar period, at 27 Redan Street, St Kilda, is a Significant place within the HO6 St Kilda East precinct.

The significant parts of the house comprise the Victorian section, with original elements including the slate-clad hipped roof with rendered and corniced chimneys, remaining double-height verandah with fine quality decorative ironwork, and original windows to the ground and first floor facades highlighted by rendered mouldings, and the interwar extensions or additions include the single-storey rendered garage to the front property setback, of c.1923, with a stepped parapet with a name panel ('ROYSTON MANOR') and decorative detailing including urns; the projecting two-storey rendered bay to the east side of the building frontage, which replicates the garage parapet detailing and includes large tripartite timber-framed windows at ground and first floor levels; and the two-storey rendered bay to the east side of the dwelling, of the later interwar period, which is plainly detailed with a window form which complements the earlier projecting two-storey rendered bay.

Later alterations and additions are not significant.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change; 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Redan Street was formed in the 1870s and by the early 1900s was lined with grand villas and mansion houses. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1929. Four more blocks of flats had been built, and two further houses converted to flats in Redan Street by the end of the 1930s (SM).

The house at 27 Redan Street, St Kilda was constructed in c.1887 and occupied by Phillip D. Phillips. Phillips occupied the dwelling for a period of more than 20 years until at least 1911. Mrs. Janet Phillips, presumably his wife, then occupied the dwelling for a further decade until 1922 (SM). As constructed, the residence was a large two-storey detached dwelling with a verandah extending across the full width of the front facade and a central entry (MMBW).

The residence was vacant for a time after Mrs Phillips' occupation, but was then taken up by Norman and Maria Dougall of Alma Street, St Kilda (SM). In 1924 the Dougalls obtained a building permit for 'brick additions' to convert the dwelling to flats, which included the projecting bay to the house, and the two storey addition on the east. It appears from the plans that the garage had already been built by then (BP).

By 1930 the building was listed as the 'Royston Flats' occupied by Norman & Maria Dougall, George Warner and Mrs. M. Tyler (SM).

In 1981 the building was converted back into a single residence (BP).

References

City of Port Phillip Heritage Review, Version 17, 2015

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1361, City of St Kilda, 1897

Property Service Plan (PSP) No. 20935, South East Water, 1923

St Kilda Council building permit (BP) no. 5631, issued 23 February 1924 (floor plans on file); no.8964, issued 17 December 1981

Sands and McDougall Directories (SM): 1885-1925

Description

This is a substantial albeit evolved two-storey rendered Victorian residence originally constructed in 1887, and extended and modified from the 1920s. The original building had a double-width frontage to Redan Street, with a double-height verandah. Original Victorian details include the slate-clad hipped roof with rendered and corniced chimneys; the double-height verandah with fine quality decorative ironwork; and original windows to the ground and first floor facades highlighted by rendered mouldings.

The first of the extensions or additions to the building is the single- storey rendered garage to the front property setback, on the east side, constructed c.1923. The garage incorporates a stepped parapet with a name panel ('ROYSTON MANOR'), and decorative detailing including urns. The garage door is modern. The next addition, believed to be of the interwar period, is the projecting two-storey rendered bay to the east side of the building frontage, the construction of which involved removal of the east side of the

verandah. This bay replicates the detailing of the garage parapet, and includes large tripartite timber-framed windows at ground and first floor levels, with distinctive timber- shingled canopies over.

A further addition is the two-storey rendered bay to the east side of the dwelling, set back behind the garage. This is believed to date from the later interwar period. This addition is plainly detailed, although the window form complements the earlier projecting two-storey rendered bay, including the timber-shingled canopies.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Add to the heritage overlay, as a Significant place within the HO6 precinct. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

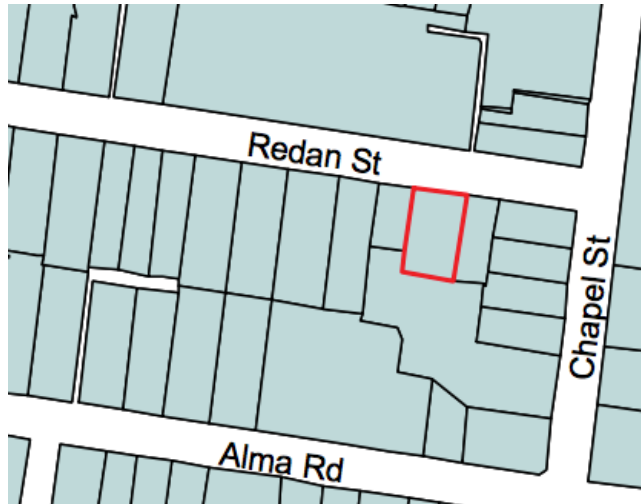Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Lovell Chen, *Heritage Review. Wellington, Crimea and Redan Streets, St Kilda*, October 2015

City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:		**787**

Address:	**31 Redan Street, St Kilda**	Heritage Precinct:	St Kilda East
Category:	**Residential: House**	Heritage Overlay:	HO6
Style:	**Edwardian: Arts & Crafts Bungalow**	Graded as:	Significant
		Victorian Heritage Register:	No
Constructed:	**1915**		
Designer:	**Edwin J. Ruck**		
Amendment:	**C29, C142**		
Comment:	**Revised citation**		

Significance

What is significant?

The house, designed by Edwin J. Ruck for G.L. Blashki and constructed in 1915, at 31 Redan Street, St Kilda is significant. The house is an Arts & Crafts attic bungalow. The walls are of brick and roughcast and the dominating gabled roof, an inherent characteristic of this type, is clad in slate and has a shingled gable end with two multi-paned and leadlight windows, while the minor projecting gables to the front and side are half timbered. The front projecting gable contains a large box bay window, and there is another bow shaped bay window in the front wall below a tiled hood, which creates a floating gable. Entrance to the house is at the east side via the circular projecting entrance porch with its flat roof, which is below a series of dormers and sleep-out porches projecting from the side of the main roof. A rendered chimney is set at the apex of the main gable. The house is in good condition and appears to have a high degree of external integrity and intactness. A mature Canary Island Palm (*Phoenix canariensis*) is a feature of the front garden.

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 31 Redan Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an Arts & Crafts attic villa. The building is notable for the unusual side orientation with its series of dormers and sleep-out porch and main entrance both facing the large open space to the east of the house. The dominating roof form, an inherent characteristic of this type, is given additional distinction by the series of dormers and the smaller half-timbered gables which create a highly picturesque composition. The building materials usage is consistent and well-resolved and the circular projecting entrance porch with its flat roof is also of interest. The setting of the house is complemented by a splendid mature Canary Island Palm. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Following the economic depression of the early 1890s there was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's grew rapidly and the number of residents almost doubled between 1901 and 1921 rising from 20,500 to 38,500.

Redan Street was created c.1867 and the first houses were constructed in the 1870s. By the late nineteenth century it was almost fully developed and lined with villas and mansions (MMBW). Until the early 1900s, this property was part of the grounds surrounding the 'Decomet' mansion. Subdivision of the property created building allotments along Redan Street and Chapel Street with the mansion retained on a reduced allotment.

This house at 31 Redan Street, St Kilda was constructed in 1914-15 for G.L. Blashki. The architect was Edwin J. Ruck (BP).

In 1920 the occupant was Louis Blashski and in 1925 it was J.M. Desmond (SM).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1361, dated 1897

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits (BP) nos. 2478 issued 28 October 1914

Sands & McDougall Directories (SM), 1910-1930

Description

The house at 31 Redan Street, St Kilda is an Arts & Crafts attic bungalow. The walls are of brick and roughcast and the dominating gabled roof, an inherent characteristic of this type, is clad in slate and has a shingled gable end with two multi-paned and leadlight windows, while the minor projecting gables to the front and side are half timbered. The front projecting gable contains a large box bay window, and there is another bow shaped bay window in the front wall below a tiled hood, which creates a floating gable. Entrance to the house is at the east side via the circular projecting entrance porch with its flat roof, which is below a series of dormers and sleep-out porches projecting from the side of the main roof. A rendered

chimney is set at the apex of the main gable. The house is in good condition and appears to have a high degree of external integrity and intactness.

The house is complemented by a mature Canary Island Palm (*Phoenix canariensis*), which is a typical Edwardian era garden planting.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other images

-

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	181-193 Richardson St MIDDLE PARK	**Category** Residential:row
Constructed	1892	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The terraced row with corner shop at nos. 181-193 Richardson Street, Middle Park, was built for the plumber, John Smith, in 1892. It is of historical and aesthetic importance. It is historically important (Criterion A) as one of the last of the terraced developments to be built in Middle Park just prior to the 1892 depression. It is aesthetically important (Criterion E) to the extent that it demonstrates the evolution of terrace designs at the time, the use of red body bricks being somewhat avant guard in 1892. In these respects, this development adds diversity to the housing stock of Middle Park.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed bi-chrome brick late Victorian terraced row of six dwellings with corner shop and dwelling, slate roof and two storeyed cast iron verandahs. The red body bricks are relieved with cream bricks to the heads of openings and banding at window head level whilst the corner shop has a corner splay with a round arched opening flanked by the original shop windows on either side.
Condition: Sound
Integrity: High, includes original front palisade iron fence with brick base wall and gate pillars.

History

Richardson Street extended east as far as Harold Street in 1879. Beyond Harold Street, the terrain was low lying and swampy although recent Government funded works had resulted in parts of it being filled and Beaconsfield Parade being formed. The corner of Richardson and Harold Streets at the time did not attract development. Subsequent drainage and filling works improved the area's prospects so that by the mid 1890's, the area was filling with rows of narrow fronted houses.

Plumber John Smith of South Melbourne owned several lots of land in the area in 1891 including lots 29 to 31 on which he built this terrace of six brick houses plus corner shop with residence in 1892. The houses each had seven rooms and the shop had eight. Smith was deceased by the end of the following year and the properties were in the hands of his executors. In that year, five of the places were let. The tenants were Mrs Lilley Dow (no.193), Gertrude Malcolm (no.191), warehouseman Robert Tipton (no.189), porter James Tipton (no.187) and valuer Henry Wilson (no.185). The NAVs of the shop and houses were 45 and 40 pounds respectively.

At the turn of the century, ownership continued unchanged. The tenants of the places were shop keeper Mrs. Hannah Lee (no.193), speculator William O'Shea (no.191), Mrs Elizabeth Clifton (no.189), printer Thomas Reardon (no.187), manager Francis Roche (no.185) and civil servant Ernest Osborne (no.181). The house at no.183 was unoccupied.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Middle Park).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

South Melbourne Rate Books: 1890-94, 1900-01.
MMBW litho plan no.34, dated 20.3.1947.

City of Port Phillip Heritage Review

Place name:	Middle Park Primary School No.2815	Citation No:	**1106**
Other names:	Middle Park State School No.2815		

Address:	194 Richardson Street (part), Middle Park	Heritage Precinct:	Middle Park & St Kilda West
Category:	School (State)	Heritage Overlay:	HO239
Style:	Interwar Free Classical	Graded as:	Significant
Constructed:	1887, 1908	Victorian Heritage Register:	Yes, H1711
Designer:	Henry Bastow (1887), George Watson (1908)		
Amendment:	C29, C161port Part 2		
Comment:	Revised citation		

Significance

The Middle Park Primary School is included on the Victorian Heritage Register (H1711) as a place of State significance. Please refer to VHR citation for the statement of significance. The local statement of significance is as follows:

The Middle Park Primary School is of significance as a substantially intact school building of the 1880s with a very sympathetic Edwardian addition. In the context of the concentration of the late-Victorian and Edwardian buildings in the Middle Park area, it forms a key element in that building stock, and for having been built to serve the local community who were settling the area at the time.

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

6. Education: 6.2 Government intervention

History

Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.

New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded form the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.

Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.

Middle Park Primary School

The first school in the Middle Park area was School No.2815, which was conducted in the Orderly Room, South Melbourne. This was rented as a temporary school to accommodate 400 children while the permanent one was being built. It closed on 28 July 1887. The new Middle Park Primary School No.2815, designed by Henry Bastow, opened on 1 August 1887 and was constructed in red brick with stone and cement dressings. The school has a series of gabled roofs clad in slate with timber fretwork on the gable ends and banded roughcast render on the chimneys. Middle Park became a central school from 1916 to 1968 and acted as a feeder school for Melbourne High School for boys and girls, which was then located in Spring Street, Melbourne. The Infant School was opened on 16 July 1908 and the architect was most likely George Watson and the draughtsman was D. Mackenzie.

References

Heritage Victoria.

Description

The 1880s building remains substantially intact and it is a tuck-pointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multi-paned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been reclad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original. The building is constructed of polychromatic brickwork and has a slate roof with domed roof ventilators. It has leadlight windows and a vaulted pressed metal ceiling with decorative wrought iron tie rods to the main rooms. The floor plan consists of a central hall surrounded by six classrooms, cloakrooms at each end and hexagonal teachers' rooms projecting on either side of the front elevation.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme

Primary source

Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study* Volume 2, 1987

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

-

Identifier   Mount Carmel Church and Hall

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO238

Address	216 Richardson St SOUTH MELBOURNE	**Category**	Church
Constructed	1890	**Designer**	George Gray, Philip Treeby

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Our Lady of Mount Carmel Church is of significance for its large scale and the distinction of design of its exterior and as a rare example of an early twentieth century church built with romanesque styling. It is also of significance as a physical reminder of the strong influence the Carmelites have had on South Melbourne.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Church and Hall
Date of Construction: 1890; 1912; 1927(1)
Architect: George Gray(2) ; Philip Treeby(3) ; facade: Augustus Fritsch(4)

Australia's first Carmelite foundation was established in 1881 at Gawler, South Australia, following traditions observed in Ireland since 1271(5) . Victoria's first parish at Sandridge(6) (now Port Melbourne), was established in 1882 and it was during the boom conditions of the 1880s that the Camelites were encouraged to buy and build on a large scale(7). Land was bought in Beaconsfield Parade in 1882 and by 1886 a priory had been opened(8) (q.v.).

The site in Richardson Street was bought in 1888(9) and in September 1890 a start was made on the construction of a Middle Park church(10). Designed by George Grey(11) and built for a cost of £8,000(12), the church was opened in November the following year(13). By 1912 Prior Kindelan the first parish priest of Middle Park stressed that the building was too small for the growing congregation and plans were drawn up for a replacement building(14). Due to a lack of funds, a compromise resulted in a new sanctuary and transepts being added to the existing building and Grey(15) was again the architect.

Following the death of Prior Kindelan, long a familiar figure in Middle Park, Archbishop Mannix suggested that the church be completed as a memorial to him(16). The facade was designed by Augustus A. Fritsch(17) and the church was opened in its present form in 1927(18). The Carmelite Hall next door had been registered in 1919, and boasts an elaborate stage and club rooms(19).

The church displays little of its pieced history and is one of the most coherent essays in the Romanesque to have been built in Melbourne. It is also a rare example of a church of this size of the early twentieth century, to have been built to serve a suburban congregation. The design is a bold combination of red brick and render and is particularly distinguished by the west window and the mosaic work set into the facade. The hall is a utilitarian red brick structure that makes reference to the Art Nouveau in its styling. It does however stand in sympathy with the church.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 P. Chandler, 'The Carmelites in Australia : A Brief History', 1984, pp. 16, 21 and 22
2 Architects Index, University of Melbourne
3 'Victoria and its Metropolis', p. 534. The South Melbourne Carmelite Church is attributed to
   Treeby.
4 C. Daley, 'History of South Melbourne', p. 180
5 Chandler, op.cit. p. 8
6 ibid. p. 13
7 ibid.
8 Refer Citation for 52 Beaconsfield Parade
9 P. Chandler, loc. cit.
10 ibid. p. 16
11 Architects Index, University of Melbourne
12 Chandler, loc. cit.
13 ibid.
14 ibid. p. 21
15 Foundation Stone
16 Chandler, p. 22
17 G. Bulter, 'Twentieth Century Architecture Survey' 1984 p. 70
18 P. Chandler, loc. cit.
19 ibid.

Identifier   "The Royal", Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	1 Robe St ST. KILDA	**Category** Residential:apartment
Constructed 1933		**Designer** Archibald Ikin

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Royal is significant for the visual strength and distinctiveness of its Art Deco design. The building's style is generated by the central bay of the street facade, marking the entrance and front staircase. This element culminates in a bizarre multi-arched structure that rises above the parapet. Lower on the facade, horizontal rendered bands extend around the main elevations forming the front balconies and dividing the side elevation into a series of contrasting bands of render and face brickwork. A variety of window sizes make an interesting composition of punched openings in the east elevation. Portions of the street elevation have unfortunately been painted, otherwise the exterior is generally intact. The robust style of this building makes it one St Kilda's most distinctive flat designs.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Art Deco
Three storey walk-up flats

History
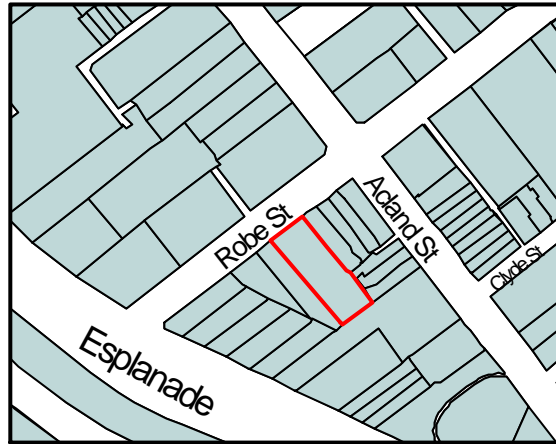
see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Corinthian", Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	5 Robe St ST. KILDA	**Category** Residential:apartment
Constructed	c1923	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A well preserved and composed three-storey block of flats adopting a typical `L' shaped composition with a tranquil entrance garden on the west side of the property. The building is significant mainly for its contribution in scale and quality to streetscape, and its vigorous facade incorporating themes derived from the Mediterranean, Arts and Crafts and Functionalist styles. The street elevation is a distinctive composition divided into three different vertical bays each containing a different facade feature. The eastern bay incorporates three tiers of pseudo-serlian windows in the Mediterranean style. The central bay has three tiers of bay windows with projecting bellcast hoods in an Arts and Crafts style but made distinctive by their construction in render rather than the more usual shingles. The parapet of the western bay returns down its western elevation to produce a box-like Functionalist form with punched window openings. When viewed from the street the west elevation presents a similarly interesting series of vertical projecting bays, culminating in the final arm of the `L' which repeats the serlian window motif of the street elevation. The front fence is contemporary with the low brick main building.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

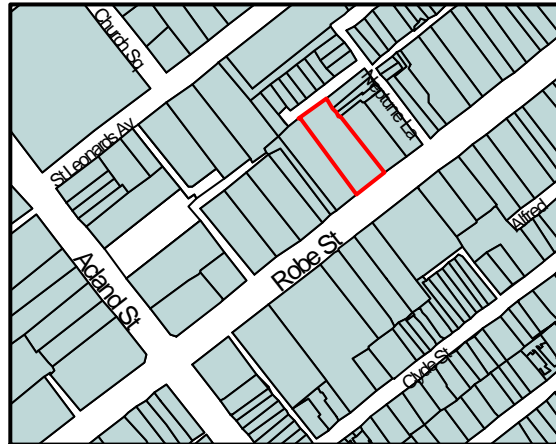## Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   "Wingrove", Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   14 Robe St
ST. KILDA

Category   Residential:apartment

Constructed mid 1930s

Designer   unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This complex of apartments is of interest for the fine brickwork of the facade, utilising a variety of brick types and patterns combined with banded rendered surfaces. The plan layout is of a standard type, and the building is highly intact including the low front fence of matching design.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
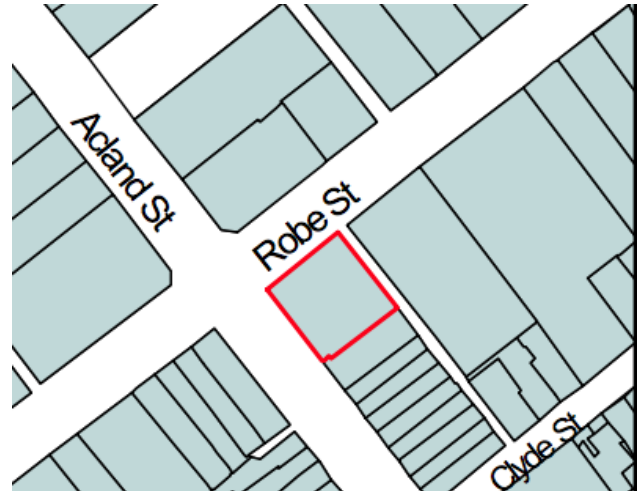recommended Conservation

References

unknown

City of Port Phillip Heritage Review

Place name: **Flats**	Citation No:
Other names: **House**	**791**

Address:	**15 Robe Street, St Kilda**	Heritage Precinct:	St Kilda Hill
Category:	**Residential: Duplex, House**	Heritage Overlay:	HO5
Style:	**Interwar: Stripped Classical**	Graded as:	Significant
Constructed:	**c.1880, c.1924**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C161port Part 2**		
Comment:	**Revised citation**		

Significance

What is significant?

The house (former duplex) at 15 Robe Street, St Kilda is significant. This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-life appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door with arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows.

Post-1945 alterations and additions and the front fence are not significant.

How is it significant?

The house and former duplex at 15 Robe Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a representative example of the conversion of a Victorian villa into a two storey duplex, which is a distinctive St Kilda building type. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (*Prahran Telegraph*, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

15 Robe Street

The 1873 Vardy Plan of this area shows that this property was vacant and it appears a house was first constructed c.1880 for Joshua Cushing (SM). The 1897 MMBW plans shows that it was an asymmetrical villa that faced toward Robe Street with a three sided bay window and return verandah. By this time the occupant was Henry Jarrett (MMBW, SM).

It appears that this remained a single residence until about 1924 when the owner L.L. Davies obtained a permit for 'B. Add' (BP). L.L. Davies was still the only resident listed in the 1930 Directory, but by 1935 there were two occupants: Roy Michaelis in 15 and L.L. Davies in 15A (SM).

Around 2008 the property was sold and the building was converted to a single residence.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1369, dated 1897

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873 (West Ward, Map 8)

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.5767, issued 25 June 1924

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-life appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door and arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows. Changes include the glazing in of the ground floor sunroom and part of the first floor balcony.

The c.2008 renovation did not dramatically change the external appearance of the house or garage, apart from the modification/removal of the lower part of the external staircase and the removal of some of the non-original glazing to the first floor balcony. A sympathetic metal front fence was installed along the boundaries to Acland and Robe streets.

Comparative analysis

As a nineteenth century house converted to a duplex in the early twentieth century, 15 Robe Street is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute'. Sawyer cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

> *Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor…*

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these transformative conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and the nearby 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

The former duplex at 15 Robe Street is a representative example of the conversion type where the original structure has been almost completely enveloped. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain as a Significant place in the HO5 St Kilda Hill Heritage Precinct.
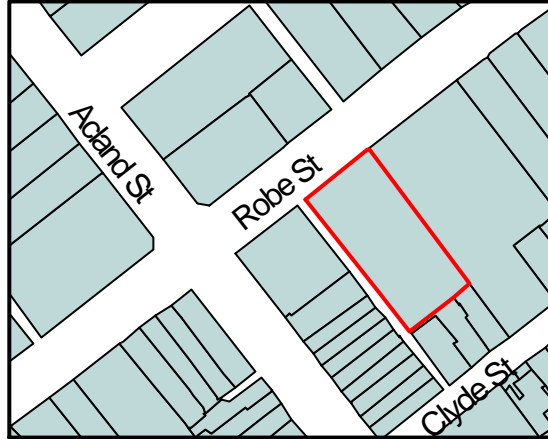
Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Identifier   "Alliance Francaise"

Formerly   Residence

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 17 Robe St	**Category** Residential:detached
ST. KILDA	
Constructed unknown	**Designer** Beaver and Purnell

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An exceptionally fine example of bungalow design by the important architectural practice Beaver and Purnell. Several important features are evident in this building that point to its significance and high quality. The first aspect is the sophisticated plan layout centering on the main lounge, with advanced design features such as the ample and spacious bathrooms, outdoor sleeping facilities, well-appointed kitchen and ample storage space. The second aspect is the clarity and resolution of the massing of the building, emphasised by the shingle roof with its smooth expanses of tiling broken by a careful balance of gables, eaves lines and chimneys. The tile hanging and half timbering of the gables are particularly well detailed and constructed. Against this roof the main rooms of the house shelter under deep eaves and porches giving the building itself a negative aspect that is broken only by the Romanesque derived archway of the entrance porch. The design of the porch with its own gable and butterned piers demonstrates an oriental influence for which A.W. Purnell is renowned. The third aspect is the interior of the building which is well fitted out with panelling, fireplaces, cupboards and fine doorways. Most of the important fittings have been unchanged by the present owners. The home has suffered some minor alterations including the installation of handicapped access and the rather incongruous rear meeting hall, however, generally many of the original finishes have survived untouched since the building was completed. The front pathway and boundary fence are contemporary with the main building.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Cultural Institution, former residence.
Original owner: B.N. Altson

The former residence, now the Alliance Francaise at 15 Robe Street, was erected in 1922 to designs prepared by the architects Beaver & Purnell for B.N. Altson. The single storey brick structure originally comprised a central `lounge' area which opened onto the major reception rooms (the sitting room, the dining room and the billiard room) and the principal bedroom (which included an ensuite bathroom). A study adjoined the sitting room and two small corridors from the central lounge provided access to two secondary bedrooms, a bathroom and WC and the kitchen and service wing which included 2 maids rooms respectively. A large additional meeting room or hall has recently been appended onto the rear of the building. The former tennis court area now serves as a car park. The low pitch gable roof structure is clad in terra cotta shingles. The stonework (now painted) of the entrance archway to the main porch and the piers to the garden loggia contrast with the plain red brick perimeter walls.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
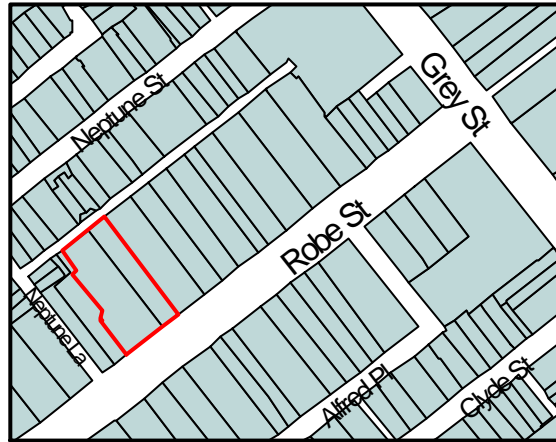recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4900.

Identifier   "Windsor Court"

Formerly   Star and Garter (former hotel)

Address	24-26 Robe St ST. KILDA	**Category**	Residential:apartment
Constructed	1860s, 1919	**Designer**	H.V. Gillespie

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An early Victorian hotel and residence converted into apartments in the 1920s. The building is important as a survivor from early times and provides a clue to the character of the street in the ninteenth century. The conversion by noted architect H V Gillespie has, in manner of most of this architect's works, produced a highly unusual edifice. The strange collection of openings, some glazed and some open, and its giant projecting gable oddly supported on tall masonry piers are notable and its siting directly on the footpath accentuates its over-scaled presence in the street. Glimpses of the earlier structure can still be seen beneath the built-on additions, adding a further level of complexity to the building. The building as converted is largely intact.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Four storey flats, former hotel
Style: Free Style

Plans in the collection of the St Kilda Council indicate that this complex of buildings originally functioned as two premises. The western portion was the Star & Garter Hotel comprising three stories plus an attic and with a two storey verandah to the lower two floors. The eastern portion was presumably a three storey house. The two premises were erected at the same time and judging by the final appearance and detailing of the present street elevation were both converted to apartments at the same time. Plans, prepared by architects J. & V. Gillespie, survive for the conversion of the former hotel and show the construction of a new elevation and the conversion of the ground floor into two apartments with one apartment occupying each of the upper floors served only by one staircase. The original dormer windows of the attic floor were replaced by a long dormer to both front and rear facades. The roof was reclad in terra-cotta tiles.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
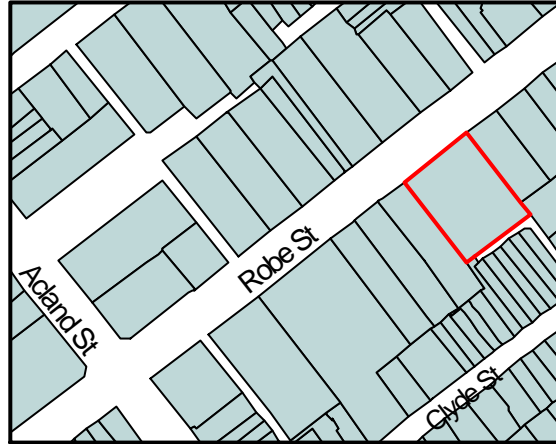recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4065,

Identifier   "Carnong Courts"

Formerly   Raglan Terrace

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   29-33 Robe St
                  ST. KILDA

Category   Residential:apartment

Constructed   1870s, 1926

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A remarkably thorough conversion of a Victorian terrace row into apartments, to produce a building significant in its own right as a fine example of a larger apartment block in the Arts and Crafts style. The street elevation although somewhat altered by the glazing of balconies and verandahs has a distinctive rhythm with the series of three external stairs projecting forward at equal spacings along the facade. The materials used are characteristic of Arts and Crafts design practice and include roughcast rendered masonry to the lower sections giving way to timber shingles and bold scalloped timber belvederes to the upper sections of the projecting bays. The deeply recessed stair openings, the overhanging eaves and the slight projections at the base of the shingle panels along with the main projections of the staircase bays produce an interesting play of shadows across the facade. The front fence is contemporary with the alterations.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Three storey walk-up flats, former terrace
Builder: J. Kenyon

These buildings comprise six two storey Victorian terrace houses originally known as Raglan Terrace. In 1926 plans were submitted to the St Kilda Council to convert the houses into apartments. The owner at the time was Percy Henry and the builder was J. Kenyon. The internal stairs of the Victorian houses were removed and replaced by external stairs at front and rear of each of the former residences. Each floor of the former houses was converted into a two bedroom apartment giving 9 apartments in all. The exterior was entirely altered. All of the original front verandahs were removed and replaced by a new series of verandahs,

the Victorian windows were replaced by larger triple light windows and shallow bay windows, the roofs were clad in terra-cotta tiles and the chimneys were reworked.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
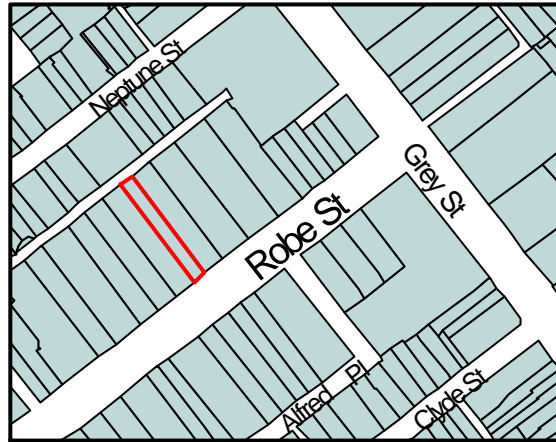recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 6535 issued 18.8.26.

Identifier   "High Royd"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 36 Robe St ST. KILDA	**Category** Residential:apartment
Constructed late 1930s	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A truly quirky yet completely coherent design for a tiny apartment block in the Inter-War Functionalist idiom. Its two units, one on top of the other, have been squeezed onto a very narrow site, but a successful uncluttered composition has been achieved with a careful balance of horizontal, vertical and diagonal elements. The signage to the ground floor window canopy contributes strongly to the character of the structure. The building is intact and the front fence is contemporary.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Functionalist
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

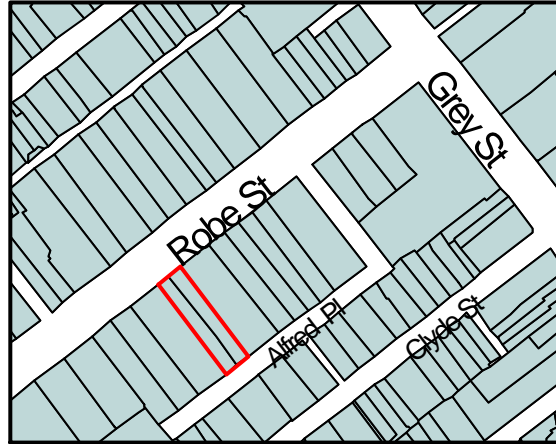A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   47-49 Robe St
ST. KILDA

Category   Residential:row

Constructed   1869

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This pair of terraces in Robe Street were erected early in St Kilda's history and their polychromatic facades display the simple style adopted before the boom years. The flat cast iron columns are most unusual and reminiscent of similar iron work in Ballarat. Additionally, the iron frieze and brackets are of an unusual pattern, and the total composition with the contrasting openwork iron columns and solid pilasters is quite elegant.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The two storey terrace at 47-49 Robe Street, St Kilda was erected in 1867 by the builder William Allen who owned the site. The facade of the two eight-roomed residences displays polychromatic brickwork with cream bricks highlighting openings and the parapet over is plain with a simple cornice and row of dentils across the facade. Intricate cast iron work adorns the verandah and balcony in the form of diamond patterned valencing, florid brackets, swag-bellied balustrade panels and unusual flat decorative columns. The lightness of the cast iron is balanced by a system of columns and pilasters at ground floor level.

Intactness
This pair of terraces is substantially intact and retains its original cast iron work and front fence.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
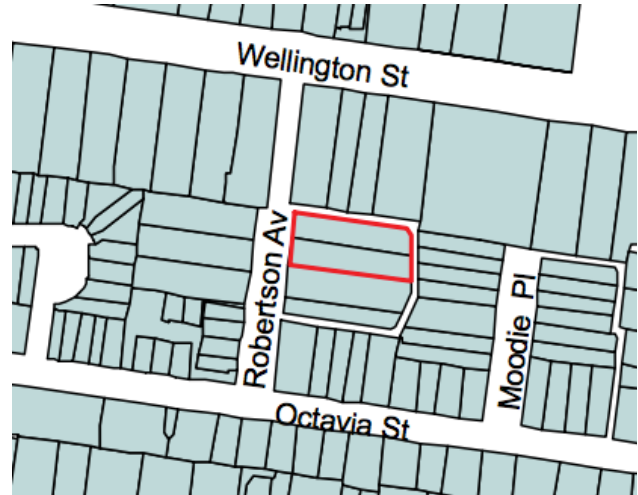
References

References
Rate Books, City of St Kilda, various dates.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873.

City of Port Phillip Heritage Review

Place name:	**Houses**	Citation No:
Other names:	**-**	**796**

Address:	**6 & 8 Robertson Avenue, St Kilda**	Heritage Precinct: St Kilda East
Category:	**Residential: Houses**	Heritage Overlay: HO6
Style:	**Edwardian: Arts & Crafts Bungalow**	Graded as: Significant
Constructed:	**c.1915, 1922, 1927**	Victorian Heritage Register: No
Designer:	**Joseph Plottel (1922), W.H. Merritt (1927)**	
Amendment:	**C29, C142**	
Comment:	**Revised citation**	

Significance

The houses at 6 & 8 Robertson Avenue, St Kilda were constructed c.1915, while no.8 was extended in 1922 (to a design by Joseph Plottel) and again in 1927 (to a design by W.H. Merritt). The houses have terracotta tiled hip and gable roofs with ridge capping. The walls are of red brick with a roughcast render band under the eaves and at the gable end and there is decorative quoining to the openings and wall corners. No.6, at the right, has a projecting gable with jettied half-timbered gable end above a three-sided bay window with a tiled hood. No. 8 has a chimney in the end wall flanked by paired square windows and there is a long rectangular bay with multi-paned windows in the north wall, all of which is the result of the 1927 addition.

The houses at 6 & 8 Robertson Avenue, St Kilda are Significant places within the HO6 St Kilda East precinct. They are associated with the infill development that occurred during the Edwardian era and also contribute to the streetscape on the east side of Robertson Avenue.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's grew rapidly and the number of residents almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, mostly as infill on vacant land within the established residential areas.

Robertson Avenue, connecting Octavia Street to Wellington Street was created in the early twentieth century by the subdivision of land surrounding 'Nicholson House', which was constructed in the early 1850s. This property was sold in 1909 to William Marsh of Windsor, a contractor and this pair of houses was built c.1915. In 1920 the property was subdivided and the houses were sold to Michel Isaacson (no.6) and Stella Buckley (no.8) (LV).

In 1922 Mrs. Buckley added one room to no.8. Joseph Plottel, architect, prepared the plans (BP). Then in 1927 Mrs. Buckley made a further addition, which extended the house at the front and added the long bay window in the north side wall. W.H. Merritt was the architect for these additions (BP).

W.H. Merritt was an architect of some note who was active during the interwar period. Within Port Phillip, he is represented by several distinctive blocks of flats in a range of styles in St Kilda and Elwood. The best known is the Spanish Mission 'Belverdere' flats (1929) at 22 The Esplanade, St Kilda, which is included on the Victorian Heritage Register (H812). In that same year he designed the Old English 'Sur La Mer' at 25 The Esplanade just a few doors along from the Belvedere, while two years earlier he was responsible for the Georgian influenced 'Wyndham' at 20 Princes Street (Significant within HO5 precinct). His 'La Tourelle' flats (1935) at 47A Brighton Road (Significant within HO7 precinct) are in an eclectic style that has a similar corner tower element to 'Belvedere' and this year appears to have marked a turning point. That same year he designed another block of flats for the adjoining site to 'La Tourelle' in Dickens Street. Original building plans show this was intended to have similar form and detailing; however, the finished building, completed in 1936 and known as 'La Rochelle', was instead in the fashionable Streamlined Moderne style. This became his signature style for the buildings that followed, which included 'San Diego', 9A Princes Street and 'Valma' at 17 Victoria Street (both completed in 1936 and Significant within the HO5 precinct), while the new façade applied to the Victorian terrace houses at 367-368 Beaconsfield Parade when they were converted to flats in 1941 (Significant within HO444 precinct) was in a severe Functionalist style. His own residence in Mathoura Road, Toorak, constructed c.1940 was also in the Streamlined Moderne style.

References

Land Victoria (LV) Certificate of title Vol. 3383 Fol. 412

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits (BP) No. 4820 issued May 1922 for one room rear wing addition to no.8 for Mrs Buckley by J. Plottel shows house plan; no. 6970 issued 24 September 1927, plans prepared by W.H. Merritt, Architect & Engineer, Oxford Chambers, 481 Bourke Street, Melbourne

Sands & McDougall Directories (SM) 1920, 1930

Description

These houses have terracotta tiled hip and gable roofs with ridge capping. The walls are of red brick with a roughcast render band under the eaves and at the gable end and there is decorative quoining to the openings and wall corners. No.6, at the right, has a projecting gable with jettied half-timbered gable end

above a three-sided bay window with a tiled hood. No. 8 has a chimney in the end wall flanked by paired square windows and there is a long rectangular bay with multi-paned windows in the north wall.

The houses are relatively intact. The most visible change has been the over-painting of no.8. The fences are not original.

Comparative analysis

Although these houses are not connected, they are sited very close together and give the appearance of a semi-detached pair. Single-storey semi-detached pairs of dwellings of the Edwardian and interwar periods fall into one of two distinct types. Most commonly, they were designed as symmetrical pair, each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can see seen in nearby Moodie Place. An alternative approach was to 'disguise' the building as a single dwelling – this includes both asymmetrical (e.g. 132 & 132A Alma Road) and symmetrical (e.g. 80-82 Chaucer Street) types. Less common were examples where a distinct architectural expression was adopted for each house (e.g. 20 & 22A Foam Street).

This pair of houses is somewhat of a hybrid. They share common materials and detailing, but at the same time they have quite distinct architectural expression, which more clearly expresses them as two residences. However, this is primarily due to the later additions, and not because of a deliberate design by the first designer/builder. Accordingly, while they are Significant within the precinct they do not satisfy the threshold of local significance.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

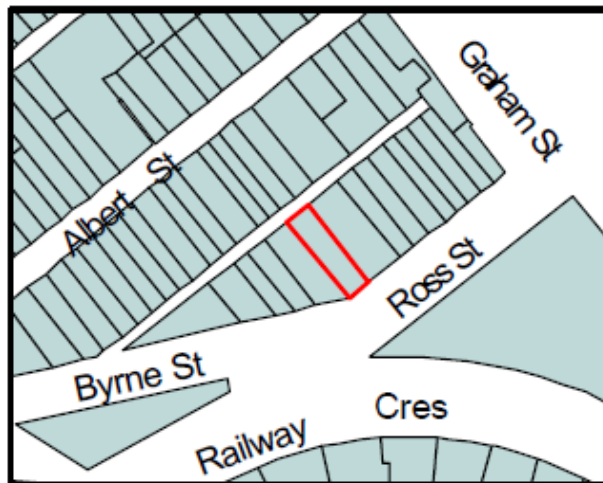Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other images

Identifier   Residence
  Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	20 Ross PORT MELBOURNE	**Category**	Residential:detached
Constructed	1929-30	**Designer**	unknown

Amendment   C 89

Comment

Significance   (Mapped as a Significant heritage place.)

20 Ross Street is of local significance. The remarkably intact exterior is a notable example of the Californian Bungalow style used for a small inner-suburban house, particular features of note including the use of brickwork to the walls and front fence, the stained shingled gables, the diagonal chimneys and the leadlighted windows and doors.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Inter-War brick houses
ORIGINAL OWNER: Mary Guthrie
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Inter-War brick houses
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Inter-War Californian Bungalow
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This single-storey brick house displays many typical characteristics of the 1920s Californian Bungalow style.

The lower parts of the walls to the front elevation are constructed of a dark red-brown brick, with a soldier course of bricks on end to the top and a brighter red brick on the upper walls above. The large roof, covered with terra cotta Marseilles pattern tiles, is gabled to the front and encloses a second smaller gable over a bay projecting to one side. The brick chimneys are square in section and set diagonally, and have dark brick on edge cappings. A lean-to verandah roof, also tiled, extends across the front of the projecting bay forming a hood over the window. Both gables are covered with stained shingles, bellmouthed and bracketed at the base, and the main gable contains a rectangular louvred vent. The verandah is supported on tapered square pressed cement columns on brick piers. The two and three light sash windows to the front project from the face of the walls and are supported on brick brackets. The upper sashes and the glazed double front door contain leadlight glass. The front fence matches the style of the house, and is constructed from red-brown and red bricks with panels of herringbone brickwork. The Cyclone type gate is probably original. The house appears to be virtually completely intact to the front.

COMPARATIVE ANALYSIS
Along with many thousands in Melbourne suburbs generally, a small number of Californian Bungalow style houses were built in the 1920s in Port Melbourne. Notable examples are at 220-2 Esplanade West (q.v.) and at the corners of Bridge Street and Esplanade West, Bridge Street and Esplanade East, and Graham and Nott Streets. Of these, 20 Ross Street is exceptionally intact and is a remarkably complete assemblage of characteristic elements of the Californian Bungalow style.

History
20 Ross Street was first rated in 1929-30, when it was described as a four roomed brick house, valued at £62 .(1) The house was owned by Mary Guthrie and replaced an earlier timber cottage on the site.

Thematic Context

This house was constructed as part of the piecemeal redevelopment of much of Port Melbourne's nineteenth century building stock which occurred in the twentieth century.
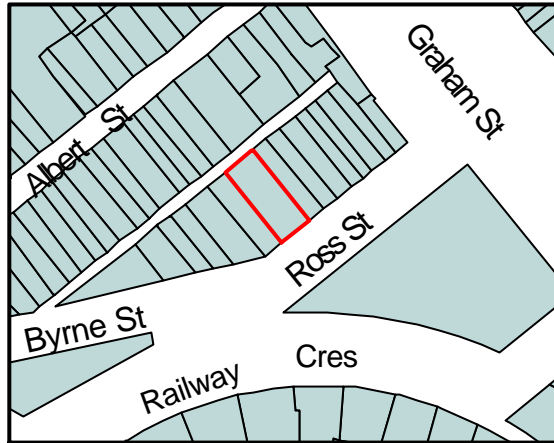
Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References
1. Port Melbourne rate book, 1929-30, no. 1783.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO240

Address	21 Ross St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1880	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

21 Ross Street is of local significance. An unusually intact example, it is representative of the more substantial brick suburban villas built in other suburbs in the 1880s. It is of interest for its atypically elaborate design in an area predominantly of simple timber cottages.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, freestanding, double-fronted, one-storey
ORIGINAL OWNER: Alicia McQuade
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick houses, freestanding, double-fronted, one-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
ARCHITECTURAL STYLE: Victorian Filigee
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
21 Ross Street is a double-fronted single-storey brick residence. The front elevation is constructed of dark brown bricks laid in Flemish bond. Painted brickwork, probably originally cream brick, is used for decorative

quoining to the corners and door and window openings and patterning below the eaves and below the windows. A moulded render string course runs across the elevation immediately above the verandah roof. The main roof is hipped and covered with possibly original slates. The four chimneys, symmetrically located, are finished with unpainted render with moulded cornices. The front chimneys have tall white terra cotta pots. The verandah, which extends across the front elevation, has a concave corrugated iron roof and unusually deep cast iron valancing and brackets. The verandah posts are turned timber, and may be of later date. The house otherwise appears to be substantially intact externally.

COMPARATIVE ANALYSIS
While double-fronted polychrome brick residences similar to 21 Ross Street were built in large numbers in the eastern and south-eastern suburbs such as Armadale and Hawthorn, they remained an unusual type in the Port Melbourne context of small, mostly timber-framed, cottages. Similar double-fronted brick houses exist at 79 Evans Street and at 200 and 238 Graham Street and some other locations. Of these examples, 21 Ross Street is notable as a particularly intact example, retaining a slate roof and largely unpainted brickwork, and having particularly elaborate cast iron verandah decoration.

History

The brick house at 21 Ross Street was constructed in 1880 for its first owner, Alicia McQuade. McQuade already owned a small timber cottage in the street, which she leased to tenants. When first rated, 21 Ross Street was described as a six-roomed brick house, and was valued at £34. (1) At this time, the south end of Ross Street was considered part of Railway Crescent. Though she initially leased it to a tenant, carpenter, Thomas Lee, by 1882, McQuade was living in the house, and remained resident there until at least the turn of the century. (2).

Thematic Context

This house was the first substantial brick residence to be constructed at the south end of Ross Street.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1880-81, no. 2099.
2. Port Melbourne rate book, 1882-3, no. 2207, 1900-01, no. 1783.

Identifier   Chapman Memorial Hall

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 80-82 Ross St PORT MELBOURNE	**Category** Church
Constructed 1903	**Designer** F.J. Gibbins

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Chapman Memorial Hall is of local significance. The hall is of historical significance, being associated with the Baptist Church in Port Melbourne and with the Rev. Samuel Chapman, minister at the Collins Street Baptist Church from 1877 until 1899, and leading Baptist minister in Victoria in the 1880s and 1890s. Architecturally, the hall is a representative example of the rudimentary Gothic style typically used for church halls, and is notable for the intact lettered panels to the front elevation.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Other Studies

Description

PRINCIPAL THEME: Religion
SUB-THEME: Church Halls
ORIGINAL OWNER: Baptist Church
CURRENT OWNER: Baptist Church
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Church hall
ARCHITECTURAL STYLE: Federation Gothic
PRINCIPAL MATERIAL: Brick
BUILDER: A Parker

PHYSICAL/STYLISTIC DESCRIPTION
The Chapman Memorial Hall is constructed of red brick and comprises a rectangular gabled hall with an

entrance porch and lobbies attached at the front. The steeply pitched roof is covered with corrugated iron. The windows and door openings to the front and side elevations have plain brick jambs with rendered sills and simple pointed arch lintels. The front porch and lobbies have a hipped lean-to roof with a central front-facing gable above the slightly projecting entrance porch. The porch gable has elaborate trussed bargeboards with Gothic detailing. Above the porch on the main gable are a pair of narrow pointed arch windows and flanking curved panels formed in render, with Gothic moulded borders and the words 'The Chapman Memorial Hall' in painted Gothic lettering. The main gable bargeboards are plain and supported on timber brackets at their lower ends. It is possible that originally more decorative bargeboards, similar to those on the porch, were fitted.

To the rear of the hall is located a small early twentieth century gabled building, apparently used as a second meeting room. A timber hall built probably in the last twenty to thirty years is located next to the main hall building.

COMPARATIVE ANALYSIS
In its basic gabled form and Gothic detailing, the Chapman Memorial Hall is typical of nineteenth century church halls. Its gabled porch with Gothic bargeboards, and the moulded render and painted name panels, are distinctive. Other church halls in Port Melbourne include the earlier Holy Trinity Church Hall, Bay Street (1887) (q.v.) and the former St Joseph's Church School, Rouse Street (1889) (q.v.). Holy Trinity Church Hall has a stronger Victorian Gothic Revival character, with bichrome brickwork to the door and window arches and parapeted gables to the porch and main building. The former St Joseph's Church School has plain brickwork and is unusual for the Renaissance Revival detailing to the round-headed window to the main elevation.

History

The hall in Ross Street was constructed in 1903 to the design of architect J.F. Gibbins. (1)

The building suffered severe fire damage in 1985, but has been restored. It is now used as the Baptist Church.

Thematic Context

The Baptist Church was established later than other churches in Port Melbourne. From 1894, the Baptist congregation rented premises in Clark Street, where evening services were conducted by the Preachers' Society. This was a late addition to this congregation's facilities in the municipality.

The foundation stone records that the hall was constructed as a memorial to the late Rev Samuel Chapman (1831-1899). Chapman was minister at the Collins Street Baptist Church between 1877 and 1899. He also served in most of the important positions within the Baptist Association of Victoria, founded the Victorian Baptist Fund for which he helped raise £50,000 towards the establishment of a Baptist Training College in just four years, and was Chairman of the Victorian Baptist Home Missionary Society for 19 years. He has been described as a 'forceful evangelist' and the 'leading minister of his denomination'. (2)

Recommendations

A Ward, Port Phillip Heritage Review, 1998
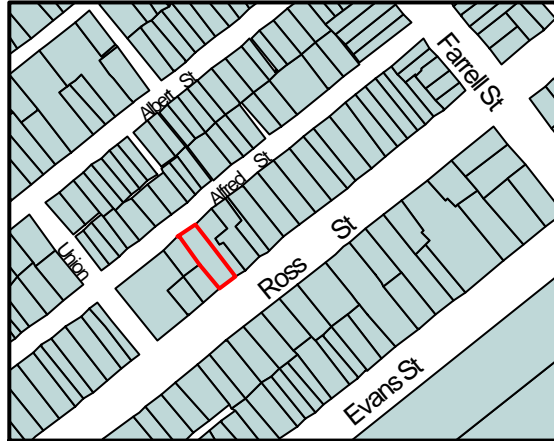recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Information on foundation stone, laid 24 January 1903. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 59.
2. R.J. Barke-Hall. 'Samuel Chapman'. p. 382.

Identifier   "Denmark Villa"

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO241

Address 123 Ross St PORT MELBOURNE	**Category** Residential:detached
Constructed 1876	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Denmark Villa" at 123 Ross Street, Port Melbourne, was built in 1876. It is important as an early surviving house west of the railway line demonstrating the area's status as a residential location soon after subdivision as well as the contemporary practice of building to the front property alignment (Criterion A). Its capacity to inform is enhanced by its intact state.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A single fronted symmetrical stuccoed mid Victorian Italianate villa with party walls in the terrace form and cast iron posted verandah to the front alignment, emphasis being given to the central entrance by the positioning of the columns. The façade parapet has a plain cornice and small segmental pediment with volutes and the words "Denmark Villa" in raised dement work. Urns at either end of the parapet have been removed.   Condition: Sound.   Integrity: High.

History

The land on the west side of the railway line was not offered for sale until 1868 and then the spread of development was restricted because of proposals to build canal access to the Yarra River.

Ross Street was one of the first streets in this area to be formed. The area bounded by Farrell, Graham, Albert and Ross Streets was initially subdivided into six lots of just over an acre each. A Ross purchased lot 3, much of which remained vacant land in 1875.

In 1876, a further subdivision to create housing lots took place. James Hansen, a builder of Sandridge,

bought several lots including one on the west side of Ross Street between Farrell and Union Streets. On that site in 1876, Hansen erected a brick house with six rooms. It had an NAV of 30 pounds.

Hansen sold the house to James Osborne of Elsternwick the following year. Osborne subsequently leased the house to Richard Wilson, a carpenter.

By 1885, Thomas Julier, a blacksmith, had acquired the house for his residence. The street number at the time was 61 and the NAV 26 pounds. Julier continued as owner/occupant at the turn of the century. At that time the property was described as "six (rooms), brick house and stable" and the street number had been changed to 123.

In 1916, the property was occupied by the Port Melbourne North Police. Joseph Mackay was the senior constable.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Port Melbourne Rate Books: 1875-80, 1884-85, 1892-93, 1900-01 VPRS 2333, PROV.
Sands and McDougall Directories: 1885, 1901, 1916.
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands
  And Survey, 1932.
U'Ren and Turnbull, A History of Port Melbourne, Oxford
  University Press, Melb. ,1983, P84.

Identifier   House

Formerly   "The Presbytery"

Heritage Precinct Overlay None
Heritage Overlay(s) HO242

Address 127 Ross St PORT MELBOURNE	**Category** Commercial: residential
Constructed 1892	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former shop and residence now known as the "Presbytery" at 127 Ross Street was built in 1892. It is of aesthetic significance.

It is aesthetically significant (Criterion E) as an exceptionally prominent contributory building in Ross Street imparting historic character to the immediate vicinity. This importance is compromised by the recent works which are presumed to have obscured the original shop front.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A symmetrical two storeyed late Victorian villa with stuccoed upper storey and overpainted face brick lower storey in the form of a loggia with segmental arches and palisade iron fence, built to the property alignment. The side walls at first floor level are expressed as pilasters and connected by a plain cornice and string course enclosing two pairs of windows with cement architraves.   Condition: Sound.   Integrity: Medium. It is understood the loggia is recent.

History

In 1884, Joseph Reilly (Riley?), a grocer, owned and occupied a property on the west side of Ross Street between Farrell and Union Streets. It was described as 5 (rooms), wood and sheds. By 1892, the description had altered to a wood building with nine rooms.

In 1892, Reilly redeveloped the site, erecting on it a seven roomed brick house and shop from which he continued his grocery business. He remained there at the turn of the century however in 1916, Evan

Marshall, also a grocer, was living there.

The building was used as a shop as late as 1951, however today it is used exclusively as a house known as The Presbytery.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Port Melbourne Rate Books: 1884-85, 1891-93, 1900-01. VPRS 2333, PROV.
Sands and McDougall Directories: 1901, 1916, 1951.
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands
    And Survey, 1932.
See Citation for 123 Ross Street for early history of the area.
P. Grainger.

Identifier   Shop and Residences

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO305

Address 207-211 Ross St PORT MELBOURNE	**Category** Commercial: residential
Constructed 1892-3	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The shop and residences at 207-11 Ross Street are of local significance. They are notable as a locally rare surviving example of a unified terrace group comprising both small corner shop and houses. The relatively intact exteriors are of interest for their parapet detailing and bichromatic brickwork. The group forms a significant streetscape element together with the shops at 214-20 Bridge Street (q.v.) on the opposite corner.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
                   Commerce/Trade
SUB-THEME: Nineteenth century brick terrace, single-fronted, one-storey, plus shop
ORIGINAL OWNER:F. Demmler, John Jommatz and Alexander Douglas
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, single-fronted, one-storey, plus shop
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of single-storey brick buildings comprises a shop at the corner of Ross and Bridge Streets and two adjoining single-fronted houses set back from the footpath in Ross Street. All three properties have brick parapets with rendered details, the houses having central raised panels flanked by piers and surmounted by small pediments, and the shop having a similar pedimented panel above the splayed corner. The chimneys retain the original unpainted render finishes with moulded cornices.

 211 Ross Street retains the original tuck-pointed dark brown brickwork with cream brick quoining and patterning and painted render detailing. The other properties have painted walls, but almost certainly originally had matching bichrome brickwork. The shop has possibly original timber shop windows, with brick pilasters to each side of the openings supporting a moulded render cornice above the verandah. The house verandahs are supported on brick wing walls and have cast iron valances. The shop verandah extends over the footpath on both street elevations and is simply framed with timber posts and standard municipal cast iron brackets. To the rear of the shop, a verandah which extended along the Bridge Street boundary appears to have been enclosed at an early date, and has a vertically boarded valance and later corrugated iron wall.

COMPARATIVE ANALYSIS
Although combined residential and shop terrace rows are not uncommon in other areas such as North Melbourne, Carlton or Fitzroy, 207-11 Ross Street is notable as a rare surviving example in Port Melbourne. Compared with the remaining nineteenth century corner shops in residential areas of Port Melbourne, such as 92-4 Bridge Street (q.v.) and 214-220 Bridge Street (q.v.), this row is notable for its relatively elaborate architectural treatment of bichromatic brickwork and pedimented parapets.

History

This corner shop and two houses were constructed in 1892-3. In 1893 a bootmaker, F. Demmler, occupied the shop, while the houses were occupied by John Jommatz and Alexander Douglas.(1)

In 1899, T. Tucker had his grocery store in the shop, while Thomas Purvis and Charles Harvey occupied the two houses along Ross Street. (2)

Thematic Context

Small corner shops accommodating grocers and other retailers were scattered through the residential and industrial areas of Port Melbourne.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Sands and McDougall Melbourne Directories, 1982-3.
2. Sands and McDougall Melbourne Directory, 1899.

City of Port Phillip Heritage Review

Place name:	**Swallow & Ariell Complex (former)**	**Citation Nos:**
Other names:	**-**	**684 & 712**

Address:	**241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne**	Heritage Precinct: None
Category:	**Manufacturing and processing: Factory**	Heritage Overlay: HO244
Style:	**Victorian Regency, Federation Freestyle**	Graded as: Significant
Constructed:	**1858, c.1870, c.1880, 1888, 1911**	Victorian Heritage Register: Yes, H0567
Designer:	**Thomas McPherson Taylor (1858), Frederick Williams (c.1880), Cecil Gordon McCrae (1911)**	
Amendment:	**C29, C161port Part 2**	
Comment:	**Revised citation**	

Significance

The former Swallow & Ariell complex is included on the Victorian Heritage Register (H0567) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The 1858, c. 1870 and 1888 buildings are of state significance. These buildings comprise the core nineteenth century buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. Although the buildings were constructed over a thirty year period, they are stylistically remarkably consistent and form an exceptionally large unified streetscape group.

The c. 1880 and 1911 Buildings are of state significance. The 1880 Building is an integral part of the principal nineteenth century buildings facing Rouse and Stokes Streets which comprise the core buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. The c. 1880 Building is stylistically consistent with the earlier buildings. The 1911 Building is representative of early twentieth

century commercial architecture, while remaining sympathetic to the earlier buildings. As a whole, the buildings form an exceptionally large unified streetscape group.

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

4. Industry: 4.1 Sandridge, 4.5 Growth and prosperity

History

The land on which the Swallow and Ariell factory stands occupies various allotments in Section 12 of the original Port Melbourne survey]. Those buildings of concern here occupy allotments 1 and 10 - 15. The original purchasers from the Crown are indicated on the 1860 map of Sandridge. The Swallow and Ariell Steam Biscuit Manufactory was established in 1854 by Thomas Swallow who rented premises opposite the present building (1) He began his business as a maker of ships' biscuits.

In 1858 the first section of the factory was commenced, and this was the three storey section on the south west corner of Stokes and Rouse Street. This building was designed by architect Thomas McPherson Taylor (2). The building consists of three floors and a cellar with an iron roof. The original ground floor doors and windows have been subsequently rendered over providing a blank facade to the street. It was described in the rate books of 1859 - 60 as 'Thomas Swallow, owner, brick, tin roof, cellar, bakery, 3 floors: and dwelling house 6 rooms, yard and stable £234' (3). The adjoining two storey wings along Stokes and Rouse Street were constructed in several stages. In 1862, allotment 14 was acquired by Swallow and Ariell, but the first section of the existing wing was not erected until 1865. The 1864-65 rate book lists '... Thomas Swallow, Thomas Harris Ariell' owners/occupants, '6 room brick manufactory, 4 floors, steam power and land 72 yards x 36 yards with sheds 55 yards by 72 yards. Brick bakery, stables, workshops and building erecting 82 ft x 106 ft £360' (4).

In 1870 land was acquired in allotment 15 and the wing was extended to the existing break in the first floor facade (originally a gateway). The section to the north of this break was constructed probably in the early 1880s, despite the fact that the land on which this section stands was in possession of Swallow and Ariell in 1877 (5).

The facade facing Stokes Street consists of three buildings. The first section was extended from the original factory during the 1870s, the second was acquired from John Burley Morton in 1876 at which time it was used as a malthouse. The third section was built in 1888 to the design of Frederick Williams (6). The facade of the second section was altered to match the existing section. The factory extended considerably after the 1880s. A building designed by Cecil Gordon McCrae was erected in Stokes Street in 1911, and buildings were acquired and erected along Beach Street and Railway Place (7).

In addition, brick offices were erected in 1884-85 opposite the original section of the factory (see 60 Stokes Street).

In the late 1990s the complex was redeveloped for residential use. The 1922 and 1937 buildings facing Beach Street and the 1952 building in Princes Street were all demolished and replaced with the present buildings. The nineteenth and early twentieth century buildings along Rouse and Stokes streets were retained and adapted for residential use.

References

1. P. Farries, 'The Buildings of Swallow and Ariell at Port Melbourne'. B. Arch, University of Melbourne, 1965.

2. I. and R. Coleman. 'Conservation Plan for the Swallow and Ariell Site, Port Melbourne'. p. 10.

3. Borough of Sandridge rate books. 1859-60.

4. Borough of Sandridge rate books. 1864-65.

5. Illustrated in H. Mortimer Franklyn. 'A Glance at Australia in 1880', pp. 278-281 with advertisement p. XXXVIII.

6. I. and R. Coleman. op. cit. p.11.

7. Records of these later buildings are held at the University of Melbourne Archives.

Description

NOTE: the following description was prepared prior to the redevelopment of the complex in c.1998.

Rouse Street

The range of buildings along the Rouse Street side of the Swallow and Ariell site, although constructed at various dates between 1858 and 1888, presents a unified appearance with identical three storey pavilions terminating each end of the two storey centre buildings. The buildings all employ a consistent nineteenth century classical idiom typical of industrial and warehouse buildings.

The original three storey 1858 building, located at the corner of Rouse and Stokes Streets, has rendered masonry walls above a bluestone plinth with rusticated corner quoins and string courses at each floor level. Above the cornice on each principal elevation is a small decorative pediment. The windows have been built up at ground floor level and have moulded architrave surrounds to first and second floor. The 1888 building, at the opposite end on the corner of Princes Street, is virtually identical on the Rouse Street elevation to the 1858 building. It retains the ground floor windows except where a later roller door has been inserted near the corner.

The Princes Street elevation is similar in style, with string courses, cornice and quoins, but differs in the details of the fenestration. The elevation has three bays with the centre bay projecting slightly and supporting a curved pediment. This elevation is substantially intact apart from the infilling of the centre doorway. The two storey buildings to the centre of the Rouse Street block comprise the c. 1870 extension to the 1858 building to the east and the west section which was probably built as part of the 1888 building. The two buildings are divided by a lane opening, but otherwise are symmetrical with regularly spaced bays divided by narrow pilasters. The elevation maintains the style of the 1858 building in the detailing of the windows, string courses and cornice.

Stokes Street

The buildings along the Stokes Street side of the Swallow and Ariell site were constructed at various dates, and originally comprised the original 1858 building on the corner of Rouse Street (see above), the c.1880 Stokes Street wing, the 1911 building, and the side of the 1922 building facing Beach Street (now demolished). All these buildings, except for the 1858 corner block, are/were of two storeys.

The c.1880 building originally was virtually identical to the c.1870 Rouse Street wing, and similar in style to the 1858 building. The elevation is divided into bays by widely spaced thin pilasters with a narrower centre bay surmounted by a curved pediment. There is a string course at first floor level and a cornice at roof level. The windows have moulded architrave surrounds matching those on the 1858 building. The elevation has been altered at ground floor level by construction of vehicle access openings to the south and alteration of some window openings.

The 1911 Building is designed in a Federation Freestyle interpretation of the Classical style of the earlier buildings. The building is three bays wide and has the same cornice height as the c.1880 Building. The entrance doorway and upper floor window in the projecting centre bay have round-headed stepped openings with large keystones. The cornice is curved to form a hood over the upper floor window. The ground floor windows to each side are square-headed and the first floor windows are arched. The parapet is raised above the centre bay and has ball finials.

As part of the residential redevelopment a rendered Swallow & Ariell sign originally on the Princes Street side has been relocated immediately to the south of the 1911 building above the car park entry.

Comparative analysis

The other large biscuit manufacturers in Victoria in the nineteenth century were T.B. Guest and Co and A.F. Brockhoff and Co. Guest and Co. and Brockhoff and Co. both relocated from their original West Melbourne sites to adjoining sites in the existing Laurens and Munster Street, North Melbourne industrial complex. Of these buildings, mostly dating from the late 1880s and 1890s and considerably later than the Port Melbourne buildings, the main Guest and Co. building and the Thomas Brunton flour mill building stand out for their scale and architectural qualities. Both four storey buildings four bays wide, with bichrome face brick elevations, they are comparable in form with the 1858 Swallow and Ariell building, but are of simpler and more industrial architectural character. The adjoining buildings on the complex, including the former Brockhoff and Co. building, are of diverse form and appearance and some have been significantly altered. As a whole, the site lacks the architectural cohesion of the Rouse and Stokes Streets elevations of the Swallow and Ariell buildings.

Other large nineteenth century industrial complexes in Melbourne include the former Australasian Sugar Refining Company and Robert Harper starch factory complex, Beach Street, Port Melbourne (q.v.), the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). These complexes, built for quite different industrial processes, generally are of different architectural character, being composed generally of groups of buildings of diverse scale and form.

Assessment

No information.

Recommendations

1998: Victorian Heritage Register, Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review,* Volume 5, 1995

Other studies

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

Other images

Stokes Street elevation looking north showing (in foreground) original sign relocated from Princes Street

City of Port Phillip Heritage Review

Address: 183, 185, 187 Rouse Street, PORT MELBOURNE

Category: Residential: Terrace row

Constructed: c. 1883-1892

Designer: Unknown

Amendment: C103

Comment: Updated citation

Heritage Precinct Overlay: N/a

Heritage Overlay: HO487

Graded as: Significant

History

While these residences present as though built at the same time, rate book evidence indicates that they were built over a period of about ten years. 183 Rouse Street appears in the rate book of December 1883, although this may not be the earliest entry.[i] 185 Rouse Street was next to be built, by February 1891.[ii] The last of the group, 187, was being erected during March 1892.[iii] All the houses were owned by Thomas Edwards, a farrier. He lived in 183 until 1891, when he occupied the newly built residence next door, at 185. He again moved further up Rouse Street, after 1892, when 187 was erected. 185 Rouse Street was occupied for a period by AV Heath, town surveyor and later town clerk for the City of Port Melbourne.[iv]

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979].

Thematic Context

4. Building settlements, towns and cities. 4.1.2. Making suburbs.

PRINCIPAL THEME: Residences
SUB-THEME: Nineteenth century brick terrace, 2 storey
ORIGINAL OWNER: Thomas Edwards
CURRENT OWNER: Unknown/Various
LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)
AUTHENTICITY 80% original
BUILDING TYPE: Nineteenth century brick terrace, 2 storey
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

This terrace comprises three two-storey residences, with the central residence set back behind the two flanking houses. All three have a two-storeyed balcony with cast iron decoration, and the end two sections have concave corrugated iron roofs. The whole group is constructed from brown brick with simple cement render mouldings, of a type more commonly found on earlier buildings. Two of the terrace houses (183 and 185) have been overpainted and 185 has been cement rendered. Of the three, 187 Rouse Street is the most intact, retaining its tiling to the front verandah and coloured glazing to the tripartite ground floor window and to the doorcase. 183 and 185 Rouse Street incorporate an unusual method of access to the first floor balconies in which the lower sash is set over a paired timber panelled door base. This enables the bottom sash to be raised, and the two door panels to open inwards, thus avoiding stepping over the sill. It is thought that 187 Rouse Street may have originally incorporated the same detail; however, a pair of modern French doors has been introduced to the west window.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979; amended by Lovell Chen, 2012].

Comparative Analysis

Few examples of breakfront form terrace rows have been identified and 183-87 Rouse Street may be the only example in the Port Melbourne context. In South Melbourne, 'Dalkeith', 312-14 Albert Road is a large-two-storeyed house with a return bay to its west end, but the whole is a single construction. Further afield, Osborne House, Nicholson Street Fitzroy has a similar breakfront composition, and was also built as a phased construction with the side wings added as part of a significant phase of works in 1887-88.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

183-87 Rouse Street is of historical significance at a local level. With generally smaller-scaled and single-storey houses (often in timber) more common in Port Melbourne, this unusual two-storey breakfront terrace, constructed in three phases, suggests the increasing wealth and prosperity of the suburb during the 'boom' era of the 1880s. Built as a speculative development over a period of ten years by a local merchant, the grouping spanned the boom years of the 1880s and was completed during the onset of the Depression of the 1890s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

183-87 Rouse Street is of architectural significance at a local level. While the terrace row adopts a restrained and conservative architectural style, the 'breakfront' form is unusual and may be unique in Port

Melbourne, with few other examples identified in Melbourne. The terrace row also features unusual detailing to the first floor windows, where the lower sash is set over a paired timber panelled door base, allowing access to the first floor balconies.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Statement of Significance

What is significant?
183-87 Rouse Street is a two-storey row comprising three brick terrace houses. The properties adopt an unusual breakfront form, with the centre terrace house recessed between the two flanking houses. The houses retain elements of their early and original detailing intact.

How is it significant?
183-87 Rouse Street is of historical and aesthetic (architectural) significance to the City of Port Phillip.

Why is it significant?
The terrace row at 183-87 Rouse Street is of significance as a fine example of late nineteenth century speculative development in Port Melbourne, constructed over a decade which began in the economic boom and ended with the onset of the Depression of the 1890s. Built in stages over this ten year period, the restrained and conservative style remained consistent. The massing of the terrace, with the centre house set back behind the others in a breakfront arrangement, is distinctive and unknown elsewhere in Port Melbourne. The two-storey form is also distinctive in the context of a suburb where more modest single-storey cottages of timber and brick were the norm. The terrace is also of interest for its unusual first floor window detail, allowing access to the first floor balconies.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report,* 2012

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the City of Port Phillip Planning Scheme.

Paint controls are recommended.

References

General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

Specific

i   Port Melbourne rate book, December 1883, 102.
ii   Port Melbourne rate book, February 1891.
iii   Port Melbourne rate book, March 1892, 125.
iv   According to P Grainger, Port Melbourne Historical and Preservation Society.

Identifier   St Joseph's Catholic Church complex

Formerly   St. Joseph's Mission

Heritage Precinct Overlay None
Heritage Overlay(s) HO243

Address	268 Rouse St PORT MELBOURNE	**Category**	Church
Constructed	1875-81	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St. Joseph's Mission Church at Rouse Street Port Melbourne was built in 1875-81 and the Church hall in 1889.   The Church is unusual as an example of a Catholic church in the Romanesque Revival manner, whilst the hall, possibly designed by the popular Catholic Church architect Augustus Fritsch, complements the design of the church and is of interest to the extent that it tentatively uses details of the Renaissance Revival, first used by Fritsch in 1884 at the Sacred Heart Church, St. Kilda West (criterion E). The Carmelite priory is a substantial residential building contributing to the cultural values of the complex. The St. Joseph's Mission Church is historically important (Criterion A) as the original centre of the Carmelite Fathers activities in Port Melbourne which extended to the establishment of a school, in Stokes Street, the erection of the Carmelite monastery in Beaconsfield Parade and the establishment of the Church of Our Lady of Mount Carmel and school at Middle Park.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979   Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

Description

The church of St. Joseph is a Romanesque Revival coursed bluestone building with slate roof, sandstone and cement dressings and a circular west window in the façade gable end. On the south side of the nave there is a Romanesque sandstone entry with a capping above that appears to have been relocated from the façade when the present porch was built.
Condition: Sound.
Integrity: High

The church hall is a red brick building, also in the Romanesque Revival manner, with porch to one side and

distinguishing exaggerated modillions to the buttresses, radiating mullions to the round arched window heads with drip moulds and small louvred gable end vents with triangular arches and drip moulds.
Condition: Sound.   Integrity: High.

The priory is a substantial and rather austere two storeyed red brick building with an unusual bayed plan, each wing being encircled by a ponderous pillared verandah with shingled balustrades and restrained timber spandrels. The windows are double hung with glazing bars in the upper sashes in the Queen Anne manner and the tall chimney stacks have strapwork also consistent with that style.
 Condition: Sound.   Integrity: High.

History

When the township of Sandridge was surveyed, reserves were set aside for various religious denominations. The Roman Catholic Church continues to occupy this reserve granted to it in the early 1850's. It originally comprised about one fifth of section 11 on the north west corner of Rouse and Stokes Streets.

Initially, the Sandridge congregation was under the care of the Emerald Hill parish and concentrated its efforts in establishing a school. The Cox Map (1866), shows the Roman Catholic reserve with a building situated on the north western section of the site, possibly the school erected in 1857.

In 1875, the foundation stone was laid for a purposed built bluestone church facing Rouse Street. Six years later, it was officially opened and the following year, the parish was given into the care of the priests of the Carmelite Order. Later, the porch was added, the side chapel (?) completed and further additions made.

In 1889, a new school and church hall was opened. The hall, for which the foundation stone was laid on 19.5.1889, is a red brick building, which stands adjacent to the church and likewise faces Rouse Street. It was built to serve many parish functions however after the school closed in 1995 it was made available for leasing to the wider community. The nearby Carmelite priory was built in 1909.

Thematic Context

8. Developing cultural institutions and ways of life: 8.6 Worshipping

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Some of the Fruits of Fifty Years Melbourne 1897', p.52
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands and Survey, 1932.
H.L.Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
U'Ren and Turnbull, 'A History of Port Melbourne', Oxford University Press, Melb., 1983, P59.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown
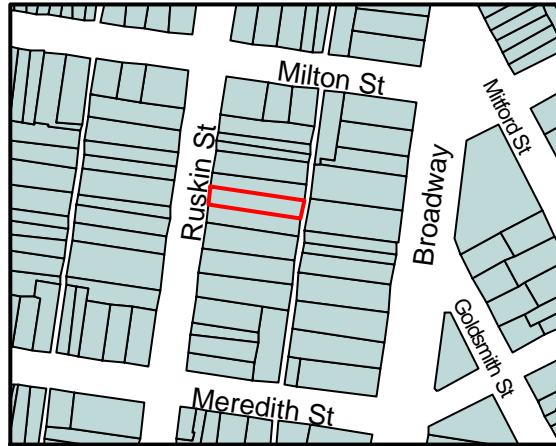
Heritage Precinct Overlay None
Heritage Overlay(s) HO306

Address	41 Ruskin St ST. KILDA	**Category**	Residential:detached
Constructed	c1910	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A small intact timber cottage notable for the variety of unusual features in its facade timberwork; in particular its expressed stud work which is more common to the vernacular of Queensland or tropical regions. The building is largely intact.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Cottage

History

see Description

Thematic Context

unknown

Recommendations

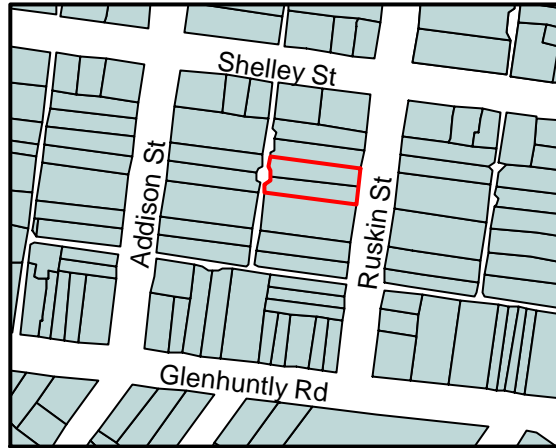A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Lych-gate, and Residences

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	120-122 Ruskin St ST. KILDA	**Category**	Residential:detached
Constructed	early 1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This superb slate roofed English Vernacular Revival lych-gate is a well known local landmark. Its wrought iron and wire gates are stylistically anomalous but almost certainly original. The gate serves the neighbouring houses at Nos. 120-122 which were built at the same time. Though they are not of great architectural distinction in themselves, however, they are important in creating the wider and very intact setting of the gates.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Arts and Crafts
Lych-gate, and residences

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
120 and 122 are of different styles but share some identical motifs. 120 is half of a duplex with 118.