Significance

This group comprises three bank buildings built next to each other between 1922 and 1930. They show something of the diversity of architectural styles used during the 1920s. The easternmost and earliest, the State Bank, built in 1922 is in a Classical style derived directly from the Edwardian Baroque of the 1900s and 1910s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg & Serpell, but has been more extensively altered. The adjacent number 76 was built for the English, Scottish & Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The architects of this building were Twentyman & Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and is significant in that it portends the architecture of the next decades. The overall form of the façade is more reminiscent of the 1940s and 50s whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930s. Unlike the other two banks, which were specially built, this building was two shops, extensively rebuilt to the designs of A. & K. Henderson Architects in 1930.
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

References
St Kilda Council building permit record:
1. No. 4818 granted 10/5/1922, includes working drawing (builder E.H. Plaisted) Identical design to State Bank at 6 Ormond Road and similar to State Bank at 54 Fitzroy Street.
2. No. 7030 granted 22/11/1927, includes working drawing (builder G. Reid)
3. No. 7831 granted 22/10/1930, includes working drawing (builder W. Machlin). Additions to the rear no. 11,081 granted 3/11/1944 (builder A. Deseter)

Description
Free Classical two storey bank with dwelling.

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

Other images
-
Significance

The villa at 23 Hotham Grove, Elsternwick, was built in 1887 for Alfred Ramsden. It is important as a representative substantial house of its period, being larger than the other houses in its immediate vicinity and possibly linked with the bricklayer/developer of the late Boom period, A. Ramsden of Richmond.

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: 5.3 The late nineteenth century boom

History

At Crown land sales, J.M. Holloway purchased portions 259, 268 and 269, which consisted of about 11 acres of the wedge of land where Brighton Road and Hotham Street met. Holloway of Northampton
Buildings in Acland Street, subsequently had the area surveyed for a housing estate by surveyor, S.W. Smith. Each allotment had two frontages or the benefit of a magnificent Right-of-Way, 15ft wide.

Hotham Grove at the time was named Susan Street. With some amendments, the sale of land later went ahead. John Reynolds, a gentleman of Winsdor, purchased all of Susan Street.

On the north side at the point where the street dog legged, Alfred Ramsden bought lots 12 and 13A-F and in 1887, built a six-roomed brick house on lot 13C. The house had an NAV of 65 pounds. In that year, the street name changed to Hotham Grove. Ramsden may have been the bricklayer/developer of Richmond who is known to have arrived in Melbourne in 1885 and built "villas, stores and cottages in Armadale and Richmond, and many more in the City" (see Sutherland A., "Victoria and its Metropolis Past and Present" (1888), v.2, p.651).

By 1891, the house and land were being leased to Peter Brady, a livery stable keeper. The number and nature of outbuildings shown on early MMBW plans suggest Brady ran his business from the site.

Brady, who progressed to the rank of cab proprietor, continued to lease the house in 1900, however by then, ownership had passed to the Victorian Permanent Building Society. The house had been extended to ten rooms and the NAV was 50 pounds. Two lots on the south of the property had by then been sold.

References

J.E.S. Vardy, Plan of the Borough of St. Kilda, c.1873, South/14.  
MMBW litho plan no.48, undated.  
Parish Plan of Prahran, Borough of St. Kilda. SLV, Map Section, 820 bje St. Kilda Rate Books: 1887-91, 1889-1900. VPRS 2335, PROV.  

Description

A representative substantial late Victorian Italianate asymmetrical stuccoed villa with two storeyed cast iron lace verandah and faceted window bay to the projecting wing. There is a hipped tiled roof and vermiculated cement spandrels over the lower level arched windows to the bay. The front doorway is arched and has associated stained glass work. Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

Other studies
- 

Other images
-
City of Port Phillip Heritage Review

Place name: **Uniting Church**  
Other names: **Congregational Church**

Address: **72 Hotham Street, St Kilda East**

Category: **Religion: Church**  
Style: **Victorian: Gothic Revival**

Constructed: **1887-88**

Designer: **Beasley & Little**

Amendment: **C29, C160**

Comment: **Revised citation**

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**Significance**

The former Congregational Church at 72 Hotham Street, St. Kilda East was built in 1887-88 to the design of architects, Beasley and Little. It is aesthetically important (Criterion E) as a highly successful design in full polychrome, comparing locally with the Toorak Jubilee Church (demolished), St. Georges Presbyterian Church (St. Kilda East) and the present Uniting Church (St. Kilda East). At the State level, it compares with many earlier polychrome churches but particularly with the former Wesley Church (Brunswick), the former Congregational Church (Hawthorn) and the former Wesley Church (Ballarat). The church is important also for its role as a place of worship in the community since 1888 (Criterion G).

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**Thematic context**

**Victoria's framework of historical themes**

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs  
8. Building community life: 8.1 Maintaining spiritual life

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.3 The late nineteenth century boom
History

Among the early independent churches in Victoria was the Congregational Church. Its parishioners and interests spread to East St. Kilda in the 1860s accompanied by the desire for a purpose built meeting place. An early church was erected in 1868 in Westbury Street on the western side between Inkerman and Carlisle Streets. It was relocated in 1885 at a site purchased for the purpose of erecting a new church. The site was on the north east corner of Hotham and Inkerman Streets and had frontages of 100 feet to Hotham Street and about 166 feet to Inkerman Street. It was part of portion 161A, which had been purchased from the Crown by J. Sutherland and had in part, been subsequently acquired by E. Watson.

A Church Land and Building Committee requested submissions for the design of a new church in 1886. The design of architect Hillson Beasley (prepared jointly with John Little), and who later became Chief Architect of the Western Australian Public Works Department, was chosen as the 'most suitable'.

Tenders for the new church were called on the 1 June 1887 and James Potter was duly appointed. The building was described as "...English style...brick with Oamaru stone dressings...a turret in front, and single transepts on either side. Ultimately a spire of 100 ft in height will be erected...accommodation...for 380 persons...complete cost, about 2,500 pounds....". The church opened in May 1888.

Changes to the property occurred from time to time, the most significant being the subdivision of the land and sale of the block on which the Sunday School stood to provide funds for alterations to the Church. The rear of the Church was converted to a hall with a kitchen and toilets and in the body of the Church, the furniture and organ were relocated. Accommodation was reduced to 150 people.

In 1954, an addition to the rear of the Church designed by Hudson, Stevenson and Howden and built by H.G. Jacobs and Son, made provision for a Sunday school kindergarten. The Church otherwise remains close to its origins.

The East St. Kilda Church joined the Uniting Church in 1977. Since then, the parish has gained strength and presently serves the community as its Centre for Creative Ministries.

References

MMBW litho plan no.47, dated 1935.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
Vardy, J.E.S., “Plan of the Borough of St. Kilda”, 1873(?), North/7.

Description

A prominently situated incomplete late polychrome brick church in the Gothic Revival mode with Oamaru stone dressings consisting of a nave, transepts placed beneath transverse gables and an octagonal turret. The façade has a lancet arched west window enclosing a smaller rose window in the spandrels surmounting two entry doors, also with lancet arches, the visual effect of the complex polychrome brick and stone patterns being the most arresting feature of the design. Inside, there is a Fincham organ built c.1865-70. Condition: Sound. Integrity: High.

Comparative analysis

No information.
Assessment
No information.

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

Primary source

Other studies
-

Other images
-
### Significance

Two aspects of this site are significant. The two storey religious institution (B’nai B’rith House), was built in front of a still existing c.1890 villa in 1959. Despite being rather too large for its allotment, its architecture is of a high quality, demonstrating the aesthetic possibilities of the usually banal building conventions of the time. It has served as an important community focus among the Jewish population in this area. The remnant 1890s house, sandwiched between the 1959 building and extensive additions behind, can be clearly recognised by the extent of the hipped and gable roofs, remnant chimneys, polychrome brick walls and eaves detailing is historically significant as a demonstration of the early settlement of the area as one with substantial houses with generous front setbacks on very large sites (see 305, 366 and 382 Carlisle Street).

### Thematic context

**Victoria’s framework of historical themes**

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

8. Building community life: 8.1 Maintaining spiritual life

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.5 Post War development
History
B'nai B'rith House, designed by Dr. Ernest Fooks, was constructed in 1959.

References
St Kilda Council building permit no. 57/830 issued 3 August 1959

Description
No information.

Comparative analysis
No information.

Assessment
No information.

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

Primary source

Other studies

Other images
-
A prominent attic villa notable for its raw roughcast wall finishes and its heavy terra cotta tiled roof and jerkinhead gables. Its neighbour at 1-3 Oak Grove is built of the same materials and together the pair make something of a local landmark.

**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**

Builder: Hogg. Original owner: Mrs M.I. Johnson
References
St Kilda Council building permit no. 5067

Description
Arts & Crafts attic villa.

Comparative analysis
No information.

Assessment
No information.

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

Primary source

Other studies

Other images
-
City of Port Phillip Heritage Review

Place name: Congregational Church & Hall (former)

Other names: -

Citation No: 1118

Address: 32 & 34-36 Howe Crescent, South Melbourne

Category: Religion: Church & church hall

Style: Victorian Gothic

Constructed: 1886-7 (Hall), 1874-5 (Church)

Designer: Crouch & Wilson (Hall), W.H. Ellerker (Church)

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: St Vincent Place East

Heritage Overlay: HO153 & HO154

Graded as: Significant

Victorian Heritage Register: Yes, H0573 (Church), H0574 (Hall)

Significance

The former Congregational Church & Hall at 32 and 34-36 Howe Crescent, South Melbourne are included on the Victorian Heritage Register, as places of State significance (H0573 & H0574). Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The following citation has been quoted from the National Trust of Australia (Victoria) File No. 2824.

“Two successive Congregational churches which epitomise the mainstream of the bi-chrome and polychrome brick church architecture of Victoria between the 1860s and the 1880s, as well as relating well and deliberately to each other. The first church (later hall) was built in 1867-8 to the design of the ecclesiastically prolific firm of Crouch and Wilson, and is now, after Joseph Reed’s St. Jude’s, Carlton (of the previous year) the oldest fully fledged polychrome church surviving in Melbourne. The second church of 1874-5 is a fine design by W.H. Ellerker, with a triple gable end and decorative polychrome friezes running up the gables, and a most distinctive galleried and plaster-vaulted interior.”

Thematic context

Victoria’s framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life
Port Phillip thematic environmental history
5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

History
The Congregational Church was formed in South Melbourne in 1859, holding its services in the ‘Great Iron Store’, and later in the Mechanics’ Institute. By the end of 1865 a wooden church had been erected on this site and this was replaced by the northern of these two buildings in 1868, that was to later become the church hall. With the increase in congregation, the church was replaced by that to the south in 1874-75.

References
No information.

Description
No information.

Comparative analysis
No information.

Assessment
No information.

Recommendations
1998: Victorian Heritage Register and Schedule to the Heritage Overlay of the Port Phillip Planning Scheme.

Primary source
Allom Lovell Sanderson Pty Ltd, South Melbourne Conservation Study, Volume 2, 1987

Other studies
Andrew Ward, Port Phillip Heritage Review, 1998
Other images
## Significance

Elmar Flats, 290A Inkerman Street, St Kilda East, are significant because:

- They are a well preserved example of Moderne style inter-war flat design (Criterion D)
- It is also a building type and of an era which epitomises St Kilda and the growth of public and private transport networks in the suburb (Criterion A).

## 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

These four flats, each containing four rooms, were first rated in 1940-1 as owned by the Uralla Estate Co. care of 16 Wills St, Gardener (RB). Later a Mr FW Higgins was named in rate books, care of the Uralla Estate Co. Early occupiers included Leon Kinsman, a bricklayer; Bruce Lylle, painter; Arthur Simmelmann,
tailor; and Jacob Safron, an engineer. The flats were built in an era of growth of public and private transport networks in the suburb, allowing location of speculative medium density housing (flats) along major transport routes.

References
St Kilda Municipal Rate Book (RB) PROV VPRS 8816, P1 North Ward;

Description
This is a Moderne style symmetrically composed two storey block of flats, with a tiled hipped roof and patterned face brick walls. Bricks used include clinkers as the body brick and salt-glazed manganese as the streamline bands; the name is spelt out in simple wrought-iron outline, set off the face of the wall. Typically the central element in the street façade is the stairwell, which has curved edges and a stepped motif in bas-relief above the entry. Windows are generally paired and timber framed with horizontal mullions to promote the streamlining effect of the style. Parking is at the rear accessed by a drive on the west side. The front fence is not original.

Condition: good (partially disturbed, well preserved). Integrity: substantially intact/some intrusions
Context: Set beside a church and opposite an early house, both sited on the corner.

Comparative analysis
No information.

Assessment
No information.

Recommendations
2001: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

Other studies
-

Other images
-
MacRobertson Girls’ High School is included on the Victorian Heritage Register (H1641), as a place of State significance. The local statement of significance is as follows:

The MacRobertson Girls’ School is of significance as the successful entry in a design competition for the design of a school on this site, as one of the first examples of modernist architecture in Melbourne and for remaining in a substantially intact state. It is also of significance for its associations with Sir MacPherson Robertson.

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.

MacRobertson Girls’ High School

Sir MacPherson Robertson the noted philanthropist and Melbourne chocolate maker, donated £100,000 to the State Government, earmarking £40,000 for building a girls’ school (‘The School Bell’). The recipient of this gift was the Melbourne Girls’ High School who moved into their newly built premises on the northeastern corner of Albert Park in 1934 (ibid).

A competition was called for design of the school, which was won by Norman Seabrook of Seabrook and Fildes. Its design was a radical departure from the norm in educational buildings up until that date, so much so that Robin Boyd was able to write about it in 1947. This was the first time that many Melbourne people noticed a modern building, the first modern school in Victoria and probably the first and only time a practical architectural competition has been won with a modern design. It had a wide flowing plan, big classrooms and a cream and blue brick exterior treatment after the Dudok manner (Boyd 1947:28).

The building was officially opened by the Duke of Gloucester in March 1934 (‘The School Bell’) and the first principal was Miss M. Hutton (ibid).

References

Boyd, Robin, Victorian Modern. One hundred and eleven years of Modern Architecture in Australia, 1947

MacRobertson Girls’ High School, ‘The School Bell’, July 1960, held in South Melbourne Local History collection LH 126

‘Port Phillip Heritage Review’ (PPHR) Volume I, Version 27, October 2018
Comparative analysis
No information.

Assessment
No information.

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

Primary source

Other studies

Other images
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### City of Port Phillip Heritage Review

**Place name:** Beacon  
**Other names:** St Kilda Marina  
**Citation No:** 2057

**Address:** Marine Parade, St Kilda  
**Category:** Transport (Water): Beacon/Lighthouse  
**Style:** Postwar  
**Constructed:** 1969  
**Designer:** Unknown  
**Amendment:** C29, C160  
**Comment:** Revised citation

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#### Significance

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

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#### 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.

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#### 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

Other studies

Other images

![Image of a lighthouse or similar structure](image_url)
City of Port Phillip Heritage Review

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.

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**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

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**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
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

Other studies
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
3. ibid.
4. HBPC, loc.cit.
5. Mullens, loc.cit.
6. ibid.
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.
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**


**Other studies**


**Other images**

-
City of Port Phillip Heritage Review

**Place name:** Broadway Theatre (former)  
**Other names:** Broadway Cinema

<table>
<thead>
<tr>
<th>Address: 143-149 Ormond Road, Elwood</th>
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<tbody>
<tr>
<td><strong>Category:</strong> Recreation and entertainment: Cinema</td>
</tr>
<tr>
<td><strong>Style:</strong> Federation/Edwardian: Free Classical</td>
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<tr>
<td><strong>Constructed:</strong> 1919, 1930</td>
</tr>
<tr>
<td><strong>Designer:</strong> Unknown</td>
</tr>
<tr>
<td><strong>Amendment:</strong> C29, C161</td>
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<tr>
<td><strong>Comment:</strong> Revised citation</td>
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**Heritage Precinct:** Elwood: Glen Huntly Road & Ormond Road  
**Heritage Overlay:** HO8  
**Graded as:** Significant  
**Victorian Heritage Register:** No

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

Other images
-
City of Port Phillip Heritage Review

Place name: Concrete Shops
Other names: Shops and residences

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

<table>
<thead>
<tr>
<th>History</th>
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<tr>
<td>Designed by John Marshall, engineer, the Fibro Construction Co. constructed this pair of concrete shops in 1920 for Mrs. M. Harris.</td>
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<th>References</th>
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<tr>
<td>St Kilda Council building permit record No. 4099 dated 16 March 1920</td>
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<th>Comparative analysis</th>
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<th>Assessment</th>
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<tr>
<td>1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.</td>
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<tr>
<td>David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984</td>
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</table>
City of Port Phillip Heritage Review

Address: 161-167 Ormond Road, Elwood
Category: Retail and wholesale: Shop
Style: Interwar
Constructed: 1922
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

Other images
-
City of Port Phillip Heritage Review

Place name: Netherby (former)
Other names: -

Citation No: 1003

Address: 8 Queens Road, Melbourne
Category: Residential: Mansion
Style: Victorian Italianate
Constructed: 1891
Designer: David C. Askew (?)
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO233
Graded as: Significant
Victorian Heritage Register: No

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

Other studies
City of Port Phillip Heritage Review

Place name: Lancaster House
Other names: Lancaster Flats

Address: 18 Queens Road, Melbourne
Category: Residential: Flats
Style: Interwar Georgian Revival
Constructed: 1938
Designer: General Construction Co.
Amendment: C29, C161
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO321
Graded as: Significant
Victorian Heritage Register: No

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.

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**Comparative analysis**

No information.

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**Assessment**

No information.

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**Recommendations**

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

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**Primary source**


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**Other studies**

City of Port Phillip Heritage Review

Place name: Devon Flats
Other names: Alan Ramsey House Secondary Teachers’ Hostel

Address: 19 Queens Road, Melbourne
Category: Residential: Flats
Style: Interwar
Constructed: 1929 (Demolished)
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 site was 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

Other studies
**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

Other studies
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.
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

Other studies
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

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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.
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

Other studies
-
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
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

Other studies
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City of Port Phillip Heritage Review

Place name: Stanhill
Citation No: 2149

Address: 34 Queens Road, Melbourne
Category: Residential: Flats
Style: Postwar International
Constructed: 1948-49
Designer: Frederick Romberg

Heritage Precinct: None
Heritage Overlay: HO346
Graded as: Significant
Victorian Heritage Register: Yes, H1875
Amendment: C29, C160
Comment: Revised citation

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

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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

Other studies
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

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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

Other studies
City of Port Phillip Heritage Review

Place name: ‘Lanark’ (former)  
Other names: ‘Grosvenor’

Address: 55 Queens Road, Melbourne
Category: Residential: Flats
Style: Victorian Italianate
Constructed: 1887, c.1929
Designer: Terry & Oakden
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO322
Graded as: Significant
Victorian Heritage Register: No

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
Other studies
## City of Port Phillip Heritage Review

**Place name:** John Batman Motor Inn  
(former)  
**Other names:** Flats  

**Address:** 69 Queens Road, Melbourne  
**Category:** Commercial: Motel  
**Style:** Postwar International  
**Constructed:** 1962  
**Designer:** Romberg & Boyd  
**Amendment:** C29, C160  
**Comment:** Revised citation  

**Heritage Precinct:** None  
**Heritage Overlay:** HO323  
**Graded as:** Significant  
**Victorian Heritage Register:** No  

### 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

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### 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

Other studies
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 Archbuilt (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

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

Other studies
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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
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/PI, 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

Other studies
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**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**

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**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**

**Other studies**
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 from 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

Other studies

Other images
-
City of Port Phillip Heritage Review

Place name: Swallow & Ariell Complex (former)

Other names: -

Citation Nos: 684 & 712

Address: 241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne

Category: Manufacturing and processing: Factory

Style: Victorian Regency, Federation Freestyle

Constructed: 1858, c.1870, 1880, 1888, 1911

Designer: Thomas McPherson Taylor (1858), Frederick Williams (c.1880), Cecil Gordon McCrae (1911)

Heritage Precinct: None

Heritage Overlay: HO244

Graded as: Significant

Victorian Heritage Register: Yes, H0567

Amendment: C29, C161

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
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


### Other studies


Other images

Stokes Street elevation looking north showing (in foreground) original sign relocated from Princes Street
City of Port Phillip Heritage Review

Place name: First Church of Christ, Scientist

Other names: -

Address: 336-340 St Kilda Road, Melbourne

Category: Religion: Church

Style: Interwar Free Classical

Constructed: 1920, 1933

Designer: Bates, Peebles & Smart (1920), Bates Smart & McCutcheon (1933)

Amendment: C29, C160

Comment: Revised citation

Significance

The First Church of Christ, Scientist is included on the Victorian Heritage Register (H1766) 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 First Church of Christ, Scientist is of significance as one of the most complete and scholarly essays in 1920s classicism applied to an ecclesiastical building in Melbourne. The degree of intactness of the two street facades is outstanding and integral to the significance.

Thematic context

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History

In 1914 members of the Church of Christ, Scientist purchased a site on St. Kilda Road for the building of a church (4), and it was in 1920 that the foundation stone for the new building was laid (5). The architects were Bates Peebles & Smart (principal designer, Harold Dumsday) (2, 3), the contractors were Hansen and Yuncken (6) and the total cost of the building and land came to £32,000 (7).
The church was opened in 1922 (8) and, as no Christian Science Church could be dedicated until it was free of debt, was formally dedicated three years later in 1925 (9). In 1928 a pipe organ, built by the London firm of Henry Willis and Sons, was installed in the building (10). In 1933 Bates Smart and McCutcheon called tenders for the erection of an administration block for the church (11), it being built along Dorcas Street, while in 1948 the original flat-roofed areas of the original church were covered by a pitched roof, concealed behind the parapets (12). The exterior was painted in 1962 and there have been subsequent minor alterations to the building.

References
1 National Trust of Aust. (Vie.), 'First Church of Christ, Scientist', 15 June 1981 held in File No. 4871
2 ibid.
3 G. Butler, 'Twentieth Century Architecture Survey', October 1982
4 'History of First Church of Christ, Scientist', Melbourne, Victoria, held in South Melbourne Local History Collection, Lit: 11
5 ibid.
6 National Trust of Aust. (Vic.), loc. cit
7 'History of First...', loc. cit.
8 ibid.
9 ibid.
10 ibid.
11 Architects' Index, University of Melbourne
12 National Trust of Australia (Vic.), loc. cit.

Description
The church is a very fine example of 1920s classicism. Built in a temple-like form, it has a shallow pedimented ionic portico facing onto St Kilda Road and large Diocletian windows facing to the north and south under the copper-clad shallow domed roof. The walls are clad in rough cast render, and the front facade has smooth render piers incised with banded rustication framing the projecting pavilions that flank the portico. The classical references are repeated through the mosaic and terrazzo porch floor, the Greek revival leadlight to the front doors and the wrought iron light standards that originally held torches.

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
Other studies
Significance

‘Airlie’ is included on the Victorian Heritage Register (H0722) 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:

‘Airlie’ is of significance as one of the last houses to be built along St Kilda Road in the Victorian period prior to the 1890s depression and as one of the few mansions to remain in an area now encroached upon by office development. It is also of significance as a substantially intact example of the work of the leading architect Anketell Henderson.

Thematic context

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History

The Lands Act of 1862 reserved large areas along St Kilda Road for use as public parks (3) while allotments were set aside for benevolent and institutional use. This was followed by an announcement (amongst furore) in March 1875 that, while the government would permanently reserve Albert Park, the frontages of the park to St Kilda Road would be sold for residential purposes (4).

An outcome of this was that J.B. Scott purchased three blocks of the land, this block later being sold to Frederick J. Neave, a solicitor, by 1890 (5). In the following year a brick building with fourteen rooms was erected for Neave to the design of noted Melbourne architect, Anketell Henderson (6). Named ‘Airlie’,
Neave occupied the house for a number of years (7). In 1896 John Munroe Bruce, a businessman, brought his family to live at 452 St Kilda Road (8). His son Stanley Melbourne (1883-1967), later Lord Bruce and Prime Minister of Australia from 1923-1929, spent his boyhood at 'Airlie' (9). In 1924 the building was purchased by Helena Teresa Mayer and converted into a guest house (10) and in 1951, it passed to the Victorian Health Commission (11). It was later used by the Royal District Nursing Society.

References
1 National Estate, 'Listing for South Melbourne: 452 St Kilda Road', 22 September 1986
2 ibid.
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. For further information refer to 'The Heritage of Australia'
7 Murphy and Murphy, loc.cit.
8 National Trust of Aust. (Vic.), 'Research into Airlie, 452 St Kilda Road ...', 6 August, 1982
9 ibid.
10 ibid.
11 ibid.

Description
The house remains in a substantially intact state despite the relatively long period since it was used as a single home. It is a two storeyed rendered house with a dominating loggia at each level, that wraps around two facades. The loggia is broken by the projecting bay with engaged columns and a pediment unit above. At ground floor level the loggia is supported on ionic colonettes and at first floor level corinthian colonettes, each with a modillioned cornice while above, the balustraded parapet remains intact. The encaustic tiles to the ground floor verandah are intact and so too the basalt and cast iron fence. The building has been added to in an unsympathetic manner at the rear.

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

Other studies
Significance

‘Rathgael’ is included on the Victorian Heritage Register (H0096) 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:

‘Estella’ is of significance as a house of the late Victorian period designed in two stages that combine to form a commanding essay in Greek revival architecture of a type most atypical to Melbourne.

Thematic context

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History

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the frontages would be sold for residential purposes (3). Following this subdivision a Melbourne solicitor, J.G. Duffett, bought this property which he held for a number of years, selling to James Dowie, a builder, by 1889 (4). In the following year this sixteen-roomed single storeyed brick and stucco house was erected for Leon Cohen, a bootmaker (5). It is suggested that Downie was the builder of this property. Walter Scott Law was probably the architect (2).
**References**

1. National Trust of Aust. (Vic.), ‘Building Citation: 462 St Kilda Road’, held in File No. 582
2. Although the Architects’ Index, University of Melbourne lists William George Wolf as advertising tenders for a large villa residence for Leon Cohen, at 462 St Kilda Road, in 1890, Dr Miles Lewis suggests that the building should be attributed to Walter Scott Law as he is known to have designed several houses for Cohen in Fitzroy. Additionally, Lewis points out that the style of the building resembles that used by Law and not by Wolf.
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.
6. ibid.
7. Murphy and Murphy, loc. cit.

**Description**

Originally named ‘Estella’ (6), the building is a reminder of the numerous mansions that were built in the nineteenth century along St Kilda Road. Major alterations were made to the building earlier this century and these included the removal of a front verandah and the building of the tall porches at each side of the central front door (7). As it stands, ‘Estella’ only retains its principal rooms, while the front façade is a fascinating essay in classicism of a type unusual to Melbourne. The parapet is very tall, rising into tower-like forms and is decorated with low reliefs along classical themes. Above the front door the parapet has a (damaged) Grecian figure.

**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**


**Other studies**

### Significance

The VACC building is of significance as one of the first commercial buildings to be built along St Kilda Road. Its use of expressed steel and bronzed glazing are early examples of distinctive elements that were to be repeated through Melbourne. The significance of the building has been greatly reduced by the recent refurbishment of the entrance foyer.

### Thematic context

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### History

In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (3). During the nineteenth century numerous mansion houses (4) were built for Melbourne’s wealthy society, establishing St Kilda Road as one of Australia’s fashionable boulevards.
From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up many of the old mansions most of which, by the 1920s and 1930s had been converted into flats and guest houses. The British Petroleum House completed in 1964 (5), at the junction of Albert and St Kilda Roads, was the first multi-storey development completed along this major thoroughfare and many others quickly followed. In 1962 construction was begun on Bernard Evans and Partners’ seven-storey office development. The contractors T.L. Easton and Sons (6) were the principal builders of the structure, which was completed in 1965.

References
2 ibid.
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 Refer to citations for St Kilda Road mansions
5 Refer citation for BP House, 1-29 Albert Road
6 Butler, loc. cit.

Description
The VACC building has a stepped form with only the first three floors projecting towards St Kilda Road, the remaining floors being set well back. It is constructed with an expressed steel frame with accentuated verticals, between which are bronzed reflective windows with off-white spandrels. The entrance foyer retains its original staircase with marble-clad cantilevered steps. It is very unfortunate that the foyer has recently been refurbished.

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

Other studies
City of Port Phillip Heritage Review

Place name: Charsfield
Other names: -
Address: 478 St Kilda Road, Melbourne
Category: Residential: Mansion
Style: Victorian Italianate
Constructed: 1889
Designer: Charles Webb
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO329
Graded as: Significant
Victorian Heritage Register: No

Significance
‘Charsfield’ is of significance as a substantially intact mansion remaining from the Victorian subdivision and development of St Kilda Road. It is also of significance as a fine example of the work of Charles Webb.

Thematic context
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History
In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and the land was to be sold for residential purposes (3). Following the subdivision, this allotment was purchased by I. Matthews (4) who later sold to Alfred Hodgson, a ‘gentleman’ of West Melbourne, in 1888 (5). In the following year this fourteen-roomed brick and render building was erected (6) to the design of noted Melbourne architect Charles Webb (7). Although Webb advertised tenders for the construction of this house (8), Hodgson was described as a builder in 1889 and it is possible that he constructed his own home. Although having made a small fortune from his tailoring and men’s wear business in Lonsdale Street, Melbourne, Hodgson died a poor man (9). ‘Charsfield’ was later purchased by A.M. Younger, a prolific flat developer, who converted the property into the ‘Nangunia Guest House’ in 1931 (10).
References
1 Architects’ Index, University of Melbourne
2 ibid.
3 Murphy, J. and Murphy, P., ‘Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road’, prepared for the HBPC
4 ibid.
5 ibid.
6 DHC, ‘Interim Heritage Assessment: 478 St Kilda Road’, March 1986
7 Architects’ Index. Webb designed the South Melbourne Town Hall (Refer to citation for 208-220 Bank Street) in 1879
8 Architects’ Index
9 Murphy and Murphy, loc. cit.
10 DHC, loc. cit

Description
‘Charsfield’ is a symmetrical two storeyed house with a single storeyed terrace projecting from the front façade. The terrace is supported on a loggia with detailing reminiscent of Webb’s loggia across the façade of his Windsor Hotel. The terrace is broken by a central two storeyed tower with Italianate coupled windows at first floor level. The house remains substantially intact including the glazed lantern over the stair hall, most of the encaustic tiles to the loggia and the cast iron picket 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

Other studies
**City of Port Phillip Heritage Review**

**Place name:** Redholme  
**Other names:** Warwilla Guest House  

<table>
<thead>
<tr>
<th>Address: 572 St Kilda Road, Melbourne</th>
<th>Heritage Precinct: None</th>
</tr>
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<tbody>
<tr>
<td>Category: Residential: Mansion</td>
<td>Heritage Overlay: HO332</td>
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<tr>
<td>Style: Victorian Queen Anne</td>
<td>Graded as: Significant</td>
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<tr>
<td>Constructed: 1896</td>
<td>Victorian Heritage Register: No</td>
</tr>
<tr>
<td>Designer: John Beswicke</td>
<td>Amendment: C29, C160</td>
</tr>
<tr>
<td>Comment: Revised citation</td>
<td></td>
</tr>
</tbody>
</table>

**Significance**

‘Redholme’ is of significance as an early and influential example of the Queen Anne/Modern Gothic and as a substantially intact work by the leading architect John Beswicke.

**Thematic context**

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**History**

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the land would be sold for residential purposes (3). Following this subdivision, Rudolph D. Benjamin, a ‘gentleman’, purchased this property on which he constructed a sixteen-roomed brick building (4). The house, named ‘Redholme’ (5), was designed by noted Melbourne architect, John Beswicke, in 1896 (6) and it is suggested that the builder was James Downie (7). From the 1950s, the building has been known as ‘Warwilla’ Guest 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 Personal Communication Miles Lewis
3 Murphy and Murphy, loc. cit.
4 ibid.
5 ibid.
6 ibid.
7 National Trust of Aust. (Vic.), 'Research into Redholme...', 13 October, 1982
8 Murphy and Murphy, loc. cit.

Description
Stylistically, the house belongs to the Edwardian period and having been built in 1896 it is an early example of such architecture. It has red brick tuckpointed walls, picturesque massing with a projecting half timbered bay window and an octagonal tower with ‘candlesnuffer’ roof; elements that were to remain popular for at least another decade. The banded brick chimneys dominate the terracotta tile roof, as do the decorative finials. The ornate fibrous plaster ceilings and the fine stained glass window to the stair hall are of distinction. Gothic references are made in the shallow pointed arches to main openings and the engaged colonettes that flank the entrance.

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

Other studies
**Significance**

This tram shelter is included on the Victorian Heritage Register (H1867) 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:

*An intact member of the small but important set of 1920s tram shelters in St Kilda Road, this particular shelter was built in 1927 to closely replicate its neighbour further north on the corner of High Street. Its fine Arts and Crafts design and hand built timber construction reflects a bygone era of public transport, and complements Melbourne’s W class trams. Unlike the trams, the present colour scheme of the shelter appears to be close to the original.*

**Thematic context**

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**History**

In the early years of the twentieth century the cable tram network of inner Melbourne, which had been built in the 1880s, was augmented by an electric tram network built and operated by municipal tramways trusts in the various expanding suburbs. The tram shelter at the corner of St Kilda Road and Dorcas Street South Melbourne is one of five remaining from of a distinct group nine picturesque closed timber shelters built between 1912 and 1927 in a style based on Edwardian domestic fashion.
The tram shelters at the corner of St Kilda Road and Lorne Street and St Kilda Road and High Street were built in 1927. These replaced earlier shelters erected by the Prahran and Malvern Tramways Trust in 1913 and 1919. The shelters served passengers making the connection between the St Kilda Road cable trams and the departure point of the electric cars on P&MTT High Street route.

References
Victorian Heritage Register citation

Description
The timber-framed shelter has a raised timber floor and is clad to sill height externally in horizontal ship-lap weatherboards and internally in vertical v jointed lining boards. Similar boards cover the ceiling. The benches are of timber frames and slats. The upper halves of timber framed windows are in multi-paned patterned translucent glass with a segmental arch head. Half of the wall of the shelter facing the tram stop is open. The framing continues above with a single skin of vertical boarding set in to the same depth as the window. The gable section of wall is clad in vertical slats spaced to give ventilation. The gable roof is clad in terracotta shingles with a plain terracotta ridge. The rafters are exposed under the projecting eaves with a spaced board lining above. The gables project a similar distance to the eaves and are supported on simple timber brackets. The upper section is filled with a horizontal board at ceiling height to match the barge and an infill of vertical spaced boards. The detailing of the barges and the projecting ridge beam is a simplified form of that on the St Kilda Road/High Street shelter diagonally opposite.

(Source: Victorian Heritage Register citation)

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

Other studies
**City of Port Phillip Heritage Review**

**Place name:** Gas Valve House (former)  
**Other names:** -  
**Citation No:** 219

**Address:** 615 St Kilda Road, Melbourne  
**Category:** Valve House  
**Style:** Victorian Free Classical  
**Constructed:** c.1876  
**Designer:** Unknown  
**Amendment:** C29, C161  
**Comment:** Revised citation  

### Significance

This former Gas Valve House is included on the Victorian Heritage Register (H0675) 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 complex contains some notable relics of the early days of gas production in Melbourne. The Valve House is most significant both architecturally and technologically and its present condition, especially the removal of the slate roof, is a matter of great concern. The office is also significant as part of the complex although the residence, whilst contributory is of low architectural significance. With the recent demolition of industrial buildings and relics of the gas industry at West Melbourne and Tooronga, the survival of remaining links with this industry is vital.*

### Thematic context

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### History

No information.

### References

-
Description
The Valve House is of red brick with cement render trim. The St Kilda Road elevation has superimposed pilasters and a pediment which frame four arch headed windows. Bluestone sills provide contrast to the red brick walls. Each elevation is capped by a similar triangular pediment and a solid parapet runs around the top of the building. The pediments are of face brick and delicate cement render relief decoration incorporating the monogram of the gas company. At impost level a band of delicate arcanthus leaf decoration is incorporated. The grounds are enhanced by a pair of tall palm trees.

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
City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Address: 628 St Kilda Road, Melbourne
Category: Residential: Flats
Style: Interwar Old English
Constructed: 1936
Designer: Marsh & Michaelson
Amendment: C29, C160
Comment: Revised citation

Significance

One of the finest apartment complexes of its period in Melbourne showing a particularly thorough degree of detailing and high standard of craftsmanship. The complete nature of the building complex with its large number of individual fittings such as signposts, lamps and weather vanes is a particularly distinctive feature.

Thematic context

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History

The complex was erected in 1936 for Hume Investments Pty Ltd (Geo. M. Hume Esq) to designs prepared by Marsh and Michaelson, architects.

References

St Kilda Council building permit no. 9404, issued July 1936

Description

A large complex of apartments in a Tudor style comprising an L-shaped three storey wing facing onto St Kilda Road and Street and a two storey garage and mews wing facing onto Queens Lane and forming a
central service courtyard. The red clinker brick facades of the main block are punctuated at regular
intervals by slightly projecting staircase bays decorated with half timbering and, on the St Kilda Road
frontage, incorporating projecting timber balconies. Tall Tudor style chimneys are distributed across the
steeply pitched terra-cotta tile roofs. A driveway on the south boundary of the block gives vehicular access
to the service courtyard and passes under a port-cochere giving access to the principal apartment, which in
the building's specification is notated as incorporating panelling in the dining room and study from the
earlier house that was located on this site. Each of the entrance porches is given a Tudor style name
(Raleigh, Wolseley, Grenville etc.), which are discretely displayed on a signpost and lantern at the street
corner.

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

Other studies

Other images

Source: State Library of Victoria, Harold Paynting Collection
City of Port Phillip Heritage Review

Place name: Ulimaroa (former)
Other names: Australasian College of Anaesthetists

Address: 630 St Kilda Road, Melbourne
Category: Residential: Mansion
Style: Victorian Italianate
Constructed: 1890
Designer: John Augustus Koch
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO256
Graded as: Significant
Victorian Heritage Register: Yes, H0658

Significance
‘Ulimaroa’ is included on the Victorian Heritage Register (H0658) 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:

This former residence in St Kilda Road is an extremely intact example of Melbourne’s boom period and is significant as it is one of the last remaining mansions of its kind in this important boulevard.

Thematic context

History
‘Ulimaroa’ was erected in 1890 for Dr. Watkin and occupied by ship owner John Traill and the residence remained in the Traill family until 1948. A physician, Dr. Barret resided there until 1959 and in 1962 Repco Limited acquired the building.
References
St Kilda Rate Books, 1890: Watkin (owner), - (occupier), 10 room brick unfinished, 150 pounds; 1892: John Traill (occupier), shop owner, gent, Dr. Watkin (owner), 12 room brick, N.A.V. 260 pounds
Sands and McDougall Directories, various dates

Description
This Italianate mansion was erected at the height of the boom in Melbourne and the form of the two-storey building is typical of the period. A polygonal bay protrudes adjacent to the three-storey balustraded entrance tower, which in turn terminates an L-shaped verandah and balcony. The patterned slate roof terminates in eaves supported on paired consoles and deep consoles support the cast iron window balustrading. Moulded florid friezes, festoons and cast iron brackets, valencing and balustrading decorate the residence.

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

Other images
-
Significance

The row houses at 645-649 St Kilda Road, known for a period as "Luzmore", may have been designed by the architect Phillip Treeby and were built in 1880-82. They are a representative late Victorian terraced row, of importance for their location on the St. Kilda Road, formerly Melbourne's pre-eminent Victorian period boulevard and now profoundly changed.

Thematic context

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History

The area bounded by Henry and Peel Streets and St. Kilda and Punt Roads was treed parkland in 1855 and 1866. By 1880, it had been subdivided and sold.

In 1880, James Treeby, a builder of Richmond, owned three lots of land with “Melbourne Road” frontages of about 34, 33 and 33 feet running north from Peel Street. The NAV of these lots were 8, 7 and 7 pounds respectively.

Over the next two years, Treeby built a terrace of five houses on this land. The houses were described identically as “brick, 6 rooms, NAV 30 pounds”. By February 1883, all houses had been leased to professional people among them Phillip Treeby, an architect. The other occupants were merchants Fink,
Betts and Tedmiratzki (?), Henry Cordner, an accountant, John Timms, a gentleman and E.C. Waddington, a photographer. The NAV of each house was 70 pounds.

Treeby continued as owner in 1886 however by 1891, he had sold the terrace to T.G. Edger, a "gentleman". Edger lived in one of the houses. Another occupant was William Marr, a grocer and later, a corn fruiterer/traveller. Marr took up residency in the mid 1880’s and his family’s association with the terrace continued into the 1920s.

The houses had passed to Mrs Edger by 1896. Charlotte Edger had occupancy of two houses, William and Miss Louisa Marr occupied two houses and a musician, Joseph Summers lived in the house on the corner of Peel Street.

At the turn of the century Catherine Edger was listed as owner. She occupied two houses, Louisa Marr had two houses and Elizabeth Wood lived in the corner house. It was a terrace of women with the occupation “domestic duties” except for Louisa Marr who was a dressmaker.

In 1901, the houses were known as ‘Luzmore Terrace’. By the 1930s, the houses were described as ‘apartments’ and by the 1960s, some of the houses were described as ‘flats’.

References
H.L. Cox, “Hobson Bay and River Yarra”, 1866, SLV, Map Section
Kearney, 821.09A, 1855, SLV, Map Section
Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 546, 537, 538, 640 & 649 (shows intersection of Albert and St Kilda Roads) and 648 & 909 (shows St Kilda Road south of Union Street), dated 1897
St. Kilda Rate Books: 1880-83, 1886, 1890-91, 1895-96, 1899-1900, VPRS 2335, PROV.

Description
A terraced row of three two storeyed stuccoed Boom period houses staggered to accommodate the angled frontage alignment to St. Kilda Road. The parapets are unusual, having central balustraded sections flanked by urns. The two storeyed verandahs have cast iron lace balustrades and valences without supporting columns. The lower level windows have cabled colonettes and the front doors have stained glass upper sashes.

Condition: Sound. Integrity: High. Includes cast iron palisade fences to nos. 645 & 647. Some elements missing but available for replication on other members of the row.

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

Other studies
- 

Other images
- 
City of Port Phillip Heritage Review

Place name: Del Marie
Other names: Flats

Citation No: 221

Address: 4 St Leonard’s Avenue, St Kilda
Category: Residential: Flats
Style: Interwar: Moderne
Constructed: 1938
Designer: Stuart W. Hall
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: St Kilda Hill
Heritage Overlay: HO5
Graded as: Significant
Victorian Heritage Register: No

Significance
The Del Marie Flats provide a significant example of early modern architecture as applied to residential flats in St Kilda. In addition to the purity of style demonstrated, the dominance of flats in St Kilda, place importance on this type of building. The flats are enhanced by the palm tree in the front garden.

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 & recovery: the interwar years
History
The Del Marie flats were erected in St Leonards Avenue, St Kilda in 1938. Stuart W. Hall was the architect.

References
Sands and McDougall Directories, 1937-8

Description
This severe, streamlined three-storey building shows the extreme influence of early modern architecture in its use of simple, unadorned surfaces, strips of windows and curved corners and projecting balconies. Walls are rendered to give a uniform appearance and the roof is concealed behind the plain horizontal parapet. Void, or strips of window, alternate with solid to form the facades of the Del Marie Flats and corners continue to curve towards the rear of the building.

Intactness
The Del Marie flats are substantially intact.

Comparative analysis
No information.

Assessment
No information.

Recommendations
1998: Conservation

Primary source
Nigel Lewis and Associates, St. Kilda Conservation Study, Area 1, 1982

Other studies
City of Port Phillip Heritage Review

Place name: Laywell Terrace
Other names: -
Citation No: 711

Address: 20-24 Stokes Street, Port Melbourne
Category: Residential: Terrace
Style: Victorian: Free Classical
Constructed: 1890
Designer: Unknown
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO264
Graded as: Significant
Victorian Heritage Register: No

Significance

Laywell Terrace is of local significance. The refined detailing of the facade and the relatively large size of the houses, along with the former Masonic Hall adjacent (q.v.), indicates the original status of the area and the importance of the foreshore area in the nineteenth century.

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

History

This terrace of three two-storey brick houses was constructed in 1890 by its first owner, blacksmith, Edward Matthews. Each house consisted of five rooms, and in 1890-91, each was valued at £40 (1).
Reference
1. Port Melbourne rate book, 1890-91, nos. 88-90

Description
Laywell Terrace comprises three two-storey houses of brick construction with a rendered front elevation. There are concave roofed corrugated iron verandahs on timber beams between rendered wing walls with recessed blank arches. The wing walls are extended up the front elevation as rectangular pilasters, without capitals, articulated by widely spaced block rustication. The wall below the cornice is decorated with swags. The parapet supports a central triangular pediment with scrolled ends and an acroterion finial, bearing in the recessed centre panel the name of the terrace. Above the pilasters, on each side of the pediment, are urns. The windows have moulded render architraves and bracketed sills. The brick chimneys have moulded render cornices. The front wall and fence are of later date.

Comparative analysis
This terrace is more architecturally refined and of a higher standard than the workers’ housing more commonly constructed in Port Melbourne during this period. Laywell Terrace is one of a relatively small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 160-2 Station Street (q.v.). Compared with these terraces and other large terrace form houses in Port Melbourne such as Ulster House, 164 Station Street (q.v.), the design of Longwell Terrace, while notably refined, is conservative for the 1890 date. It is comparable with such relatively simply designed and earlier terraces as 12-72 Gore Street, Fitzroy (from 1858), 141-7 Bank Street, South Melbourne (1862) and 28-32 Eades Place, West Melbourne (1862-3).

Assessment
No information.

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

Primary source

Other studies
**City of Port Phillip Heritage Review**

| Place name: | Edith |
| Other names: | Briggs House, Strebor |

| Address: | 26 Stokes Street, Port Melbourne |
| Category: | Residential: house |
| Style: | Victorian Italianate |
| Constructed: | 1891 |
| Designer: | Unknown |
| Amendment: | C132, C160 |
| Comment: | Revised citation |

**Heritage Precinct:** None  
**Heritage Overlay:** HO497  
**Graded as:** Significant  
**Victorian Heritage Register:** No

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### Significance

**What is significant?**

‘Edith’ (also known as ‘Strebor’), the house built in 1891 for George and Elizabeth Briggs, at 26 Stokes Street, Port Melbourne is significant. George Briggs was a small business owner (tailor) in Bay Street and his family occupied the house for about twenty years. It is a late Victorian Italianate villa constructed of bi-chrome brick, which is asymmetrical in plan and has a hipped roof clad in slate. The verandah retains the original cast iron post and frieze, and an encaustic tile floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood with a serrated edge. There are eaves brackets below the soffit with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Non-original alterations and additions to the house and the front fence are not significant.

**How is it significant?**

‘Edith’ at 26 Stokes Street, Port Melbourne is of local architectural and aesthetic significance to the City of Port Phillip.
Why is it significant?
It is significant as a well-detailed and intact example of a late Victorian Italianate villa. The scale of the house, larger than many others in the suburb, and grander in character, is representative of houses associated with the middle-class in this community, in contrast to the more modest working-class housing in the area (Criterion D).

Aesthetically, it is a well-composed design that incorporates elements representative of its period and style including asymmetrical form and a high degree of detailing, and it is distinguished amongst similar houses in Port Melbourne by the tripartite window arrangement (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: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late Nineteenth Century boom

History

Port Melbourne
The following history of Port Melbourne is comprised of edited extracts from the Port Phillip Environmental History and the HO1 Port Melbourne heritage precinct citation, both contained in Volume 1 of the Port Phillip Heritage Review (Version 17, September 2015).

The greater part of Port Melbourne, the West Melbourne swamp and the low lying lands of South Melbourne is understood to have its origins as an arm of Port Phillip Bay linked by the Yarra near Princes Bridge and the Maribyrnong near Flemington. At Port Melbourne, a body of shallow water known as the lagoon extended inland from the shoreline as far as the site of Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards park. The lagoon, in fact, marked the eastern boundary of the future settlement of Sandridge, the land on which the latter was surveyed being described in 1841 as “sandy soil... moderately wooded [with] gum”. The beach at Port Melbourne had been first charted by a European, Charles Grimes, in 1803, and the name Sandridge was chosen by the surveyor William Darke when he mapped the shoreline after 1836.

A track between the beach and the town of Melbourne had been established as early as 1839. The government surveyor, Robert Hoddle, had prepared a plan for a “rail road” on the alignment of Bay Street and a street subdivision for Sandridge in that year. Wilbraham Liardet arrived in November, establishing his Brighton Pier Hotel and jetty at Sandridge a year later. By 1841 Alfred Lingham had opened his Marine Hotel, also with a jetty, at the same location and the two hotels marked the commencement of tracks to Melbourne that eventually joined to form a single route. There was also a hut and customs tent and a magazine at Sandridge at that time. Hoddle prepared a further survey plan in 1842, providing for half-acre allotments and a roadway on the alignment of Bay Street.

There were 40 lots in four blocks between the present Graham and Rouse Streets but the land was withdrawn from sale. In 1849 the government built a pier on the site of Liardet’s jetty and Lindsay Clarke’s survey plan was used as a basis for the first land sales in September 1850. By December 1852 the Argus recorded that about 100 tents had been erected “near Liardet’s” and Edmund Thomas’ sketch of 1853 showed single and two storeyed shops with verandahs in a continuous row on one side of Bay Street. The Sandridge railway line, built by the Melbourne and Hobsons Bay Railway Co. formed in August 1852, was opened as Australia’s first steam powered railway on 12 September 1854. The railway to the west and the lagoon to the east formed the boundaries of the Sandridge township plan, which comprised 44 blocks extending from just north of Ingles Street to the Beach.
An 1855 plan shows the essential elements of the township. Commencing at the sea front there was a Customs house at the corner of Beach Street and Nott Street and a reserve for the post office on the south corner of Bay and Rouse Streets. Between Rouse and Graham Streets there were allotments for the Roman Catholic and Wesleyan churches and a reserve for the watchouse. Further north again between Graham and Liardet Streets were the Seamen’s, Presbyterian and Church of England reserves. Between Liardet and Raglan Streets, as the available land between the lagoon and the railway reserve narrows, there was a pool – on the site of present Lalor Street – and associated swampland. Private allotments were scattered liberally throughout the Area and it would appear that the whole of Sandridge had been alienated by this time. Station Place was lined with small, presumably residential allotments. Sandridge’s role as a geographically discrete port town had been established.

By the late 1850s the process of replacing the earlier and more temporary buildings with permanent accommodation was gaining momentum, and Peckham Terrace erected c.1859 in Bay Street is a surviving example of this early redevelopment phase. The growing importance of the settlement was demonstrated by the court house, police station and post office, which were all erected during the early 1860s. Amongst the brick hotels being built were the Chequers Inn which remains today at the corner of Bay and Bridge Streets and the Fountain Inn at the corner of Raglan and Crockford Streets. There were in fact many hotels at the Port, which was not surprising, given its foundations in the shipping trade. The shops, mainly in Bay Street, convey something of the same picture as the hotels, a few being designed by quite distinguished Melbourne architects and then from the 1870s more commonly by local architects. Frederick Williams was exceptionally busy whilst John Flannagan’s group of three shops in Bay Street of 1874-75 survive as a testimony to his work and a reminder that the original development encompassed five shops.

U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne’s history. The population had increased sevenfold from 3,351 in 1861 to over 20,000 by 1890 and by 1900 the original Sandridge township area had been almost completely built up between the railway and the lagoon.

‘Edith’, 26 Stokes Street
The land bounded by Beach Street, Stokes Street, Rouse Street and Nott Street formed Block 1 in the Sandridge Township Plan and was among the first to be offered for sale. The Crown Grantees for most of Block 1 were S. (Samuel) & R.K. Gregory. In 1858 Charles Gregory (presumably a relative) built the first Sandridge Freemason’s Lodge on part of Block I facing Stokes Street, and in 1859 Samuel Gregory built the Freemasons’s (later Sandridge) Hotel on the adjoining site at the Beach Street corner (PPHR Citations 610 and 710). The Gregorys later subdivided and sold off most of the remaining land. For example, in 1863 lot 1 of Block 1, situated at the corner of Stokes and Rouse streets, was subdivided into 10 lots, which were auctioned on 9 March by Beauchamp & Byrne. It was on part of this land that the Swallow & Ariell Biscuit Company erected their offices in 1890 (SLV 1).

The present 26 Stokes Street is comprised of parts of allotments 3 and 4 in Block 1. In 1877 it was contained in a parcel of land transferred to Henry Donaldson and thence to Edward Matthews by 1887 (LV1, LV2). Matthews built ‘Laywell Terrace’ on part of his land (now 20-24 Stokes Street) and subdivided the balance into two lots, one being this property, which was sold in November 1887 to Thomas Holland (LV3). Holland held the land for three years before selling to Elizabeth Briggs in September 1890 (LV3). She took out a mortgage in February 1891, presumably to finance the construction of this house, which the Briggs family occupied from that year. It was described as a six-room brick house, with relatively high valuation of 45 pounds (LV4, SM, RB).

Melbourne & Metropolitan Board of Works plans dating from the late nineteenth century show this was one of eleven houses on the east side of Stokes Street, south of Rouse Street. On the west side the Swallow & Ariell Biscuit Works factory occupied the northern half, while there were about eight houses between the factory and the Beach Street corner. Houses were also scattered throughout the adjoining blocks. By the early to mid-twentieth century most of these would be replaced by factories and warehouses (SM).

Elizabeth Briggs was the wife of George Walter Briggs, a tailor, who had a shop in O’Brien’s Terrace in Bay Street, Port Melbourne (LV4). The Briggs family resided in the house until about 1913. It was then tenanted
until 1920 when it was sold to Francis J. Young, a Warrant Officer in the Royal Australian Navy. He lived in the house briefly before selling it to Rose Mitchell in 1922. The Mitchell family then occupied the house for over 50 years (LV4, SM).

References

Melbourne and Metropolitan Board of Works (MMBW 1) plan, scale 400 feet to 1 inch. no.18 , Port Melbourne [cartographic material], dated 1894 (State Library of Victoria website)

Melbourne & Metropolitan Board of Works (MMBW 2) Detail Plan Nos. 325, 326, 327, dated 1895 (State Library of Victoria website)


Port Melbourne rate book (RB) 22 March 1892, No. in rate 90

‘Port Phillip Heritage Review’ Volume 1, Version 17, September 2015

Sands & McDougall Directories (SM)


U’ren, N. and N. Turnbull, N., A History of Port Melbourne, 1983

Description
‘Edith’, the house at 26 Stokes Street, Port Melbourne is a late Victorian Italianate Villa. The house is built to both side boundaries and has small front setback. Asymmetrical in plan, it is constructed of bi-chrome brick (now over-painted) and has a hip roof, clad in slate (recently renewed). The verandah retains the original cast iron post and frieze, and tiled floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights (an early copper nameplate with the house name is beside the door) and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood (these sometimes contained rolled up canvas blinds) with a serrated edge. There are eaves brackets with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Overall, the house retains a relatively high degree of intactness and integrity. The most significant change has been the over-painting of the brick walls. The high brick fence is also unsympathetic.

In the context of Stokes Street, this house forms part of a surviving group of nineteenth century buildings on the east side including the adjoining ‘Laywell Terrace’ (HO264), the former Masonic Hall (no.18, HO263) and the reconstructed former Sandridge Hotel at the corner of Beach Street (HO286). It also relates to the nineteenth century buildings associated with the former Swallow & Ariell Biscuit Factory at the southeast corner of Rouse Street (HO265) and on the opposite side of Stokes Street (HO244).

Comparative analysis
Port Melbourne was a working class area and this is reflected in the housing stock, which predominantly comprises small, weatherboard cottages with minimal architectural decoration (PPHR citations 243, 650,
677). Compared to the suburbs within the neighbouring former City of South Melbourne, Port Melbourne contains relatively few substantial brick villas and no houses that could be described as ‘mansions’.

‘Guernsey House’, constructed in 1883 for Peter Grut, at 232 Esplanade East is perhaps Port Melbourne’s grandest being a two storey, double fronted house of rendered masonry construction with a two level cast iron verandah and palisade fence, and an elaborately decorated parapet. Another relatively grand house is 344 Graham Street, constructed c.1871 for the locally prominent stevedore and one-time Mayor of Port Melbourne, James Close (both houses are included within the HO1 Port Melbourne precinct).

Most of the other substantial houses in Port Melbourne are concentrated in and around Bay Street (e.g., two storey terrace rows at 378-382 and 427-435) and along the two streets that face toward the reserves flanking the former Port Melbourne Railway: Station and Evans streets. These include the notable collection of two storey houses in Station Street immediately to the south of Raglan Street comprising ‘Alfred Terrace’ (nos. 160-62), ‘Derwent House’ (163), ‘Ulster House’ (164) and ‘Emerald House’ (165). All are within HO1.

Houses with the Italianate approach of asymmetrical massing in Port Melbourne are comparatively rare. Examples include the slightly grander house at 161 Nott Street, which is a rendered dwelling with a cantilevered projecting bay, sited in a relatively deep garden setback. A more modest example is at 173 Liardet Street, which is timber block-fronted with a projecting bay (Barrett).

Other houses of individual significance within Port Melbourne tend to adopt a symmetrical composition. Examples include 21 Ross Street (HO240) and 240 Graham Street (HO140). These are both double-fronted bi-chrome brick houses of symmetrical form with hipped roofs and so are representative of this type. Apart from remaining relatively intact, what sets these (and other individually significant) houses apart from other examples found throughout HO1 are uncommon details. 21 Ross Street, for example, is distinguished by the particularly elaborate cast iron decoration, while 240 Graham Street is notable for the ‘ostentatious’ decoration that includes bayed windows on either side of the entry and tiled panels in the eaves frieze.

‘Edith’ is distinguished by the tri-paned arrangement of the windows to the main elevation, where the window is in three parts separated by brickwork, an arrangement that is not found in other comparable houses (although some house the more conventional tripartite window frame fitted within a single opening). The only other known similar tripartite windows in Port Melbourne are at ‘Guernsey House’ and ‘Ulster house’. ‘Edith’ also retains a relatively high degree of integrity including all the original verandah fabric. While the brick walls have been over-painted, this is a readily reversible change.

‘Edith’ is also one of the few remaining late nineteenth century houses in Port Melbourne within the blocks closest to the bay (i.e., south of Rouse Street). In the twentieth century, most of the houses in this area were demolished and today the only surviving nineteenth century houses included in the HO are ‘Laywell Terrace’ (HO264, 20-24 Stokes Street) and the terrace row at 183-187 Rouse Street (Individually significant within HO1 precinct), while just to the north of Rouse Street are ‘Thelma’ and ‘Carmel’ (HO308, 106-108 Stokes Street). Outside of the HO there are isolated examples of altered late nineteenth or early twentieth century houses at 195 Rouse Street, and 17 & 47 Nott Street.

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 HO as an individual place with external paint controls. External paint controls are recommended to provide a statutory mechanism to encourage the removal of the paint from the face brick
by an approved method. The extent of the HO should include the whole of the place as defined by the title boundaries.

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**Primary heritage study**

Helms, David, *Heritage assessment: 26 Stokes Street, Port Melbourne, 2016*

**Other heritage studies**

Barrett, Peter Andrew, 'Expert witness statement. With regard to proposed permanent heritage controls (heritage overlay) to a house at 26 Stokes Street, Port Melbourne, as part of Planning Scheme Amendment C132 of the Port Phillip Planning Scheme', prepared for City of Port Phillip, 22 March 2017

**Other images**

![Image 1](Image 1)

![Image 2](Image 2)
Significance

The Hotel Esplanade is situated at no. 11 The Upper Esplanade, St. Kilda and was built in 1877 to the design of architects Smith and Johnson for James Orkney. It was subsequently extended c.1921. It has historical, aesthetic and social significance.

Its historical significance (Criterion A) arises from its survival as an early example of a resort hotel in Victoria’s premier metropolitan seaside resort, rivalling the nearby George and Prince of Wales hotels in Fitzroy Street. It offers insights into past lifestyles wherein patrons either stayed for short periods or as permanents, attracted to the seaside location and vitality of St. Kilda as a place. The most noteworthy of permanent residents was Alfred Felton, the industrialist and philanthropist who resided there from 1892 until his death in 1904.

The surviving inter-war refurbishment offers insights into the musical era of jazz and swing and its at times extravagant Hollywood influenced architectural settings whilst the main building survives as a prominent testimony to the importance of St. Kilda as a resort last century (Criterion E).

The complex has social importance (Criterion G) as evidenced by the cultural values attributed to it by present day community groups, which have consistently opposed redevelopment in recent years.

Thematic context

-
**History**

Between 1857 and 1861 a small hotel known as the New Baths hotel owned by James Stewart Johnson was in operation on the site of the present Esplanade Hotel. In 1861 it was renamed the Criterion and in 1866 John Duerdin, then owner, purchased land alongside and demolished the hotel in 1867-68. In 1877 the present Esplanade Hotel was built for James Orkney to the design of architects Smith & Johnson. It was of brick construction with 60 rooms and a bar. During the period 1892 to 1904 the philanthropist and industrialist Alfred Felton lived at the hotel. He converted his rooms into a gallery, his collection and a large trust fund being bequeathed to the National Gallery of Victoria on his death in 1904. When James Orkney died in 1896, the hotel was passed onto his wife Margaret until her death in 1913. The dining room was extended and three new bedrooms provided on the first floor after 1900.

In 1914 Edward and Patrick Hoban became the owners of the hotel and c.1921 architects Gibbs & Finlay undertook extensive additions to the front of the complex along with the provision of a ballroom. Carlyon’s Eastern Tent Ballroom with the hotel’s resident jazz orchestra: Carlyon’s Famous Players dates from this period. T.S. Carlyon died in 1925 followed by Martin Patrick Hoban in 1929. The Cairo Flats, later Baymore Court, were erected in 1929 on the site of the ballroom.

In 1937 architects Smith Ogg & Serpell carried out works including a new bar in the north-west corner. During the 1940s and 1950s the hotel was occupied as a resort and as the permanent residence of business and retired people of means. In 1952 the hotel owner, Edward Hoban, died. The hotel has changed hands several times since his death and in 1987 a proposal by Evindon Pty. Ltd. to substantially extend the complex primarily for apartments led to the involvement of the Save the St. Kilda and Turn The Tide anti-development groups who opposed the anticipated changes.

**References**

Timothy Hubbard Pty. Ltd., ‘Esplanade Hotel: A Report to the Heritage Council of Victoria in support of a nomination by the City of Port Phillip’

**Description**

A substantial and prominently situated stuccoed Italianate hotel having inter-war additions at the front and consisting of a three storeyed main block with three storeyed and two storeyed rear wings extending east to Pollington Street. The roofs are of slate. There is a service yard bounded in part by the perimeter wall of the part-demolished stables (?) on the Pollington Street boundary. The south wing is of three storeys becoming two storeys as it extends eastward, terminating at the service yard. The north wing has a later red brick accommodation wing continuing the earlier two storeyed accommodation wing and it has a vehicle entry to the service yard with a faded surmounting painted sign reading "Carlyon’s Taxis."

The façade of the original building is symmetrical with faceted three storeyed end window bays as its most distinguishing feature. The uppermost level has segmentally arched openings and a continuous window sill. The middle level has round arched openings with Corinthian order capitals at impost level. The original street level has been defaced following the provision of the inter-war additions, which are also in stucco work but asymmetrical about a central entry with recent steps and canopy. There is a window bay to the right hand side overlooking The Upper Esplanade but it is the bracketed window hoods and central pediment with the hotel name in raised cast cement that constitute the key stylistic elements in the Neo-Classical mode of the day. The side elevational treatments are enriched by chamfered window reveals and the former residential entry facing Pollington Street and there is a tall red brick chmainey attached to the south side of the rear south wing.

Inside, the vestibule retains its coved ceilings with ornamental plaster strapwork and Hollywood style bifurcating staircase to the residential floors, which have now been unoccupied for several years and are of utilitarian character, the fireplace surrounds having invariably been removed.
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

Other studies
-
Significance

The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The front verandahs and staircases, and side bay windows are part of the 1918 works. Both the original building, because of its age (it appears on Vardy’s 1873 survey of St Kilda, but assessed on stylistic grounds, could predate this by up to twenty years) and the later alterations and additions, characteristic of so many undertaken in St Kilda in the Interwar period, are important as they in turn reflect the early growth and later development of the City. The building is largely intact though only portions of the 1918 front fence survive.

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, 5.4 Depression and recovery: the inter-war years
History
The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The original house appears on the 1873 Vardy Plan.

References
J.E.S. Vardy, Plan of the Borough of St. Kilda, c.1873, South/14.
St Kilda Council Building Permit No. 3383, dated 21 August 1917

Description
-

Comparative analysis
No information.

Assessment
No information.

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

Primary source

Other studies

Other images
-
City of Port Phillip Heritage Review

Place name: Valma
Other names: Flats

Address: 17 Victoria Street, St Kilda
Category: Residential: Flats
Style: Interwar: Moderne
Constructed: 1936
Designer: W.H. Merritt
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: St Kilda Hill
Heritage Overlay: HO5
Graded as: Significant
Victorian Heritage Register: No

Significance
A fine example of Functionalist style apartment design elegantly composed on this restricted site. The thin, curved projecting planes of the balcony balustrades terminate in the solid vertical element of the staircase, and these and the corner glass windows all combine to establish a well-conceived composition characteristic of the style. The vertical ribs above the staircase window are a small reference to Art Deco influences. The building is the only built part of a larger development planned to stretch along Victoria Street. It is largely intact though in poor condition.

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, 5.4 Depression and recovery: the inter-war years
History
Designed by W.H. Merritt, architect, and constructed in 1936, this was the first stage of a larger development planned to stretch along Victoria Street (Goad, The Herald, 13 May 1936, p.20 'Contrasting types of Modern flats').

References
Phillip Goad, architectural historian, pers. comm. (1992, cited in Trethowan et al)

Description
- 

Comparative analysis
No information.

Assessment
No information.

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

Primary source

Other studies

Other images
-
### B.3 Revised - demolished places

<table>
<thead>
<tr>
<th>Place</th>
<th>Page no.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citation 292, House, 63 Argyle Street, St Kilda</td>
<td>1</td>
</tr>
<tr>
<td>Citation 308, Houses, 156-58 Brighton Road, Ripponlea</td>
<td>4</td>
</tr>
<tr>
<td>Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda</td>
<td>6</td>
</tr>
<tr>
<td>Citation 641, House, 220 Esplanade West, Port Melbourne</td>
<td>8</td>
</tr>
<tr>
<td>Citation 2030, Bandstand, Jacka Boulevard, St Kilda</td>
<td>10</td>
</tr>
<tr>
<td>Citation 2031, St Kilda Sea Baths, Jacka Boulevard, St Kilda</td>
<td>12</td>
</tr>
<tr>
<td>Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda</td>
<td>15</td>
</tr>
<tr>
<td>Citation 2036, Brooke’s Jetty, Jacka Boulevard, St Kilda</td>
<td>17</td>
</tr>
<tr>
<td>Citation 55, CSR Store (former), 33 Johnston Street, Port Melbourne</td>
<td>19</td>
</tr>
<tr>
<td>Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West</td>
<td>22</td>
</tr>
<tr>
<td>Citation 2181, Store, 7-13 Meaden Street, Southbank</td>
<td>24</td>
</tr>
<tr>
<td>Citation 2176, House, 95 Ormond Road, Elwood</td>
<td>27</td>
</tr>
<tr>
<td>Citation 772, Hatton (House), 173 Ormond Road, Elwood</td>
<td>29</td>
</tr>
<tr>
<td>Citation 2230, Mansion, 48 Queens Road, Melbourne</td>
<td>32</td>
</tr>
<tr>
<td>Citation 2244, Avalon, 70 Queens Road, Melbourne</td>
<td>35</td>
</tr>
<tr>
<td>Citation 2130, Brooklawn, 82 Queens Road, Melbourne</td>
<td>37</td>
</tr>
<tr>
<td>Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne</td>
<td>39</td>
</tr>
<tr>
<td>Citation 1995, House, 521 St Kilda Street (former 150 Glen Huntly Rd), Elwood</td>
<td>41</td>
</tr>
<tr>
<td>Citation 930, House, 521 St Kilda Street, Elwood</td>
<td>43</td>
</tr>
<tr>
<td>Citation 948, Baymor Flats, 6 Victoria Street, St Kilda</td>
<td>45</td>
</tr>
</tbody>
</table>
City of Port Phillip Heritage Review

Place name: House
Other names: Cottage

Address: 63 Argyle Street, St Kilda
Category: Residential: house
Style: Vernacular
Constructed: c.1853
Designer: Unknown
Amendment: C29, C160
Comment: Revised citation

Citation No: 292
Heritage Precinct: St Kilda East
Heritage Overlay: HO26
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 cottage at number 63 Argyle Street is an unusually intact timber cottage of the early 1850s. It is representative of the large number of timber houses erected during the first period of major growth in Melbourne. Most have now disappeared and the survivors invariably have been substantially altered. Equally this building is illustrative of the first buildings erected in this area; modest cottages, generally housing people in the services part of society, in contrast to the large terraces and houses on the nearby St. Kilda Hill. Features of note include the timber, paired casement windows, early hardware including grained door knobs, lean-to additions and front verandah. Verandah columns of this type are now comparatively rare.

**EXTENT OF SIGNIFICANCE**
The entire house, front garden and picket fence.

Thematic context

History
The cottage has been demolished. The history in the 1984 heritage study is:
Number 63 Argyle Street was apparently constructed by Francis Fitch in 1853, as a substantial mortgage of £100 was taken out from the previous owner of the land, George Coleman, eight days after he purchased the allotment. (2) Ebenezer Fitch was a builder living in Brighton Road in St. Kilda in the 1850’s and presumably Francis was related to him. James Raeburn Petrie became the second owner in 1857(1),(2) followed by George Kirkham around 1861(1) and John Hunter around 1865(1). Hunter was a cab proprietor and the stables were behind the house. John Hunter still owned the property in the 1890s.

References
2. Registrar General’s Office records - summary in Appendix.
J.E.S. Vardy, surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, North Ward sheet no. 5

Description
This cottage has been demolished and replaced with two townhouses. The description in the 1984 heritage study is.

This house is a timber building of four main rooms and central hall. The studs are clad in weatherboards, possibly not the original ones. Lining generally is beaded boards to walls and ceilings. One room on the eastern side in the main section has wallpaper on hessian to parts of the walls and nothing else. It is not clear if this is the original form of lining, which is very possible, or is a result of later changes. The gable roof is corrugated iron.

During the early 1850’s almost all building materials and fittings, such as doors and windows, were imported, as were a large number of portable buildings. No evidence could be found to indicate that this was a portable timber building. Access to the roof space was not possible, but it would appear that this house was built in the conventional manner.

The four room main section has a central passage opening into the first lean-to main room, with a second room opening off it. There is evidence of a filled-in window between these two sections whilst the multi-pane sash window remains in the wall between these two lean-to’s. This window was probably re-used from the front section.

Two successive lean-to’s have been added at the rear, the first probably soon after the erection of the house. Asbestos cement sheet now lines the two front rooms and is the gable cladding externally. The mantlepiece in the front room is presumably later, but the lean-to room mantlepiece appears original. Sundry sheds are at the rear and the stables have been demolished. The front of the building has settled, presumably due to the stumps and so on rotting. Otherwise the house is in quite good condition, though maintenance has been neglected.

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 HO26 from the HO schedule and map.

Primary source

Other studies
David Bick and Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2* Volume 1, 1984
City of Port Phillip Heritage Review

Place name: Houses
Other names: Semi-detached houses

Address: 156-158 Brighton Road, Ripponlea
Category: Residential: semi-detached
Style: Interwar Spanish Mission
Constructed: 1928
Designer: G.W. Vanheems
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: None
Graded as: Nil
Victorian Heritage Register: No

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:

These two semi-detached houses are a rare example of this building type in the Spanish Mission style, used in the second half of the 1920's. Building was much influenced by styles used in the United States during the 1920's, the most common being the so-called Californian Bungalow style. Spanish Mission, extolled by Architects Leslie M. Perrott (May) and Arthur W. Plaisted (June, 1925), is much less common and was used for larger houses in Australia. The fashionable nature of St. Kilda during the 1910's, 1920's and 1930's has meant that a number of buildings in this style are there, including several important examples. This building, the work of Architect G.W. Vanheems (designer of the spire of St Ignatius in Richmond circa 1929), is one of the most distinctive buildings at this end of Brighton Road whilst being of interest for its design and planning.

Thematic context
-
History
Solicitor Thomas A. Kennedy commissioned this building in 1928, construction taking place in the last months of that year.

References
City of St Kilda building permit records, number 7308 granted 8/10/1928, includes working drawing
City of St Kilda Rate Books, 1929/30 number 10509, 10510

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 – buildings have been demolished.

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

Other studies
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2, Vol. 1, 1984
City of Port Phillip Heritage Review

Place name: Apps Funeral Parlour
Other names: -

Address: 88 Carlisle Street, St Kilda
Category: Commercial: Funeral Parlour
Style: Postwar: International
Constructed: 1952, 1962
Designer: Muir & Shepphard
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 remarkable work of classically inspired formality achieved in a modern 1950s idiom. The landscaping and signage are fundamental to the integrity of the complex and to its significance.

Thematic context
-

History
This building has been demolished. The history in the 1992 heritage study is:

The architects responsible were Muir and Shepherd, who designed it in 1952. The glazed entrance canopy was added with good effect in 1962.
References
St Kilda Council building permits nos. U1568 dated 6 March 1953 for funeral parlour, and 57/2103 dated 13 February 1962 for alterations by George Campbell & Assocs, architects, De Pellegrin Pty Ltd, Builders

Description
This building has been demolished. The description in the 1992 heritage study is:

Apps Funeral Parlour has a distinctive presence on Carlisle Street. Its phalanxes of cypresses on either side, the attenuated classicism of its giant portico and the strict symmetry of its exterior spaces, create a special zone of heightened formality. While its planning and overall presentation is entirely classical, its construction materials and detailing are uncompromisingly 1950s Modern. It is a remarkable piece of theatrical orchestration, which in itself is a rarity in the architecture of the time. That it is virtually a stage front is shown up by the rather ordinary, functional building that is encountered behind the facade.

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 HO288 from HO schedule and map. Change grading on Port Phillip Heritage Policy Map to Nil.

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

Other studies
Robert Peck von Hartel Trehowan, St Kilda 20th century architectural study, Volume 3, 1992
## 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:

*220 Esplanade West is of local significance. The house is an unusually intact and representative example of the Inter-War Californian Bungalow style applied to small inner-urban houses.*

## Thematic context
-

## History
220 Esplanade West was constructed in 1924-5, when the rate books note a house in course of erection on the site (1). Its original owner was Collingwood labourer, Thomas Prentice. It was first fully rated in 1925-6, when it was described as a four-roomed wood house and was valued at £45 (2). Prentice sold the house in 1927, to a cellarman, John Fennessy (3). The house was demolished c.2000s.
References
1. Port Melbourne rate book, 1924-5, no. 401
2. Port Melbourne rate book, 1926-7, no. 401

Description
This building has been demolished. The description from the 1995 heritage study is:
This substantially intact timber-framed and weatherboarded house is single-storey and single-fronted, and is separated from its slightly different pair by a brick party wall. The front elevation displays many of the typical characteristics of the Californian Bungalow style, including a full-width shingled and bell-mouthed gable extending over a full-width verandah, a louvred gable vent, and lead lighted bay window. The garden, appropriately planted with roses, contains a small Canary Island palm (Phoenix canariensis), which is appropriate for the house, but which is not original.

Comparative analysis
This building has been demolished. The comparative analysis from the 1995 heritage study is:
This house is similar in form and detail to a number of other paired houses, including the adjacent house at 222 Esplanade West, and in stylistic terms displays typical features of 1920s houses in the Californian Bungalow style. It is of particular interest for its especially intact state. The majority of houses in this style were built as detached houses on relatively wide blocks and in the middle ring of suburbs. The Port Melbourne example is also of interest, being a less common application of Californian Bungalow style to small inner suburban sites.

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 HO1 as a Nil-grade place. Change to ‘Nil’ grade on the Port Phillip Heritage Policy Map.

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

Other studies
Allom Lovell & Associates, Port Melbourne Conservation Study review, Volume 4, 1995
**City of Port Phillip Heritage Review**

**Place name:** Bandstand  
**Other names:** -  
**Citation No:** 2030

**Address:** Jacka Boulevard, St Kilda  
**Category:** Bandstand  
**Style:** Interwar  
**Constructed:** c.1930  
**Designer:** Unknown  
**Amendment:** C29, C160  
**Comment:** Revised citation

**Heritage Precinct:** None  
**Heritage Overlay:** None  
**Graded as:** Nil  
**Victorian Heritage Register:** No

**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:

*This remnant is of local significance as one of a small collection of structures and monuments that reflect the original character of the Foreshore as an entertainment and recreational venue in the 1930s. The musical notes and treble clef motifs to the corners of the structure contribute to its character.*

**Thematic context**

-  

**History**

No information.

**References**

-
Description
There is no description in the 1992 heritage study. This structure was destroyed c.1997 when the adjacent Seabaths complex was undergoing redevelopment.

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 from 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
**City of Port Phillip Heritage Review**

<table>
<thead>
<tr>
<th>Place name:</th>
<th>St Kilda Sea Baths</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names:</td>
<td>St Kilda City Baths</td>
</tr>
</tbody>
</table>

**Address**: Jacka Boulevard, St Kilda

**Category**: Swimming baths

**Style**: Interwar Mediterranean/Spanish Mission

**Constructed**: 1931

**Designer**: St Kilda City Engineers

**Heritage Overlay**: HO168

**Graded as**: Contributory

**Heritage Precinct**: None

**Victorian Heritage Register**: No

**Citation No**: 2031

**Amendment**: C161

**Comment**: Revised citation

---

**Significance**

The buildings and most of the original fabric associated with this place have been demolished/removed.

The former statement of significance is:

*This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.*

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**Thematic context**

- 

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**History**

This building was constructed to replace a series of privately owned enclosed sea baths acquired by the St Kilda City Council during the 1910s and 20s, most of which dated from the 19th century. The building was
part of an overall scheme by the Council to improve bathing facilities on the St Kilda foreshore, but by the
time the building was completed in the early 1930s, the concept of enclosed sea baths was largely
outmoded. Bathers preferred to use the Council's Open Sea Bathing Pavilions built as part of the scheme
and the baths, the largest of their type to be built in Australia, were never as successful as had been
originally envisaged. Like the beach pavilions, they were leased to private operators.

The buildings were designed in a Moorish style by the City Engineer's Department, matching the general
style established by Luna Park and the Palais. The structure was of reinforced concrete, and the building
provided generous accommodation including separate men's and women's baths and gymnasiu
ments, a main cafe, open air cafe, kitchen, servery and retiring rooms. Hot sea water baths were also provided, along with
sunbathing balconies.

The decline of the baths started during the Second World War when maintenance workers for the St Kilda
City Council were seconded to war time duties, and public facilities fell into disrepair. By 1954 the baths
were largely derelict, and the Council closed them down. The Council's interest in the property was then
sold to a private company, South Pacific Holdings, which proposed to restore the women's baths, the hot
sea baths and the cafe, and build a still water pool and remove the remains of the men's baths. The pool
was reopened in October 1956, but the tradition established by the Foreshore Committee of leasing
property to private operators and using the proceeds for beautification projects did not work in the case of
the difficult to maintain baths building. The building continued to decline, with various nightclubs and a
health club occupying the remnants of the structure. A bid to demolish the building was made in 1980,
which failed for reasons related to the lease of the building.

In the mid-1990s approval was finally given to redevelop the complex. Originally, it was proposed to
incorporate intact sections of the original building into the new development. However, in the end all of
the 1930s building was demolished. Only the copper cupolas were retained and re-instated on the
reconstructed towers, designed to resemble the originals. Otherwise, the present complex bears little
resemblance to the building constructed in 1931.

References
Cooper, J.B., The history of St Kilda, Volume 2, 1931, p.225

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
2016: Retain in HO. Change grading to Contributory. Review significance of place to determine whether
there are strong social values.
Primary source

Other studies
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:

This building was constructed as The Pavilion Tea Rooms in 1916 as part of the land reclamation and landscaping undertaken by the Foreshore Committee. It is of significance as an integral part of this scheme, and as a rare surviving catering facility of the period. In its original form the building demonstrated a sophisticated relationship to the surrounding embankments and lawn, and was finely detailed in the Federation Queen Anne style, however the building has since been heavily modified in a way which detracts from its original character.

Thematic context

- 

History

A timber pavilion was constructed on this site in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The
building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

The building was destroyed by fire in 2015. In 2016 construction commenced on a replacement building, which has been completed.

References
Cooper, J.B., *A history of St Kilda*, 1931

Description
This building has been demolished. The 1992 description is:

*The building was originally built with the terracotta ridge crestings, decorative timber fretwork and proportions of the Federation Queen Anne style. However over the years the roof has been replaced with corrugated iron, all the original timberwork was removed and the structure extended to its present, rather ungainly size. The surrounding landscape, including the access embankments to the east and west, has been removed.*

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 from Heritage Overlay.

Primary source

Other studies
Significance

The following is an interim statement of significance, which should be reviewed and updated following a full assessment of this place.

What is significant?
As part of the foreshore improvements by St Kilda Council carried out in the early twentieth century the timber lined drain alongside the Brooke's Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an 'L' shaped timber jetty added at the end. The section over the drain was replaced in concrete ca. 1933. In 2015 the timber jetty was removed.

How is it significant?
The remnants of Brooke's Jetty, St Kilda are of local historic and social significance to the City of Port Phillip.

Why is it significant?
They are significant as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its
removal. The community outcry at the partial demolition of the Jetty demonstrates the strong community attachment to this place. (Criteria A, E & G)

Thematic context
-

History
As part of the foreshore improvements ca 1897-1912 the timber lined drain alongside the Brooke’s Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an ‘L’ shaped jetty added at the end. The section over the drain was replaced in concrete ca. 1933 (SKHS).

The timber section of the jetty was removed in 2015.

References

Description
A concrete platform above a stormwater outlet, that extends about 50 metres into the water at the south end of St Kilda Beach. The platform is aligned on the axis of Shakespeare Grove, and the view down the Grove toward it is framed by the pair of Moderne pylons adjacent to Jacka Boulevard.

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
Review significance of place to determine whether there are strong social values and if application of the heritage overlay or some other form of protection or recognition would be justified.

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
**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 Colonial Sugar Company store, later occupied as a store by the Joshua Brothers distillery opposite, is situated at no. 38 Rouse Street on the Johnston Street corner and was built in 1902. It is historically and aesthetically important. It is historically important (Criterion A) as a rare surviving (Criterion B) early store, enhanced by its association with the Colonial Sugar Company and recalling Port Melbourne's long standing association with the sugar refining industry, commencing with the Victorian Sugar Works in 1859 and better represented by this complex. Its association with the Joshua Brothers, later the Federal Distilleries Pty. Ltd., is also of interest, given the importance of this company to Port Melbourne during the latter part of the nineteenth and the first half of the twentieth century. It is aesthetically important (Criterion E) as a rare surviving large timber framed corrugated iron building in Port Melbourne, of absolutely utilitarian design yet on this account standing in marked contrast to the surrounding industrial and recent residential buildings.*
History

This building has been demolished. The history in the 1998 heritage study is:

At the Crown land sales William Withers was granted lot 1 of section 55 on the north west corner of Rouse and Johnson Streets, just east of the lagoon at Port Melbourne. By the turn of the century, he had fenced the land but it remained undeveloped.

The Poolman brothers of the Colonial Sugar Company (rate books), acquired the block in 1901, building an iron store thereon in 1902 which they continued to occupy in 1908. This company had been established as the Port Melbourne Sugar Refinery in 1887 east of the lagoon, Poolman being the former manager of the Victorian Sugar Works on Beach Street, burnt down in 1875. The Colonial Sugar Company's works were on the corner of Esplanade East and Rouse Street and have since been demolished. Two years later the company was leasing the store to the distillers, Joshua Brothers, who had established their distillery east of the lagoon in 1886. They used it for a few of years in conjunction with their distillery on the opposite side of Johnson Street. Occupancy passed back to the Colonial Sugar Refining Company in the early war years, but it had finally disposed of the store to the Joshua Brothers by 1920. The store remained as an adjunct to the distillery in 1930, by then known owned and operated as Federal Distilleries P/L. The situation was unchanged in 1951.

References


MMBWV litho plan no.18, dated 7 July 1894.

Parish Plan South Melbourne, Department of Lands and Survey, 1932


Description

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

A c. 17 metre by 29 metre timber framed gable roofed corrugated iron clad shed with a centrally located roller shutter door to the Rouse Street elevation. There is a pedestrian door to one side of the main door, roof lights and a steel framed highlight window to the east (rear) gable end. The top wall plate is c. 8.2 metres above pavement level and the appearance of the building is utilitarian, the entire structure being corrugated iron clad. Corner posts and trusses are in sawn Oregon, the truss ends protruding slightly over the wall line to form an eaves and subdividing the structure along its length into seven bays.

Inside, the unlined walls are framed with timber girts and the roof with timber purlins and bracing. The composite timber trusses include tie rods with knee braces to the principal wall posts. There is a concrete slab floor.

Condition: Unsound, building is leaning over Johnston Street.

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**

Remove from HO442.

**Primary source**


**Other studies**

Place name: Tudor Lodge
Other names: House

Heritage Precinct: St Kilda Hill
Heritage Overlay: HO5
Graded as: Nil
Victorian Heritage Register: No

Address: 38 Fitzroy Street (formerly 2A Loch Street), St Kilda

Category: House, detached
Style: Interwar Old English
Constructed: c.1935
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:

*A particularly intact attic style villa from the 1930s with fine facades incorporating a variety of decorative effects in roman tapestry brick. The front fence, garage and gates are contemporary with the home and contribute to the overall effect of the complex.*

Thematic context

History
There is no history in the 1992 heritage study for this place.

This house was demolished c.1997 when the present apartment complex was constructed at the rear of the terrace houses facing Fitzroy Street.
References
-

Description
There is no description in the 1992 heritage study for this place.
This site now forms part of 38 Fitzroy Street. At the front of the site facing Fitzroy Street is a pair of double storey, late Victorian terrace houses. To the rear facing Loch Street and West Beach Road is the apartment complex that replaced the rear of those houses and the interwar house described in this citation.

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
Although this house has been demolished and replaced, this property is now part of 38 Fitzroy Street, which still contains the front section of a pair of Victorian terrace houses facing Fitzroy Street, which are Significant to the HO5 precinct. Accordingly, the property should remain as a Significant place within HO5.

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
### 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

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
**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  

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### 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.

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### Thematic context

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### 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
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._

**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 Trehowan, St Kilda 20th century architectural study, Volume 3, 1992
City of Port Phillip Heritage Review

Place name: Lady Fife House
Other names: Mansion

Address: 1 Roy Street (formerly 48 Queens Road), Melbourne

Category: Residential: semi-detached
Style: Victorian Italianate

Constructed: 1883
Designer: Unknown

Heritage Precinct: None
Heritage Overlay: None
Graded as: Nil

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 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


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**

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

Place name: Avalon
Other names: Bolac, Flats

Address: 70 Queens Road, Melbourne
Category: Residential: Flats
Style: Federation Arts & Crafts
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

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 refurbishment, 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**

<table>
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<tr>
<th>Place name:</th>
<th>Brooklawn</th>
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<tr>
<td>Other names:</td>
<td>Minasco House, Glen Lovat, Lister Private Hospital</td>
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<tr>
<td>Address:</td>
<td>82 Queens Road, Melbourne</td>
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<tr>
<td>Category:</td>
<td>Residential: House</td>
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<tr>
<td>Style:</td>
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**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
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
City of Port Phillip Heritage Review

Place name: Colonial Gas Offices (former)
Other names: -

Citation No: 1093

Address: 480 St Kilda Road, Melbourne

Category: Commercial: office

Style: Post war International

Constructed: c.1960-65

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:

480 St Kilda Road is of significance as a low rise office building built in the first wave of office development along St Kilda Road. It is a fine example of 1960s commercial design.

Thematic context

- 

History

This building has been demolished. The history in the 1987 heritage study is:

In 1875 the Government announced, amongst furor, that the western side of St Kilda Road was to be alienated from parkland to be sold for residential purposes (1). Following this, during the latter part of the nineteenth century, numerous mansion houses were erected for Melbourne’s wealthy society (2), establishing St Kilda Road as one of Australia’s fashionable boulevards.

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up the old mansions (most of which, by the 1920s and 1930s had been converted into flats and guest houses). The British Petroleum House completed in 1964 (5), at the junction of Albert
and St Kilda Roads was the first multi-storey development along this major thoroughfare and it was quickly followed by many others. The building at 480 St Kilda Road was completed at about the same time (4).

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 Refer Citation for No. 1 Albert Road

Description
This building has been demolished. The description in the 1987 heritage study is:

The building at 480 St Kilda Road, although small, is a bold example of commercial architecture of the time with an expressed concrete frame between which are large expanses of glazing. This flat-roofed building has a strong horizontality with a very wide eave to the second floor and with the first floor cantilevered out from the ground floor. The front entrance has been altered, however it retains the terrazzo floor and stair in the lobby.

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
Allom Lovell Sanderson Pty. Ltd., South Melbourne Conservation study, Volume 2, 1987
City of Port Phillip Heritage Review

Place name: House
Other names: -

Address: 521 St Kilda Street, Elwood (formerly 150 Glen Huntly Road)

Category: Residential: House
Style: Interwar Bungalow
Constructed: 1927
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:

Along with 521 St Kilda St forms a pair on the corner of Glenhuntly Rd of highly intact brick bungalows typical of the eclectic but conventional architectural style of their period. They are particularly notable for the excellent leadlighted and bevelled glazing of their windows, and for the intactness of their shared fences and garage.

Thematic context

-

History

The house at 150 Glen Huntly Road was built in 1926-27.
Possibly the same architect/builder as 172 Ormond Road. Compare also Morres St, Maryville Street and Monkstadt Avenue houses. J. H. Johnson, the builder, may be the designer.

References
St Kilda City Council building permit No. 6621 issued November 1926
Description
This is block of seven two storey maisonettes in the Brutalist style. Important aspects of the design include the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the living spaces to the north. The use of crude industrial glazing and garage doors to the south facade is also characteristic of the style. Few external alterations have been made to the buildings. The dark brown painted surfaces contrast with the grey rendered surfaces of the first floor battered walls and these finishes complement the building.

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: Change grading from ‘Contributory outside of HO’ to Nil.

Primary source

Other studies
City of Port Phillip Heritage Review

Place name: **Houses**  
Other names: -  
Citation No: 930

Address: 521 St Kilda Street, Elwood  
Category: Residential: house  
Style: Interwar bungalow  
Constructed: c.1927  
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:

*Along with 150 Glenhuntly Road this building forms a pair at the end of St Kilda Street of intact brick bungalows typical of the eclectic but conventional architectural style of their period. The excellent leadlighted and bevelled glazing of their windows, and the intactness of their shared fences and garage, are notable individual features.*

**Thematic context**

-

**History**

This attached pair of houses has been demolished. The houses were built c.1927 by builder H. Johnson who also built a pair of houses at the corner of Glen Huntly Road (also demolished). H. Johnson was possibly Harry R. Johnson, architect and St Kilda Councillor who designed and built several houses and blocks of flats throughout St Kilda and Elwood during the interwar period.

**References**

St Kilda City Council Building Permit No.6621 issued November 1926
Description
This building 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
2016 Change from Contributory outside of HO to Nil.

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

Other studies
City of Port Phillip Heritage Review

Place name: Baymor
Other names: Flats

Address: 6 Victoria Street, St Kilda
Category: Residential: flats
Style: Interwar Spanish Mission
Constructed: 1929-32
Designer: Sydney Smith, Ogg & Serpell
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: St Kilda Hill
Heritage Overlay: HO5
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:

This building is of significance as a rare example of a flat block designed to define a street edge externally and a cortile internally, in the manner of Mediterranean vernacular village architecture. This design approach is extremely unusual in the Australian context, where the garden suburb approach of an object building set in landscaped grounds is prevalent. The building strongly evokes European seaside villages in the adoption of this form, reinforced by its location on the rise on Victoria Street, framing the view to the sea and palm trees beyond. The Spanish Mission style of the building, with its pantile roof, its fine pigmented render applied in fan shapes imitating adobe plastering, and its cantilevered wrought iron balconies, reinforces this character. The internal courtyard, though in poor condition, is an important element in the conception of the building. The building is intact but in poor condition.

Thematic context

History
The Baymor Flats have been demolished.

The flats were built in stages from 1929 to 1932 to a design by architects Sydney Smith, Ogg & Serpell.
**References**
Hubbard, T, Submission to the Administrative Appeals Tribunal, ‘Esplanade Hotel’, 1989
St Kilda City Council Building Permit

**Description**
This building 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 HO5 as a Nil-grade place. Change to ‘Nil’ grade on the Port Phillip Heritage Policy Map.

**Primary source**

**Other studies**
### B.4 Revised - not significant at the local level

<table>
<thead>
<tr>
<th>Place</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citation 441, Duplex, 150-152 Brighton Road, Ripponlea</td>
<td>1</td>
</tr>
<tr>
<td>Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood</td>
<td>3</td>
</tr>
<tr>
<td>Citation 1997, Flats, 68 Goldsmith Street, Elwood</td>
<td>5</td>
</tr>
<tr>
<td>Citation 2051, Vi-Claege Hall Flats, 23 Marine Parade, St Kilda</td>
<td>8</td>
</tr>
<tr>
<td>Citation 2053, House, 69 Marine Parade, St Kilda</td>
<td>10</td>
</tr>
<tr>
<td>Citation 775, House &amp; flat, 1 &amp; 2/315 Orrong Road, St Kilda East</td>
<td>12</td>
</tr>
</tbody>
</table>
A review of this place in 2018 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:

An intact example of a relatively rare two storey duplex building type, later converted into flats with a bold, exposed stair. The building is designed with a great degree of originality within the Arts and Crafts idiom, distinctive features being the jagged stepped projection of the party wall bisecting a bold gable, and the powerful expression of the porch structure using a double arched motif and massive corner piers. The contrasting clinker and red brick, render and timber shingles are characteristic of the style and contribute to the building's significance.

Since the 1992 assessment the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.
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
This duplex was constructed in 1923 by builder H. Real for the owner G. Kitchener. A later building approval suggests the front stairs may have been added or altered in 1926.

References
St Kilda Building Permit (BP) Nos. 5485 issued 10/10/23, and No 6475

Description
-

Comparative analysis
No information.

Assessment
-

Recommendations
2016: Change grading 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
City of Port Phillip Heritage Review

Place name: Shops and residence
Other names: Duplex shops and dwellings

Address: 85-87 Glen Huntly Road, Elwood
Category: Commercial: shops and residence
Style: Postwar
Constructed: 1953
Designer: Unknown
Amendment: C29, C161
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: None
Graded as: Nil
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:
An intact single storey shop and dwelling duplex notable for its very unusual central entry and courtyard plan

This complex remains intact, however, the central entry is not very unusual and describing the entry/accessway to the residences as a 'courtyard' is somewhat of an overstatement. The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.

Thematic context

History
There is no history in the 1992 heritage study.
Examination of building permit records indicates this pair of shops with a residence behind was constructed in 1953.

**References**
St Kilda Council Building Permit No. U.1610, issued 3 May 1953

---

**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**

**Other studies**
**City of Port Phillip Heritage Review**

**Place name:** St Germain Flats  
**Other names:** -  
**Citation No:** 1997  
**Address:** 68 Goldsmith Street, Elwood  
**Category:** Residential: Flats  
**Style:** Interwar: Moderne/Functionalist  
**Constructed:** 1941  
**Designer:** J.S. Seccul  
**Amendment:** C29, C161  
**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:

*One of three virtually identical blocks of flats in the area designed and built by J.S. Seccull around 1941. (See 358 Barkly St and 89 Addison St). Their conventional two storey L-shaped plan is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows. The simplified (though by no means minimalist) styling makes them good examples of conventional flat building of the time. All are in excellent condition, but 68 Goldsmith St stands out as the only one with its original paint finishes intact.*

This is a typical, but not outstanding, block of interwar flats with Moderne influences, but in a somewhat ‘watered-down’ style that has been described as ‘Vernacular Functionalist’. According to Heritage Alliance (2005):

*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.*

The best example of this style is ‘Garden Court’ at 73 Marine Parade, Elwood (HO423). ‘Garden Court’ is distinguished by its stark and volumetric form and ribbon window combined with more conventional elements such as the hipped roof. It is also significant as a design by the prominent local architect, J.H. Esmond Dorney.
By comparison, the flats at 68 Goldsmith Street have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats at 68 Goldsmith Street have been renovated and no longer retain the original paint finishes. This block (and the others cited in Barkly Street and Addison Street) would be Significant within a precinct, but is not of individual significance.

**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**

One of three virtually identical blocks of flats in the area designed and built by J.S. Seccull around 1941. (See 358 Barkly St and 89 Addison St).

**References**

- 

**Description**

Two storey interwar flats with a conventional two storey L-shaped plan that is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows with horizontal glazing bars, which demonstrate the Moderne influence. The walls are of roughcast render with clinker brick panels. Access to the first floor flats is via semi-open staircases.

**Comparative analysis**

Same design as ‘Romadon’ 358 Barkly Street (with shortened rear wing) and ‘Rappelle’ 89 Addison Street.

**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**

Other studies
City of Port Phillip Heritage Review

Place name: Vi-Clageo Hall
Other names: Flats

Address: 23 Marine Parade, St Kilda

Category: Residential: Flats
Style: Interwar Free Style

Constructed: c.1890, c.1930
Designer: Unknown

Heritage Precinct: None
Heritage Overlay: None
Graded as: Contributory outside HO
Victorian Heritage Register: No

Amendment: C29, C161
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
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
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
## APPENDIX C – List of changes to PPHPM gradings

<table>
<thead>
<tr>
<th>Address</th>
<th>Suburb</th>
<th>Name</th>
<th>HO #</th>
<th>Citation #</th>
<th>Comments</th>
<th>Current Grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>30-44 Acland St is an Edwardian terrace row that retains a relatively high degree of integrity and intactness and is comparable to other Significant places. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>32 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>34 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>36 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>38 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>40 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>42 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>44 Acland Street</td>
<td>St Kilda</td>
<td>Terrace</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>35A and 37 Acland Street</td>
<td>St Kilda</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO5 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>47 Acland Street</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>This is a block of late interwar flats, which retain a high degree of integrity and intactness. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>49 Acland Street</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>51 Acland Street</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>68-72A Acland St</td>
<td>St Kilda</td>
<td>Shops</td>
<td>HO5</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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<tr>
<td>133 Acland St</td>
<td>St Kilda</td>
<td>Commonweal th Bank</td>
<td>HO7</td>
<td>95</td>
<td>This is the former State Savings Bank that has an individual PPHR citation. The integrity of the building has not changed since it was assessed and a Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>1 Addison St</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>45-47 Addison Street</td>
<td>Elwood</td>
<td></td>
<td>HO403</td>
<td></td>
<td>Demolished.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>48 Addison Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO403</td>
<td></td>
<td>The building has been demolished and reconstructed to mimic the original building. However, as the building forms one of an attached pair, the grading should change from Significant to Contributory in order to manage future changes.</td>
<td>Significant inside HO</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>109-111 Addison St</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td></td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>110-112 Addison St</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td></td>
<td>This is a very intact attached pair of Edwardian/interwar houses. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>117 Addison St</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td></td>
<td>This is a very intact interwar house complete with front fence. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>119-121 Addison St</td>
<td>Elwood</td>
<td>House</td>
<td>HO9</td>
<td></td>
<td>These are both relatively intact interwar bungalows. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>29A Albert Road Drive</td>
<td>South Melbourne</td>
<td>Drill Hall</td>
<td>HO489</td>
<td>2152</td>
<td>This is an intact interwar Drill Hall complex, which was recently added to the VHR. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>9 Albert St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>This is a relatively intact Edwardian house, one of a pair with No.7, which is less intact and graded Contributory. This house is comparable to Significant places (e.g. 19 &amp; 21 Havelock Street).</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>63 &amp; 63A Argyle St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO26</td>
<td>292</td>
<td>Cottage demolished and replaced with two townhouses. Change grading from Significant to Nil and remove from the HO Schedule and map. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>5 Albion St</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td></td>
<td>Interwar house, windows replaced, but otherwise intact. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>6 Albion St</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Interwar house, windows and porch altered, but retains original front fence within intact streetscape. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>8 Albion St</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Interwar house. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>10 &amp; 10A, 18, 20 Albion Street</td>
<td>Balaclava</td>
<td>House or Duplex</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact duplex (10 &amp; 10A) or houses, all with original front fences and part of intact streetscape. Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>20A Albion St</td>
<td>Balaclava</td>
<td>Flats</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact Interwar flats. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>23 Albion St</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Relatively intact interwar house. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>11 Baker St</td>
<td>St Kilda</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>Demolished</td>
<td>Contributory outside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Bank St, Dorcas St, Park St (all adjoining Ferrars St)</td>
<td>South Melbourne</td>
<td>Bluestone Road over Rail bridge</td>
<td>HO440</td>
<td>2311</td>
<td>These are three bluestone bridges over the former St Kilda Railway line (now light rail), built at the time the railway was constructed in the 1860s. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>159 Bank Street</td>
<td>South Melbourne</td>
<td>Terrace Houses</td>
<td>HO440</td>
<td>Precinct</td>
<td>This is a relatively intact late Victorian terrace row that is comparable to other Significant places in the HO. A Significant grading is appropriate.</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>161 Bank Street</td>
<td>South Melbourne</td>
<td>Terrace Houses</td>
<td>HO440</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>163 Bank Street</td>
<td>South Melbourne</td>
<td>Terrace Houses</td>
<td>HO440</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 &amp; 3A Barak Road</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>15 Barak Road</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>House has been altered almost beyond recognition.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>17 Barak Road</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>House has been altered almost beyond recognition.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>19 Barak Road</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>House has been altered almost beyond recognition.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>23 Barak Road</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>House altered, but attached pair is intact.</td>
<td>Significant inside HO</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>353 Barkly Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO403</td>
<td>None</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>342 Bay Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This house is a postwar house of no heritage value. A Nil grading is appropriate.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>71 Beaconsfield Parade</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>None</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>72 Beaconsfield Parade</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>None</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>73 Beaconsfield Parade</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>None</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>287A Beaconsfield Parade</td>
<td>Albert Park</td>
<td>House</td>
<td>HO444</td>
<td>None</td>
<td>c. 1990s townhouse.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>287B Beaconsfield Parade</td>
<td>Albert Park</td>
<td>House</td>
<td>HO444</td>
<td>None</td>
<td>c. 1990s townhouse.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>319-320 Beaconsfield Parade</td>
<td>St Kilda West</td>
<td>Flats</td>
<td>HO444</td>
<td>None</td>
<td>This is an intact interwar apartment block. A Significant grading is appropriate.</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Bell Lane</td>
<td>St Kilda West</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>1 Bluff Avenue</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact interwar house. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Bluff Avenue</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO8</td>
<td>Precinct</td>
<td>These are intact interwar flats. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>6 Bluff Avenue</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact interwar house. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>13 Bluff Avenue</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO8</td>
<td>Precinct</td>
<td>These are intact interwar flats. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>210-210A Bridge Street</td>
<td>Port Melb</td>
<td>-</td>
<td>HO1</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>273 Bridge St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Altered Fed/Ed brick house. Although façade has been lost, original form and detailing including chimneys are retained. Consistent with other Contributory buildings.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>156-58 Brighton Rd</td>
<td>Ripponlea</td>
<td>Houses</td>
<td>N/A</td>
<td>308</td>
<td>Demolished Citation has been updated.</td>
<td>Contributory outside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>43 Broadway</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO8</td>
<td>Precinct</td>
<td>Relatively intact interwar flats with an original front fence comparable with the adjoining Significant flats. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>86 Broadway</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>None</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>88 Broadway</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>None</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>90 Broadway</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>94 Broadway</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>100 Broadway</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>None</td>
<td>Demolished.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>7 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Relatively intact Victorian timber cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>14 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Victorian brick cottage, similar/more intact than no. 16 which is Significant.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>25 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Victorian cottage. Verandah altered, but otherwise relatively intact.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>27 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Victorian house, roof reclad but otherwise relatively intact.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>37 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact Edwardian house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>39 Brunning Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>Carlilse St, Nightingdale St,</td>
<td>Balaclava</td>
<td>Rail over Road Bridges</td>
<td>HO147</td>
<td>314, 2107, 2108, 2109</td>
<td>The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. A single HO should apply to each railway reserve and embankment, with the Significant grading applied to the extent of the HO.</td>
<td>Significant inside HO</td>
<td>No change. Change made to extent of grading to align with new HO.</td>
</tr>
<tr>
<td>Grosvenor St</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>88 Carlisle Street</td>
<td>St Kilda</td>
<td>Funeral Parlour</td>
<td>HO288</td>
<td>454</td>
<td>Demolished. Remove from the HO Schedule and map. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Unit 1/99 Carlisle Street</td>
<td>St Kilda</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Demolished.</td>
<td>Contributory outside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>2 Carlisle Street (11 Havelock</td>
<td>St Kilda</td>
<td>-</td>
<td>HO5</td>
<td>-</td>
<td>This is 1960’s flats. A Nil grading is appropriate.</td>
<td>Partially Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Street)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>86 Carter St</td>
<td>Middle Park</td>
<td>House &amp; stables</td>
<td>HO444</td>
<td>Precinct</td>
<td>This site contains an intact interwar house with original fence and a rare two storey stables at the rear. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>113 Cecil Street</td>
<td>South Melbourne</td>
<td>Hotel, former</td>
<td>HO440</td>
<td>26</td>
<td>The changes to this hotel mean that while it retains historic form and some detailing, it now has a low degree of intactness, and hence a Contributory grading is appropriate.</td>
<td>Partially Contributory outside HO</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>1/260 Cecil Street (Howe Crescent Reserve North)</td>
<td>South Melb</td>
<td>HO440</td>
<td>Precinct</td>
<td>Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>3/260 Cecil Street (Howe Crescent Reserve South)</td>
<td>South Melb</td>
<td>HO440</td>
<td>Precinct</td>
<td>Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>9 Charles Street</td>
<td>St Kilda</td>
<td>Flats HO5</td>
<td>Precinct</td>
<td>This property contains an intact block of interwar flats. However, the property is graded Contributory outside of the HO, despite a large portion of the property being included in HO5. Extending HO5 and applying a Contributory grading across the whole property is appropriate.</td>
<td>Contributory outside HO</td>
<td>Contributory inside HO</td>
<td></td>
</tr>
<tr>
<td>4 Church Square</td>
<td>St Kilda</td>
<td>Flats HO5</td>
<td>Precinct</td>
<td>This is an intact interwar block of flats. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>107 Clark Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Federation house, comparable to no.109. Roof cladding changed.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>110-112 Clark Street</td>
<td>Port Melb</td>
<td>Houses HO1</td>
<td>Precinct</td>
<td>Relatively intact pair of Victorian brick terrace houses.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>121 Clark Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian survival timber house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>130 Clark Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Edwardian house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>199 Clark Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Federation house.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>24 Clyde Street</td>
<td>St Kilda</td>
<td>House HO5</td>
<td>Precinct</td>
<td>This is an original Victorian-era house set in a row of single fronted Victorian cottages. The building makes an important contribution to the streetscape. A Significant grading is appropriate</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>56 Clyde Street</td>
<td>St Kilda</td>
<td>House HO5</td>
<td>Precinct</td>
<td>This is an interwar house with minor alterations, comparable with other Significant houses. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>111 Cobden Street</td>
<td>South Melb</td>
<td>House HO440</td>
<td>Precinct</td>
<td>Federation Victorian survival house. Some alterations, but comparable to other Significant grade places.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>113-115 Cobden Street</td>
<td>South Melb</td>
<td>House HO440</td>
<td>Precinct</td>
<td>Federation asymmetrical brick house, but comparable to other Significant grade places.</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>116 Cobden Street</td>
<td>South Melb</td>
<td>- HO440</td>
<td>None</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>117 Cobden Street</td>
<td>South Melb</td>
<td>House HO440</td>
<td>Precinct</td>
<td>This is a Mock Victorian townhouse constructed in c1980's. Should be graded Nil.</td>
<td>Significant inside HO</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation</td>
<td>Comments</td>
<td>Current Grading</td>
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</tr>
<tr>
<td>153 Cobden Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>155 Cobden Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>281 Coventry Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>A two storey c.1880 bi-chromatic brick house, very intact. Shown as Nil-graded – Should be Significant.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Crimea Street</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO6</td>
<td>881</td>
<td>This place is of individual aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>250-252 Dandenong Road</td>
<td>St Kilda</td>
<td>-</td>
<td>HO6</td>
<td>Precinct</td>
<td>This site contains post-war flats, which are not significant. A Nil grading is appropriate. Note: Incorrectly shown as part of heritage place in Citation 888</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>254-256 Dandenong Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO6</td>
<td>888</td>
<td>This is an interwar block of flats, which is relatively intact. A Significant grading is appropriate. Amend map in Citation 888 to include only nos. 254-56 and remove 250-52</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>36 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian timber cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>37 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian timber cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>40 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian timber cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>110 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Federation house with parapet.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>112 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Altered Edwardian house, but still recognisable and comparable to others.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>114 Derham Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Edwardian house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>41A Dickens Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>41 Dickens Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>43 Dickens Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>45 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>47 Dickens Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>49 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Contributory HO</td>
</tr>
<tr>
<td>51 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>53 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>55 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>57 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>59 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>59 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>59 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>61 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>63 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>65 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>67 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>69 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>71 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>73 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>75 Dickens Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant HO</td>
</tr>
<tr>
<td>254-256B Dorcas Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>The whole of the site should be Significant as the excluded section contains a gabled red brick c.1900s building.</td>
<td>Partially Significant</td>
<td>Significant HO</td>
</tr>
<tr>
<td>13-15A Dow Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>Demolished.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>21 Dow Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>This is a c.2000s dwelling. A nil grading is appropriate.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>25A Dow Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>This site contains a c1990s dwelling. The Significant building has been demolished.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>25B Dow Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>This site contains a c1990s dwelling. The Significant building has been demolished.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>54 Dow Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>-</td>
<td>Modern flats built at rear of Significant heritage building.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>95 Dow Street</td>
<td>Port Melb</td>
<td>Former Army and Navy Hotel</td>
<td>HO457</td>
<td>266</td>
<td>The Significant grading should be adjusted so that it applies within HO457 and to the full extent of the Heritage Overlay so that it covers the Significant building.</td>
<td>Partially Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>146 Dow Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>The rear of this property has Significant, Contributory, Significant gradings carried over from the adjoining properties. This is a mapping error and a Contributory outside HO grading should apply across the whole site. See Section 2.4.</td>
<td>Partially Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>65 Draper St</td>
<td>Albert Park</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>This site contains a c.1990s house (appears to have been constructed in the rear yard of a Significant graded house facing St Vincent Place). As it’s on a separate lot a Nil grade is appropriate.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>1 Eildon Court</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>The almost identical interwar flats at 1-4 Eildon Court were all built in 1939-40. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Eildon Court</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 Eildon Court</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>4 Eildon Court</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>As above.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>15 Eildon Road</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>This is an interwar house, which is relatively intact. Comparable interwar houses are identified as Significant. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>19 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>This is a c.1990s townhouse development that replaced an earlier building. A Nil grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>23 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>31 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>33 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>35 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>37 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>40 Eildon Road</td>
<td>St Kilda</td>
<td>Flats</td>
<td>HO5</td>
<td>Precinct</td>
<td>These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
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</tr>
<tr>
<td>10 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>The only visible change has been the overpainting of the brickwork. The house is otherwise intact and forms part of an Edwardian semi-detached pair.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>21 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>One half of a semi-detached Edwardian house pair. Relatively intact, the other house in the pair is graded Significant.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>27 Elm Grove</td>
<td>Balaclava</td>
<td>-</td>
<td>HO7</td>
<td>Precinct</td>
<td>A block of 1960’s flats.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>29 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>This forms part of an interwar duplex under a shared, gable-fronted roof. The duplex is intact and no.31 is graded Significant, so this is clearly an error.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>33 Elm Grove</td>
<td>Balaclava</td>
<td>-</td>
<td>HO7</td>
<td>Precinct</td>
<td>A block of 1960’s flats.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>39 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Victorian single fronted timber cottage. Relatively intact (retains rendered chimney, slate roof, original wall cladding), the key visible change is the replacement of the front window – this may be restored using the identical house at no.37 as a guide. Contributory is usually only applied to places with very low integrity (chimneys lost, roof or wall cladding replaced). Significant is more appropriate here.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>43 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact gable-fronted Edwardian brick house. No visible changes.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>45 Elm Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Much altered Victorian or Edwardian house. Only the form remains.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>190 Esplanade East</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>None</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>220 Esplanade West</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>641</td>
<td>Demolished. Citation has been updated.</td>
<td>Nil</td>
<td>No change</td>
</tr>
<tr>
<td>82 Evans Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Very intact Victorian bi-chrome brick cottage, one of an identical pair – no. 81 is Significant.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>85 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>A relatively intact Victorian single fronted timber cottage – should be Significant (one of a row of three identical cottages and the most intact – the other two are both graded Significant, including no. 84 that has a very dominant/intrusive first floor addition, while no.83 has a non-original front window and verandah).</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>86 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>An altered, but still recognisable Victorian timber corner shop and residence – should be Contributory.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>106 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This is a relatively intact Victorian timber house with a canted bay window. Verandah has been altered, but other features remain.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>110 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>So altered that no heritage character remains (or may even be a new build).</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>118 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Demolished.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>122 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This is a relatively intact Federation cottage, part of a group of three originally identical houses at nos. 120, 122 &amp; 123 – more intact than no. 123 which is graded Significant (however Significant grade is ok for 123). (No. 120 remains Contributory, as the front window has been changed).</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>159 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Victorian timber terrace, modified in Edwardian period and very intact to that renovation.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>160 Evans St</td>
<td>Port Melb</td>
<td>-</td>
<td>HO1</td>
<td>Precinct</td>
<td>1960s brick house.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>164 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian timber cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>166 Evans St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Altered Victorian timber cottage, part of a pair with a steeply pitched shared roof that suggests an early (c1870s) or earlier construction date. Attached pair is Contributory.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>1 Eville St</td>
<td>South Melb</td>
<td></td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>61 Farrell St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This is a relatively intact bi-chrome Victorian house, which is comparable to Significant buildings. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
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</tr>
<tr>
<td>63 Farrell St</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>2276</td>
<td>This place has an individual citation 2276 and there have been no significant changes to the property. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>14 Fawkner St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>c.1990s townhouses that replaced earlier houses.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>14A Fawkner St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>c.1990s townhouses that replaced earlier houses.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>16 Fawkner St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>c.1990s townhouses that replaced earlier houses.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>16A Fawkner St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>c.1990s townhouses that replaced earlier houses.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>26 Fawkner St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td></td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>15 Ferrars Pl</td>
<td>South Melb</td>
<td>House</td>
<td>HO441</td>
<td>987</td>
<td>This is an intact c.1870s house of individual significance. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>129-161 Ferrars St</td>
<td>Southbank</td>
<td>Factory</td>
<td>HO4</td>
<td></td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>137-139 Fitzroy St</td>
<td>St Kilda</td>
<td>Shops and residence</td>
<td>HO5</td>
<td></td>
<td>This is one of the few surviving late nineteenth century shops in Fitzroy Street. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>28 Glen Eira Ave</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td></td>
<td>This is a semi-detached pair of Edwardian timber houses. While it appears the windows to no.28 have been replaced, the houses otherwise have good integrity including verandah details, brick chimneys etc. and warrant a Significant grading.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>30 Glen Eira Ave</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td></td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Glen Eira Rd</td>
<td>Ripponlea</td>
<td>Ripponlea Railway Station</td>
<td>HO137</td>
<td>329</td>
<td>The Ripponlea Railway Station and surrounding gardens are included on the Victorian Heritage Register. A Significant grading is appropriate.</td>
<td>Partially nil.</td>
<td>Significant inside HO</td>
</tr>
</tbody>
</table>
### PORT PHILLIP HERITAGE REVIEW UPDATE

<table>
<thead>
<tr>
<th>Address</th>
<th>Suburb</th>
<th>Name</th>
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<th>Citation #</th>
<th>Comments</th>
<th>Current Grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>32 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>32-58 Glen Eira Road is a group of interwar shops within the Ripponlea Shopping Centre, which comprises a highly intact group of Edwardian and interwar shops. Nos. 56-58 is double storey, while all the others are single storey. While the shopfronts have been replaced the parapets remain intact and the shops are comparable to other interwar shops identified as Significant. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>36 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>38 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>40 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>42-44 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>46 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>54 Glen Eira Road</td>
<td>Ripponlea</td>
<td>Shops</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3, 3A, 3B and part 3C Glen Huntly Road</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>Precinct</td>
<td>The original houses have been demolished and replaced with modern townhouses.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>57 Glen Huntly Road</td>
<td>Elwood</td>
<td>Shop and residences</td>
<td>HO8</td>
<td>Precinct</td>
<td>One of a row of four two storey Edwardian shops, this is the most intact and retains the original unpainted upper façade and an original shopfront. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>75 - 75A Glen Huntly Road</td>
<td>Elwood</td>
<td>Elwood Post Office, former</td>
<td>HO8</td>
<td>1992</td>
<td>Has individual PPHR citation - while additions have been made to the side and rear, the form and detailing of the former Post Office building remains legible. It is one of three key interwar buildings surrounding this intersection including ‘The Alderley’ and the former State Savings Bank. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
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</tr>
<tr>
<td>51-55 Goldsmith Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>None</td>
<td>Demolished. Change from Significant to Nil and since the site is at the edge of the HO8 precinct it should be removed from the HO.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>428 Graham Street</td>
<td>Port Melbourne</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>Relatively intact Dunstan Estate houses.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>430 Graham Street</td>
<td>Port Melbourne</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>432 Graham Street</td>
<td>Port Melbourne</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>434 Graham Street</td>
<td>Port Melbourne</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>58 Greig Street</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>This is a contemporary two storey townhouse. A Nil grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>16-18 Grey Street</td>
<td>St Kilda</td>
<td>Shops</td>
<td>HO5</td>
<td>Precinct</td>
<td>The pair of nineteenth century buildings has been fully demolished. The facades are to be accurately reconstructed using a combination of original and reconstructed material.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>13 Griffin Crescent</td>
<td>Port Melb</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>Relatively intact Dunstan Estate houses.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>14 Griffin Crescent</td>
<td>Port Melb</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>15 Griffin Crescent</td>
<td>Port Melb</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>16 Griffin Crescent</td>
<td>Port Melb</td>
<td>Houses</td>
<td>HO2</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Hartpury Avenue</td>
<td>Elwood</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Relatively intact Edwardian timber house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 Havelock Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>Site contains a carpark – house has presumably been demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>5 Havelock Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>11 Havelock St (2 Carlisle St)</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>Site contains altered c.1960s flats (now part of the Motel complex)</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>14 Havelock St</td>
<td>St Kilda</td>
<td>Houses</td>
<td>HO5</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>14A Havelock St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>20 Havelock Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>21 Havelock St</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>Precinct</td>
<td>This property contains a relatively intact late Victorian timber house. However, only half the property is graded Significant, whilst the other half is graded Nil. A Significant grading across the whole property is appropriate.</td>
<td>Partially Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>1 Hawsleigh Avenue</td>
<td>Balaclava</td>
<td>House</td>
<td>HO316</td>
<td>Precinct</td>
<td>Intact Edwardian semi-detached house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>47 Heath Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This house is extant. While it has low integrity, it warrants a Contributory grading.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>6 Heather Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>16 Heaton Avenue</td>
<td>Elwood</td>
<td>House</td>
<td>HO318</td>
<td>Precinct</td>
<td>This is an intact interwar house with no visible alterations (a rear addition is mostly concealed from the street). A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>11 Hotham Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>This Edwardian house is paired with no.13, and is less intact.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>12 Hotham Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished or altered beyond recognition.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>13 Hotham Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>This is a relatively intact Edwardian house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>14-16 Hotham Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>This is an intact interwar brick building.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>66 Iffla Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>68 Iffla Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
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</tr>
<tr>
<td>220 Ingles St</td>
<td>Port Melb</td>
<td>J. Kitchen factory (former)</td>
<td>HO164</td>
<td>48</td>
<td>The land comprising HO164 has since been subdivided and the significant building is now contained on a separate lot (164 Ingles St). The balance of the land (220 Ingles St) has been cleared and townhouses are now being constructed. Accordingly, it is now appropriate to reduce the extent of HO164 to apply only to the significant building and its associated land at 164 Ingles Street and change 220 Ingles St from Significant to Nil</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Jacka Blvd</td>
<td>St Kilda</td>
<td>Bandstand</td>
<td>HO167</td>
<td>2030</td>
<td>This bandstand was demolished c.1996 at the time the Seabaths was redeveloped. No trace of it remains. A Nil grading is therefore appropriate, and the place should be removed from the schedule to the HO. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Jacka Blvd</td>
<td>St Kilda</td>
<td>Brookes Jetty</td>
<td>-</td>
<td>2036</td>
<td>The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke’s Jetty, which was an important local landmark until its removal. The citation for Brooke’s Jetty should be updated and the recommendation is to change the PPHPM heritage status to ‘Contributory Outside of the HO’.</td>
<td>Nil</td>
<td>Contributory outside HO</td>
</tr>
<tr>
<td>Jacka Blvd</td>
<td>St Kilda</td>
<td>St Kilda Sea Baths</td>
<td>HO168</td>
<td>2031</td>
<td>The former Seabaths was completely demolished and replaced by the current building. The only original fabric is the cupolas on the towers. Citation has been updated.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>30 Jacka Blvd</td>
<td>St Kilda</td>
<td>Stokehouse</td>
<td>HO171</td>
<td>2033</td>
<td>This building was destroyed by fire and the site has been redeveloped. The grading should therefore be changed to Nil, and the place removed from the schedule to the HO. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>33 Johnston St</td>
<td>Port Melbourne</td>
<td>Colonial Sugar Company Store (fmr.)</td>
<td>HO442</td>
<td>55</td>
<td>Demolished. Since the site is at the edge of the HO442 precinct it should be removed from the HO. Citation has been updated.</td>
<td>Nil</td>
<td>No change</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>2 Lagoon Lane</td>
<td>Port Melbourne</td>
<td>HO1</td>
<td>Precinct</td>
<td></td>
<td>This is a c.2000s dwelling constructed at the rear of a Contributory graded dwelling. The new dwelling has been subdivided so a nil grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>169 Liardet Street</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>1 Little Graham St</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>1 Little Graham Street is a relatively intact Victorian timber house and is comparable to Significant graded places within the precinct.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>22 Little O’Grady Street</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>207 Little Page Street</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>This is a Federation era house, relatively intact, should be Significant.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Lyell Street</td>
<td>South Melbourne</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>The heritage building that was on this site has been demolished, and the grading should be changed from Contributory to Nil.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>2A Loch Street</td>
<td>St Kilda Tudor Lodge</td>
<td>HO5</td>
<td>2045</td>
<td></td>
<td>Demolished. Citation has been updated. *Note: this site now appears to be part of 38 Fitzroy Street, which has a Significant grading and therefore it may be appropriate to maintain this grading across the whole of the site if it is contained within one title.</td>
<td>Significant inside HO</td>
<td>Nil*</td>
</tr>
<tr>
<td>1 Los Angeles Crt</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Interwar house. Porch enclosed and overpainted but otherwise relatively intact. Original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>7 Los Angeles Crt</td>
<td>Ripponlea</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>Very intact interwar duplex pair with original front fences.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>7A Los Angeles Crt</td>
<td>Ripponlea</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>13 Los Angeles Crt</td>
<td>Ripponlea</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>Relatively intact Interwar Moderne duplex.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>13A Los Angeles Crt</td>
<td>Ripponlea</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>1 Maryville Street</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Very intact interwar house with original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 Maryville Street</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Very intact interwar house with original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>5 Maryville St.</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Relatively intact interwar house with original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>9 Maryville St.</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar duplex with original front fences.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>9A Maryville St.</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>11 Maryville St.</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar house with original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>12 Maryville St.</td>
<td>Ripponlea</td>
<td>Somerleyton Flats</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar flats built on the site of the original Brunnings Nursery House of the same name. Comparable to Significant flats within precincts.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>54 McCormack St.</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>1990s townhouse built at rear of Contributory house</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>57 McCormack St.</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>1990s townhouse built at rear of Significant house.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>59 McCormack St.</td>
<td>Port Melbourne</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>1990s townhouse built at rear of Significant house.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>1A Mason Ave.</td>
<td>Elwood</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is a c.1990s townhouse.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>1 Mason Ave.</td>
<td>Elwood</td>
<td>House</td>
<td>HO404</td>
<td>Precinct</td>
<td>This is an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>27 Mason Ave.</td>
<td>Elwood</td>
<td>House</td>
<td>HO404</td>
<td>Precinct</td>
<td>This an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>7-13 Meaden St.</td>
<td>Southbank</td>
<td>Store</td>
<td>HO4</td>
<td>2181</td>
<td>Demolished. Change from Significant to Nil. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>14 Meredith St.</td>
<td>Elwood</td>
<td>HO403</td>
<td>None</td>
<td></td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>16 Meredith St.</td>
<td>Elwood</td>
<td>HO403</td>
<td>None</td>
<td></td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>39 Mitford Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>47 Mitford Street</td>
<td>Elwood</td>
<td>Bridgeport Flats</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is a relatively intact block of interwar flats. It is comparable to flats already in the HO. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>48 Mitford Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>49 Mitford Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>50 Mitford Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>51 Mitford Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>59 Mitford Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>61 Mitford Street</td>
<td>Elwood</td>
<td>House</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>161 Mitford Street</td>
<td>Elwood</td>
<td>Elwood Central School</td>
<td>-</td>
<td></td>
<td>Part of school site and contains the Significant former infants’ school of 1926. New citation prepared. ADD TO HO260 – SEE SECTION 2.4</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>21 Monkstadt Avenue</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>21A Monkstadt Avenue</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>285A Moray Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>The site contains c.1990s dwelling. The Significant building has been demolished.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>287 Moray Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>As above.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>289 Moray Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>As above.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>291 Moray Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>As above.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>113 Napier Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>Demolished.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>115 Napier Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>Precinct</td>
<td>Intact Victorian brick terrace house with ornate parapet and original front fence.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>141 Napier Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>Modern (c.2000s) townhouse. Revise grading from Significant to Nil.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>143 Napier Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>Modern (c.2000s) townhouse. Revise grading from Significant to Nil.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>154-58 Napier Street</td>
<td>South Melb</td>
<td>-</td>
<td>HO440</td>
<td>Precinct</td>
<td>This is the carpark facing Napier Street at the rear of 375-381 Clarendon Street and may be rated/attached to that property. It is on the opposite side of the lane and could/should be shown as Nil (retaining the heritage building at the corner of Napier and Clarendon as Significant).</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>10 Neville St</td>
<td>Albert Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>The grading should be changed from Contributory to Nil due to the much altered nature of the building and low integrity of streetscape.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>7 Normandy Rd</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>Demolished? Site now contains a post-war townhouse.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>9 Normandy Rd</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>Demolished. Site contains contemporary house constructed in 2011.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>6 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar duplexes with original front fences.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>8 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>10 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar duplexes with original front fences.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>12 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>14-16 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Intact interwar duplexes with original front fences.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2/28 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>At some time in the post war era, this house has been constructed in the front yard of 28 Oak Grove (graded Significant) – a Nil grading should apply.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>28 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an intact Federation/Edwardian house, which is of potential individual significance. The Significant grading should be applied to the whole property.</td>
<td>Partially Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>30 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is an asymmetrical Federation/Edwardian house. It is relatively intact – key visible changes have been the replacement of the window in the projecting bay, and a new front door. Integrity is comparable to Significant grade places.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>32 Oak Grove</td>
<td>Ripponlea</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>This is a 1960's block of interwar flats.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>17-19 O’Grady Street</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>This is a mapping error. The house should be Nil or Non-Contributory.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>21 O’Grady Street</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>This is an intact Victorian cottage. A significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>14 Orange Grove</td>
<td>Balaclava</td>
<td>House</td>
<td>HO392</td>
<td>Precinct</td>
<td>This is a c.1980s house – grading to be changed from Contributory to Nil.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>71 Ormond Road</td>
<td>Elwood</td>
<td>Surrey Court</td>
<td>HO220</td>
<td>362</td>
<td>The existing HO220 applies only to half the site and cuts through the middle of this Significant-graded building, Surrey Court Flats. The HO220 should be extended to include the whole property. The place name within the HO Schedule also requires correction from 'Surry' to 'Surrey'.</td>
<td>Significant inside HO</td>
<td>No change, extend to cover entire site.</td>
</tr>
<tr>
<td>95-103 Ormond Road</td>
<td>Elwood</td>
<td>House</td>
<td>N/A</td>
<td>2176</td>
<td>The house described in Citation 2176 has been demolished, and the grading should be changed from Contributory outside HO to Nil. Citation has been updated.</td>
<td>Partially contributory outside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>173 Ormond Road</td>
<td>Elwood</td>
<td>Hatton</td>
<td>HO8</td>
<td>772</td>
<td>The house described in Citation 772 has been demolished and replaced with a contemporary building. The grading should therefore be changed from Significant to Nil. Citation has been updated.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>6 Page Street</td>
<td>Albert Park</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>206 Page Street</td>
<td>Middle Park</td>
<td>Duplex</td>
<td>HO444</td>
<td>Precinct</td>
<td>An intact interwar duplex, comparable to other interwar flats in HO444. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>39 Pakington Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Significant</td>
<td>Nil</td>
</tr>
<tr>
<td>29 Pakington Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>29-31 Pakington is a pair of late Victorian boom style terrace houses with similar integrity. However, while 31 is graded Significant, 29 is currently graded Nil and should be changed to Significant.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>37 Pakington Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>37 Pakington St is a gable fronted timber cottage. It is of comparable integrity to similar houses within HO7 and is partly shown as Significant. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>335 Park Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO442</td>
<td>Precinct</td>
<td>Demolished.</td>
<td>Contributory</td>
<td>Nil</td>
</tr>
<tr>
<td>418 Park Street</td>
<td>South Melb</td>
<td>House</td>
<td>HO440</td>
<td>2242</td>
<td>Currently graded Significant with Citation 2242, however no. 418 has been demolished.</td>
<td>Significant</td>
<td>Nil</td>
</tr>
<tr>
<td>1 Penny Lane</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Modern Dual Occ townhouse built in rear yard of heritage house and subdivided – should be graded from Contributory to Nil.</td>
<td>Contributory</td>
<td>Nil</td>
</tr>
<tr>
<td>93 Pickles Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>This is a late interwar/postwar house within a Victorian streetscape, so low contribution.</td>
<td>Significant</td>
<td>Nil</td>
</tr>
<tr>
<td>48 Queens Road (now 1</td>
<td>Melbourne</td>
<td>Mansion</td>
<td>N/A</td>
<td>2230</td>
<td>The heritage building has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated.</td>
<td>Nil</td>
<td>No change</td>
</tr>
<tr>
<td>Roy Street)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>70 Queens Road</td>
<td>Melbourne</td>
<td>Avalon</td>
<td>HO324</td>
<td>2244</td>
<td>The heritage building described in Citation 2244 has been demolished, and the grading should be changed from Significant to Nil. Given that HO324 is a site specific overlay, it should be removed from the Schedule to the Heritage Overlay. Citation has been updated.</td>
<td>Significant</td>
<td>Nil</td>
</tr>
<tr>
<td>82 Queens Road</td>
<td>Melbourne</td>
<td>Brooklawn</td>
<td>N/A</td>
<td>2130</td>
<td>The heritage building described in Citation 2130 has been demolished and replaced with a contemporary building. Citation has been updated.</td>
<td>Nil</td>
<td>No change</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
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<tr>
<td>233 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>233-41 Richardson St comprises (originally) identical Victorian cottages. While some have minor alterations, most are relatively intact. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>235 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>237 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>239 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>241 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>As above</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>243 Richardson St</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>Whilst there are some alterations, this house remains much of its original form and fabric including the brick chimneys, ashlar boards to the façade and original windows. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>328 Richardson Street</td>
<td>Middle Park</td>
<td>House</td>
<td>HO444</td>
<td>Precinct</td>
<td>This is a c.1980s dwelling and should be Nil graded.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>15 Robe Street</td>
<td>St Kilda</td>
<td>House</td>
<td>HO5</td>
<td>791</td>
<td>This place has an individual citation. Recent renovations have not significantly changed the significant features of the building. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>209 Ross Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian brick terrace house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>211 Ross Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian bi-chrome brick terrace house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>226 Ross Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Altered, but still recognisable Edwardian gable-fronted cottage. Comparable to no.228 next door, graded Significant.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>236 Ross Street</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Edwardian cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>245 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>246 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian cottage.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>252 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact Victorian terrace house with ornate parapet.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>254 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Relatively intact terrace pair with parapet.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>256 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>274 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>This is a c.1990s townhouse.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>293 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>295 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>297 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>299 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>301 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>303 Ross Street</td>
<td>Port Melb</td>
<td>House HO1</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>1 Ruskin Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 Ruskin Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>-</td>
<td>-</td>
<td>ADD TO HO7 – SEE SECTION 2.3</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>116 Ruskin Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>118 Ruskin Street</td>
<td>Elwood</td>
<td>Houses</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>128 Ruskin Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is a relatively intact interwar bungalow, comparable with others that are graded Significant. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>130 Ruskin Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO9</td>
<td>Precinct</td>
<td>This is a relatively intact interwar bungalow, comparable with others, which are graded Significant. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>131 Ruskin Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO10</td>
<td>Precinct</td>
<td>No. 131 is a relatively intact interwar bungalow comparable with nearby Significant houses. No. 129 on the other hand is far less intact (non-original windows, porch removed). A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>480 St Kilda Road</td>
<td>Melbourne</td>
<td>Colonial Gas Office (former)</td>
<td>N/A</td>
<td>1093</td>
<td>The heritage building described in Citation 1093 has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated</td>
<td>Nil</td>
<td>No change</td>
</tr>
<tr>
<td>521 St Kilda St (former 150 Glen Huntly Rd)</td>
<td>Elwood</td>
<td>Houses</td>
<td>N/A</td>
<td>930 and 1995</td>
<td>The two houses described in Citations 930 and 1955 have been demolished and the site consolidated with a single address (521 St Kilda St) and a multi-dwelling development constructed. Change the grading for 521 St Kilda St from Contributory outside of the Heritage Overlay to Nil. Citations have been updated.</td>
<td>Contributory outside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>13 Selwyn Avenue</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>Demolished</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>18 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>24 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>39 Shelley Street</td>
<td>Elwood</td>
<td>L’Espoir Flats</td>
<td>HO8</td>
<td>Precinct</td>
<td>This is a relatively intact interwar apartment block with interesting details by noted architect J. Esmond Dorney. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>47 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>One of an attached pair of interwar houses with No.49. Both are very intact. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>49 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>One of an attached pair of interwar houses with No.47. Both are very intact. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>55 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>57 Shelley Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO8</td>
<td>Precinct</td>
<td>An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>3 Somers Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Highly intact interwar house with original front fence.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>5 Somers Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Highly intact interwar house with original front fence.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>7 Somers Street</td>
<td>Balaclava</td>
<td>House</td>
<td>HO7</td>
<td>Precinct</td>
<td>Highly intact interwar house with original front fence.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>1 Southward Avenue</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Dunstan Estate houses, windows replaced, but otherwise intact.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Southward Avenue</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Dunstan Estate houses, windows replaced, but otherwise intact.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>8 Southward Avenue</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Relatively intact Dunstan estate houses.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>10 Southward Avenue</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Relatively intact Dunstan estate houses.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>56 Spray Street</td>
<td>Elwood</td>
<td>House</td>
<td>HO434</td>
<td>2343</td>
<td>For consistency and completeness, the Significant grading should apply to the whole of 56 Spray Street.</td>
<td>Part Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
<td>Suburb</td>
<td>Name</td>
<td>HO #</td>
<td>Citation #</td>
<td>Comments</td>
<td>Current Grading</td>
<td>Proposed Grading</td>
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</tr>
<tr>
<td>24 Tennyson Street</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO7 (Part)</td>
<td>Precinct</td>
<td>The building at the front is a largely intact interwar apartment block. At the rear of this building, and connected to it, is another block of 20 flats, which was added in 1961. A Significant grading across the site is appropriate, as these buildings make an important contribution to the significance of the area.</td>
<td>Contributory outside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>289 The Boulevard</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Dwelling demolished or altered to the extent that it is no longer legible.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>291 The Boulevard</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Very altered but traces of the original dwelling remain.</td>
<td>Significant inside HO</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>293 The Boulevard</td>
<td>Port Melb</td>
<td>House</td>
<td>HO2</td>
<td>Precinct</td>
<td>Very altered but traces of the original dwelling remain.</td>
<td>Significant inside HO</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>15-21 Union Street</td>
<td>South</td>
<td>Car park</td>
<td>HO440</td>
<td>Precinct</td>
<td>This site is vacant and contains no significant fabric. A Nil grading is appropriate.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
<tr>
<td>23 Union Street</td>
<td>South</td>
<td>Warehouse /factory, former</td>
<td>HO440</td>
<td>Precinct</td>
<td>This is an intact Edwardian/interwar warehouse/factory building, which is comparable to other Significant buildings in HO440. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>6 Victoria Street</td>
<td>St Kilda</td>
<td>Baymor Flats</td>
<td>HO5 948</td>
<td></td>
<td>Demolished. Change from Significant to Nil. Citation has been updated. *Note this site is part of 6 The Esplanade which has a Significant grading and therefore it may appropriate to maintain this grading across the whole of the site if it is contained within one title.</td>
<td>Significant inside HO</td>
<td>Nil*</td>
</tr>
<tr>
<td>19 Victoria Avenue</td>
<td>Albert Park</td>
<td>Shop</td>
<td>HO443</td>
<td>Precinct</td>
<td>This building was built as part of ‘Roxburgh Terrace’, a row of six two-storey terrace houses. At some time in the interwar period the house on this property (and no.17) were extended at the front to create shops. As such the building is of historic interest as evidence of the transition of Vic Ave to a commercial centre in the twentieth century. Although very altered, fabric associated with both the nineteenth and twentieth century survives and it is comparable to other Contributory buildings within the precinct.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>4 West Beach Road</td>
<td>St Kilda</td>
<td></td>
<td>HO444</td>
<td>Precinct</td>
<td>Demolished.</td>
<td>Contributory inside HO</td>
<td>Nil</td>
</tr>
</tbody>
</table>
Westbury Close (south of Carlisle St) is a very intact enclave of interwar houses (and one block of interwar flats/duplex at no.145). The houses themselves are all highly intact and most are complemented by the original front fences. However, currently they are inconsistently graded with some identified as Significant and some as Contributory, regardless of the level of intactness. The houses proposed to be changed from Contributory to Significant are all very intact and one (No.122) has an individual citation in the PPHR.

<table>
<thead>
<tr>
<th>Address</th>
<th>Suburb</th>
<th>Name</th>
<th>HO #</th>
<th>Citation #</th>
<th>Comments</th>
<th>Current Grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>122 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>908</td>
<td>Westbury Close is a very intact enclave of interwar houses (and one block of interwar flats/duplex at no.145). The houses themselves are all highly intact and most are complemented by the original front fences. However, currently they are inconsistently graded with some identified as Significant and some as Contributory, regardless of the level of intactness. The houses proposed to be changed from Contributory to Significant are all very intact and one (No.122) has an individual citation in the PPHR.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>126 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>128 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>130 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>139 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>141 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>135 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>137 Westbury Close</td>
<td>Balaclava</td>
<td>Houses</td>
<td>HO7</td>
<td>Precinct</td>
<td>As above.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>Address</td>
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<td>Name</td>
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<td>Current Grading</td>
<td>Proposed Grading</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------</td>
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<td>-------</td>
<td>------------</td>
<td>---------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>526 Williamstown Road</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Altered Edwardian house, retains form and chimney and still recognisable.</td>
<td>Nil</td>
<td>Contributory inside HO</td>
</tr>
<tr>
<td>528 Williamstown Road</td>
<td>Port Melb</td>
<td>House</td>
<td>HO1</td>
<td>Precinct</td>
<td>Relatively intact Edwardian house.</td>
<td>Contributory inside HO</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>5 Wimbledon Avenue</td>
<td>Elwood</td>
<td>Flats</td>
<td>HO7</td>
<td>911</td>
<td>This is an interwar apartment block that forms part of a remarkably intact group of flats in Wimbledon Avenue. A Significant grading is appropriate.</td>
<td>Nil</td>
<td>Significant inside HO</td>
</tr>
<tr>
<td>2 Young Street</td>
<td>Albert Park</td>
<td></td>
<td>HO444</td>
<td></td>
<td>This is a contemporary building. A nil grading is appropriate.</td>
<td>Significant inside HO</td>
<td>Nil</td>
</tr>
</tbody>
</table>