

EAST ST KILDA HERITAGE STUDY

Datasheets for
Heritage Precincts and
Individual Heritage Places

prepared for
City of Port Phillip

June 2004



Photo: Sunnyside Court Flats, 331 Inkerman Street, East St Kilda

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1.0 Background and Brief

1.1 The Areas

On a map prepared by the Help Save East St Kilda (HSES) group, the following fourteen areas were earmarked for surveying and assessment as potential heritage precincts:

| | |
|------------------|-------------------------------------------------------------------|
| Alexandra Street | Nos 31-43, 30-42, plus 320-322 Inkerman Street |
| Alma Road | Nos 160-188, 183-211 |
| Blenheim Street | Nos 1-47, 4-44, plus 308 Carlisle St and 311-313 Inkerman Street |
| Boondara Grove | Nos 2-18, 1a-11, plus 141 Inkerman Street |
| Chusan Street | Nos 1-37, plus 399 Inkerman Street |
| Godfrey Street | Nos 1-41, 2-36, plus 15-17 Raglan Street |
| Hammerdale Ave | Nos 1-15, 2-32, plus 2-8 Jervois Street and 117-119 Alma Road |
| Holroyd Court | Nos 1-7, plus 19-29 and 20-28 Holroyd Avenue |
| Kalymna Grove | Nos 1-35, 2-30, plus 362-66 Inkerman Street |
| Mooltan Avenue | Nos 1-15, 1-16, plus 42 Hotham Street |
| Murchison Street | Nos 1-29, 2-26, plus 20-22 Lansdowne Street and 22 Shirley Grove |
| Orange Grove | Nos 4-30, 11-33, plus 331 Inkerman St and 336-342 Carlisle Street |
| Sunhill Court | Nos 2-8, plus 53 Alexandra Street |
| Westbury Grove | Nos 9-23, 10-40 |

This list of areas was subsequently reviewed by the City of Port Phillip; some of the areas were omitted, others had their nominal boundaries expanded, and some extra areas were also added. The result was a new list of fourteen areas, covering the following:

| | |
|------------------|--------------------------------------------------------------------|
| Alexandra Street | Nos 31-43, 30-42, plus 316-324 Inkerman Street |
| Alma Road | Nos 160-188 |
| Balston Street | Nos 2-54, 3-39 |
| Boondara Grove | Nos 2-18, 1-11 plus 139A-141 Alma Rd & 9-23, 24-40 Westbury Gve |
| Chusan Street | Nos 1-37 |
| Godfrey Street | Nos 2-36, 1-41, plus 1-23 Raglan Street |
| Hammerdale Ave | Nos 5-17, 8-32, plus 2-34 Young Street and 2-8 Jervois Street |
| Holroyd Court | Nos 1-7 |
| Inkerman Street | Nos 342-374 |
| Inkerman Street | Nos 401-415 |
| Kalymna Grove | Nos 1-35, 2-30 |
| King Street | Nos 1-13 |
| Mooltan Avenue | Nos 2-16, 1-13, plus 38-44 Hotham Street |
| Murchison Street | Nos 1-19, 2-26, plus 20-22 Lansdowne Road & 1-21, 2-22 Shirley Gve |

1.2 Methodology

The present team of consultants worked from both the original map prepared by HSES and the revised list of areas prepared by the City of St Port Phillip, so that all of the nominated areas would be assessed. These consisted of properties in more than twenty streets in East St Kilda, which were surveyed, almost exclusively on foot. General notes were made of the topography, street form and any contributory elements such as mature street plantings, landscaped nature strips, bluestone guttering, front fences and any original lampposts, signage or other street furniture. The actual built form was considered both in terms of the condition and intactness of individual houses, and the overall cohesion of the streetscape.

Research was undertaken to establish the history of each potential precinct, including reference to primary sources such as early maps, MMBW plans, lodged plans, subdivision plans, rate books, postal directories and electoral rolls. Comparative assessment was undertaken by reference to all existing municipal heritage studies, up to and including the *Port Phillip Heritage Review* of 2000. This was supplemented by additional research as well as a component of 'windscreen' surveying - not only within East St Kilda itself, but also elsewhere in the municipality (notably Elwood, Ripponlea and Balaclava).

A public meeting held at the St Kilda Town Hall on 22 April 2004 was instrumental in obtaining valuable data from local residents, including archival material (eg the 1925 subdivision plan of Hammerdale Avenue), anecdotal historical information, and some useful leads for possible comparative analysis. Information was also provided, at this meeting and afterwards, by members of the Art Deco Society, Inc, and particular acknowledgement is made to Robin Grow and David Thompson.

1.3 Areas recommended for inclusion as Precincts

The following areas are recommended, in the light of inspection, research and comparative analysis, for inclusions as heritage precincts. In all cases, the boundaries of the original areas, as defined by either HSES or the City of Port Phillip, have been slightly revised.

Chusan Street: Nos 1-37

Chusan Street consists of a row of modest late nineteenth century worker's housing, mostly in the form of single-fronted timber cottages. The single property at 399 Inkerman Street, on the western corner of Chusan Street, was not considered to contribute to the cohesion of the residential streetscape.

Godfrey Street: Nos 2-36, 1-41 and 9-23 Raglan Street

The houses in Godfrey Street, and at 17-23 Raglan Street, consist overwhelmingly of pairs of semi-detached single-storey houses in the Queen Anne Revival style of the Edwardian period, supplemented by some houses from the 1910s and early 1920s. The properties at 1-7 Raglan Street were omitted from consideration, as they included some less intact Edwardian houses and a 1960s multi-storey block of flats.

Hammerdale Avenue: Nos 3-17, 2-32, plus 2-8 Jervois Street

Hammerdale Avenue consists almost entirely of inter-war residential buildings that represent a number of typologies (detached houses, semi-detached houses, duplexes and apartment blocks) and styles (Spanish Mission, Moderne, Tudor Revival, California Bungalow). Some extra buildings that had been omitted by the HSES (eg No 17) or the City of Port Phillip (Nos 2, 3, 4 and 6) were included in the precinct, as closer surveying revealed them to be important contributors to the inter-war streetscape. The post-war flats at No 1 Hammerdale Avenue and No 117 Alma Road were also omitted from the proposed precinct, as they made no contribution to its significance.

Holroyd Court: Nos 1-7

Holroyd Court is an inter-war cul-de-sac development of double-storey flats and duplex dwellings developed in the mid to late 1930s. The housing in Holroyd Avenue is somewhat earlier in date, consisting of 1920s bungalows along with several new houses. It was felt that Holroyd Court was an entirely cohesive enclave, worthy of inclusion as a potential heritage precinct in its own right, but the nearby housing in Holroyd Avenue did not actually enhance its qualities. The housing, moreover, is merely representative of typical early inter-war development in East St Kilda, which is much better represented in areas such as Orange Grove and Murchison Street.

Kalymna Grove: Nos 1-35, 2-30, plus Nos 342-374 Inkerman Street

Like Godfrey Avenue, Kalymna Grove consists mostly of pairs of semi-detached dwellings in the Queen Anne Revival style of the early twentieth century, along with a selection of detached inter-war houses, mostly dating from the 1920s. Following some comparative analysis, it was concluded that this area was worthy of consideration as a potential heritage precinct. The area was combined with the another, comprising the adjacent properties along Inkerman Street, which are of the same style and era and, indeed, originally formed part of the same subdivision.

Mooltan Avenue: Nos 10-16, 9-15

Mooltan Avenue, subdivided in the 1920s, contains a selection of detached inter-war houses in a variety of style including Spanish Mission, Tudor Revival and California Bungalow. The Spanish Mission houses formed a discrete enclave at the eastern end of the *cul-de-sac* (which was a separate subdivision from the eastern end) and it was concluded that this was worthy of consideration as potential heritage precinct. The remaining inter-war housing, fronting

Mooltan Avenue and Hotham Street, was mostly only representative of the era, and was not considered to contribute to the significance of the housing at the eastern end. A single bungalow-style house at 42 Hotham Street had been previously identified in an earlier heritage study as an A-graded building; this was subsequently documented separately as an individual heritage place.

***Murchison Street: Nos 1-29, 2-24;
plus 160-188 and 183-211 Alma Road and 20, 22 and 26 Lansdowne Road***

This area comprising all of Murchison Street, the adjacent portion of Alma Road, and three contiguous properties fronting Lansdowne Road, consists mostly of detached California Bungalow or attic bungalow dwellings of the late 1910s and 1920s, complemented by a few later inter-war houses in various styles (Tudor Revival, Moderne) and types (semi-detached dwellings, duplexes, multi-storey blocks of flats). The house at 22 Shirley Grove, which has a frontage to Murchison Street, was omitted from the precinct, but was separately documented as an individually significant building.

Orange Grove: Nos 4-30, 11-33, plus 331 Inkerman Street

This street, initially nominated by the HSES but subsequently omitted by the City of Port Phillip, was surveyed and considered to contain a fine collection of detached California Bungalow residences, complemented by some later inter-war houses and flats and several post-war blocks of flats.

1.4 Areas not recommended for inclusion as Precincts

The following areas (or portions of larger areas) were not considered worthy of inclusion as heritage precincts for a number of reasons. All of the areas were certainly demonstrative, to some extent, of significant phases of residential settlement in the East St Kilda area. They included early housing from the 1870s and 80s (eg Young Street, Blenheim Street and King Street), inter-War subdivisions on the site of Victorian mansion estates (eg Boondara Grove, Westbury Grove), Edwardian housing (eg 401-415 Inkerman Street) and even post-war estates (eg Sunhill Court). In all cases, the reasons for their omission was due to the low level of intactness (of individual buildings and/or the entire streetscape), or because a particular theme, style or period was better represented elsewhere in East St Kilda.

Alexandra Street/Inkerman Street

The portion of Alexandra Street earmarked for assessment was a diverse mixture of styles and periods, comprising some detached Boom-style timber villas, an inter-war shop, some inter-war houses, and a row of prominent multi-storey blocks of post-War apartments. While the Victorian houses (straddling the corner of Inkerman Street and Alexandra Street) were considered worthy of further investigation (and were documented as two groups of individual dwellings, rather than as a precinct), the remaining built fabric was not sufficiently demonstrative of any particularly period or style, with the row of unremarkable post-War apartment blocks being a particularly unfortunate intrusion.

Balston Street

As with Alexandra Avenue, Balston Street was considered to be mixed, with no single period or style dominating. The built fabric included some nineteenth century and early twentieth century villas - most of which had been unsympathetically altered or were in a poorly maintained condition - as well as some detached, semi-detached and row housing in various inter-War styles. The streetscape, moreover, was marred by an extensive complex of post-war flats on the east side, at the southern end.

Blenheim Street

Blenheim Street comprises a number of Victorian masonry villas - most of which have, in any case, been unsympathetically altered. It was not felt that the street constituted a potential heritage precinct, as the context of the villas had been greatly compromised by their being interspersed amidst a considerable number of unremarkable multi-storey apartment blocks built in the 1960s and 1970s.

Boondara Grove/Westbury Grove

These two areas, comprising two perpendicular streets, contain a selection of inter-War houses in various styles (Tudor Revival, California Bungalow, Moderne, Arts & Crafts) and typologies

(detached dwellings, semi-detached dwellings, duplexes and blocks of flats). Many of the houses have been altered (such as the row of California Bungalows along the east side of Boondara Grove, which have had their face brickwork overpainted) or are particularly unremarkable examples of their style or era. It was concluded that, as an example of a diverse mixture of inter-war houses, the streetscapes were less intact and less cohesive than those at nearby Hammerdale Avenue.

Inkerman Street (Nos 401-415)

This small cluster of buildings on the south-west corner of the Hotham Street intersections include an inter-war shop (on the actual corner) and some pairs of semi-detached Edwardian brick houses. It was concluded that the (slightly altered) shop made a negligible contribution to the streetscape, and that the adjacent houses - several of which had been altered by removal of decorative details and unsympathetic overpainting - were of a type that was better (and more extensively) represented by the Edwardian semi-detached houses in Godfrey Avenue and Kalyrna Grove.

King Street

King Street comprises a row of seven single-fronted nineteenth-century worker's cottages; these, however, had been much altered, and it was concluded, after some comparative analysis, that a more intact, more extensive and much better example of this type of housing was represented by nearby Chusan Street.

Shirley Grove

Shirley Grove consists of a mixture of house styles and eras, including some detached Victorian villas, Edwardian semi-detached houses, detached inter-War houses and several post-war blocks of flats. No single era, style, housing type or building material dominates, so the street lacks the cohesion of many of the other areas nominated for consideration. Moreover, many of the houses (especially the Victorian villas) had been unsympathetically altered. Two buildings at the end of the street were considered to be of individual significance in their own right, and separate datasheets were prepared.

Sunhill Court

This small *cul-de-sac* contains a selection of detached brick veneer villas that were evidently built in the late 1950s or early 1960s. While the street is certainly demonstrative of the significant post-war phase of settlement in the East St Kilda area, the houses themselves can only be considered as representative (rather than particularly fine) examples of their type and era; their setting and collective cohesion, moreover, has been compromised by the erection of a huge multi-storey apartment block on the north side of the court, and more recently, an intrusive double-storey townhouse at No 5.

Young Street

The built fabric in Young Street includes single and double-fronted detached Victorian timber villas, some evidently of considerable vintage, along with some Edwardian and inter-War housing and, on the west side, a prominent apartment development of quite recent origin. The earliest houses, however, had been much altered, and it was concluded that this consistently low level of intactness did not form a streetscape that could be considered as a potential heritage precinct. One of the more intact Victorian houses in the street, at No 34, had been given an A-grading in a previous heritage study, and was therefore documented separately as an individual heritage place.

1.5 Individual places recommended for inclusion

Within a number of these areas not recommended for inclusion, some buildings were identified that are considered to be of individual heritage significance. Most of these buildings had not previously been documented or even identified in previous heritage studies. Some of them, however, had been previously identified. Two properties had actually been given an A-grading, but no datasheet had ever been prepared. Another two properties already had datasheets included in the *City of St Kilda Twentieth Century Study*, but these required further research and comparative assessment. Finally, there was one instance of a place that already had a datasheet, but had not yet been included in the heritage overlay. Subsequent surveying, research and comparative assessment confirmed that all of these places should be included in the heritage overlay as individual heritage places.

| Place | Heritage status |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Three houses, 31-35 Alexandra Street | Not previously identified in heritage study; identified through surveying |
| Former Kynoch & Company factory, 5-7 Balston Street | Not previously identified in heritage study; identified through surveying and nominated for consideration at public meeting |
| House, 16 Balston Street | Previously identified in heritage study as an A-grade building, but datasheet not prepared |
| Former substation, 52 Balston Street | Not previously identified in heritage study; identified through surveying |
| House, 42 Hotham Street | Previously identified in heritage study as an A-grade building; datasheet was prepared but this required additional historical research and comparative analysis |
| Three houses, 316-320 Inkerman Street | Not previously identified in heritage study; identified through surveying |
| <i>Shirley Court</i> , 20 Shirley Grove | Previously identified in heritage study as an A-grade building; satisfactory datasheet already prepared but building not yet included on heritage overlay |
| <i>Pine Nook</i> , 22 Shirley Grove | Previously identified in heritage study as an A-grade building; datasheet was prepared but this required additional historical research and comparative analysis |
| <i>Warby Cottage</i> , 34 Young Street | Previously identified in heritage study as an A-grade building, but datasheet not prepared |

2.0 Heritage Precincts

2.1 East St Kilda: Chusan Street Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: Chusan Street first appears in the St Kilda rate book for 1885-86 (dated 25 January 1886), comprising six three-roomed houses and one four-roomed house, all of timber construction. Four of these houses were owner-occupied: George Cooper, gardener, at No 1; James Beach, labourer (exact address unclear), Thomas Hutchinson, gentleman, at No 27 and Alfred McGuire, painter, at No 29. One house was owned by Mr Williams and occupied by a tenant, Christina Gallagher, and another two were vacant (actually designated as 'unfinished'), owned by M J Mulvany.

The ensuing eighteen months evidently saw much building activity in Chusan Street, with the rate book for 1887-88 (dated December 1887) listing twelve new houses, which effectively filled out the entire street from Nos 1 to 37. The new occupants included William Connell, painter, at No 13; Arthur Feiman, carter, at No 17, Joseph Fairey, bricklayer, at No 21; John Lezona, carpenter, at No 33, and Thomas Stephenson, painter, at No 37. Most of the residents were tenants, with only about one third being owner-occupants. At this time, all properties were rated as three-roomed timber houses, all with a net annual value of £22 except for Nos 21 and 25 (NAV £24).

The only significant change before the turn of the century was the demolition of the house at No 5, which disappeared from the rate books in the 1890s and was rated as vacant land by 1900. The rate book for 1900 also indicates a trend reversal since the 1880s, in that most residents were now owner-occupants, with only one-third being tenants. At that time, the occupants included a bootmaker, a police constable, two tram employees, a jockey, a groom and a horse dealer. The only original resident still living in Chusan Street at that time was Joseph Fairey at No 21.

Relatively few changes were made to the Chusan Street streetscape during the twentieth century. A new house was built on the site of No 5 in c.1909 - it first appears as a 'vacant' house in the 1910 directory, and subsequently occupied by one Frederick Mackie. The large house at No 21, home of Joseph Fairey for many years, was finally demolished for a new double-storey block of flats which appears in the directory for 1964. The last new house was a clinker-brick villa at No 37, erected in the 1970s.

Description: The Chusan Street streetscape consists almost entirely of modest single-fronted weatherboard cottages which were erected between 1885 and 1888. The exceptions amongst the significant buildings include two double-fronted Victorian villas: one, at No 9, having an asymmetrical frontage, and the other, at No 25, with a symmetrical frontage. The Edwardian house at No 5 is a single-fronted brick cottage with a rendered finish and rough-cast gable end. All significant houses have simple roof forms, clad in corrugated galvanized steel; about half have hipped roofs (No 1, 3, 7, 9, 15, 27) while others have pitched roofs, with gable ends to the street (Nos 13, 17, 29, 31, 33, 35). Several houses still retain original rendered brick chimneys with moulded caps.

Most of these cottages retain verandahs: variously with bullnosed (No 25), concave (Nos 31, 33, 35) or conventional skillion roofs (Nos 13, 15, 17) supported on plain (No 15), stop-chamfered (No 27, 29) or turned (No 13, 17) timber posts, with friezes of cast iron lacework (Nos 1, 3, 15, 29, etc) or timber palings (No 13). Some verandahs (eg No 5, 25) have been entirely rebuilt in the mid-twentieth century with metal pipes or mild steel trellises. Most of the Victorian houses retain original timber-framed double-hung sash windows, with moulded external architraves, and have four-panel timber doors, some with sidelights (eg Nos 7, 13, 17) or highlights. Some houses, such as No 25, have new windows. Several houses are embellished with scrolled eaves

brackets (Nos 7, 15, 27) or a dentillated frieze (No 7), while the three houses at the southern end (Nos 31, 33, and 35) retain distinctive loopy timber bargeboards.

There are two entirely non-contributory buildings. One, at No 21, is a double-storey block of eleven flats, of cream brick construction with a hipped roof of terracotta tiles. The other, at No 37, is a single-storey clinker-brick townhouse with a steep tray-deck skillion roof.

Chusan Street itself retains its bluestone gutters and has a narrow asphalt footpath without a nature strip. The houses display a variety of front fences, none of which appear to be original. Many have low timber picket fences (No 5, 9, 15, 25, 27, 31-35) which are sympathetic in style, but there are also more intrusive taller fences in brick (No 3, 13), timber palings (No 17), timber trellis (No 29) or ripple iron (No 1)

References:

MMBW Plan No 45 (c.1903)

St Kilda Rate Books, 1884 to 1900. PROV.

Sands and McDougall Directory, 1885 onwards.

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: Modest workers' housing of this type proliferated in Melbourne's inner suburbs in the late nineteenth century, most notably in such areas as Richmond, Collingwood and Brunswick. It was also widespread in Port Melbourne, where it was subject to close scrutiny by the slum abolition movement of the 1930s. In the heritage precincts documented in the *Port Phillip Heritage Review*, Andrew Ward has identified numerous areas of comparable timber workers' cottages in St Kilda, including unspecified side streets off Charnwood Road (down the hill from Wellington Street), and the area on the east side of Brighton Road (to the north and east of the public buildings and railway). The latter evidently includes Camden Street (east side only), Lynnot Street, Duke Street, Nightingale Street, Gibbs Street, Rosamund Street, Marlborough Street and parts of Pakington Street, where rows of single-fronted timber worker's cottages remain, mostly still in a relatively intact condition.

This housing typology, however, became much less common east of the railway line. Inspection of MMBW plans No 45 and 47 shows that, at the turn of the century, there were comparable rows of single-fronted timber workers' cottages in Young Street, Jervois Street, King Street and Leslie Street, as well as Chusan Street. These streetscapes survive today in various states of intactness. Many of the cottages in Jervois Street and Young Street, for example, have been demolished for inter-war and post-war developments, and those few which remain have, for the most part, been unsympathetically altered. The seven cottages at the northern end of King Street still remain as a cohesive row, but are still far less intact than their counterparts in Chusan Street. In Leslie Street, there has also been considerable post-war redevelopment, although a row of relatively intact six single-fronted timber cottages survives at Nos 13 to 23. This streetscape, however, is less cohesive than Chusan Street, where only two of the seventeen properties in the street are non-contributory.

Not only is Chusan Street the most cohesive amongst the remaining rows of modest nineteenth worker's housing in East St Kilda, but it is also the most easterly example of this typology in the entire municipality. The MMBW maps, prepared around the turn of the century, indicate that nineteenth century residential settlement, in general, was much sparser to the east of Hotham Street, and was limited to large mansions estates and some small pockets of detached Boom-period villas in brick and timber.

Statement of Significance:

What is significant?

The Chusan Street precinct comprises all those properties along the western side of Chusan Street, East St Kilda, numbered 1 to 37 and consisting overwhelmingly of intact single-fronted Victorian timber cottages.

How is it significant?

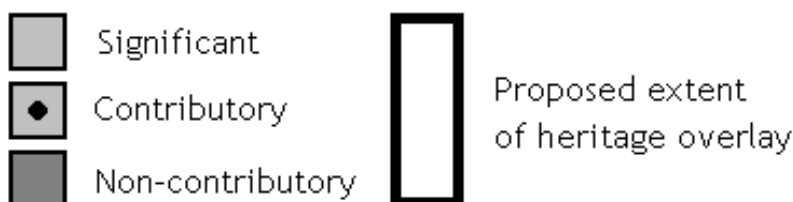
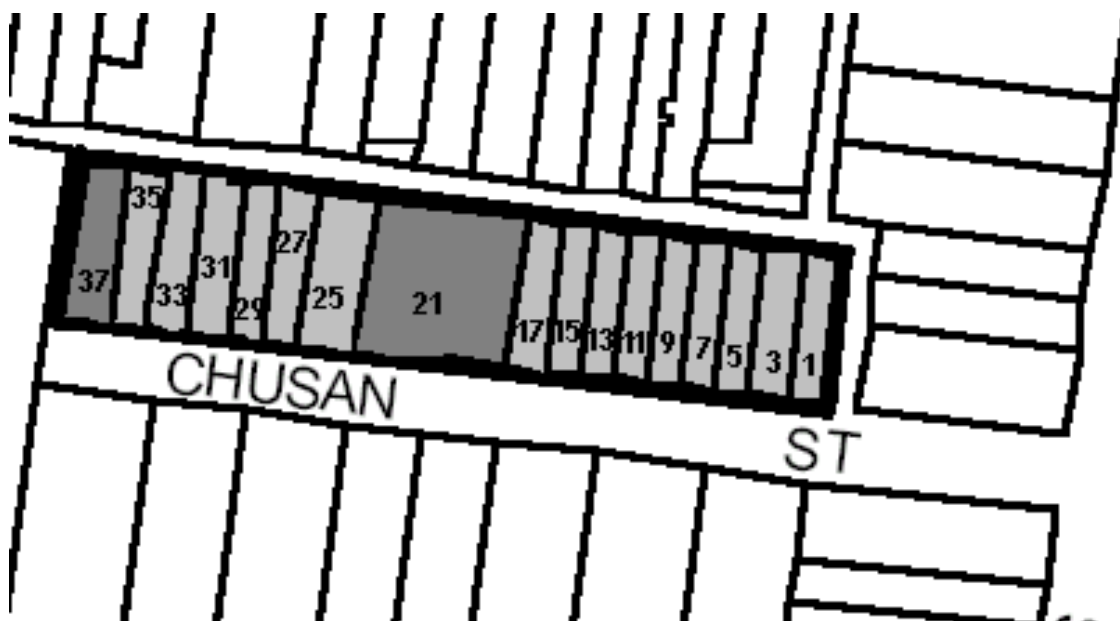
The Chusan Street Precinct is of historical significance to the City of Port Phillip.

Why is it significant?

Consisting almost entirely of single-fronted timber cottages erected in 1886-88, and initially occupied mostly by tradesmen, the Chusan Street Precinct is a representative and largely intact example of the type of modest working-class housing which proliferated in the inner suburbs in the last three decades of the nineteenth century. Within the City of Port Phillip, this typology was and is widespread in areas such as Port Melbourne and South Melbourne, but is less common in St Kilda, and becomes increasingly rarer as one moves further east. The Chusan Street Precinct is the most intact and extensive collection of such housing in East St Kilda, and the most easterly example in the entire municipality.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.



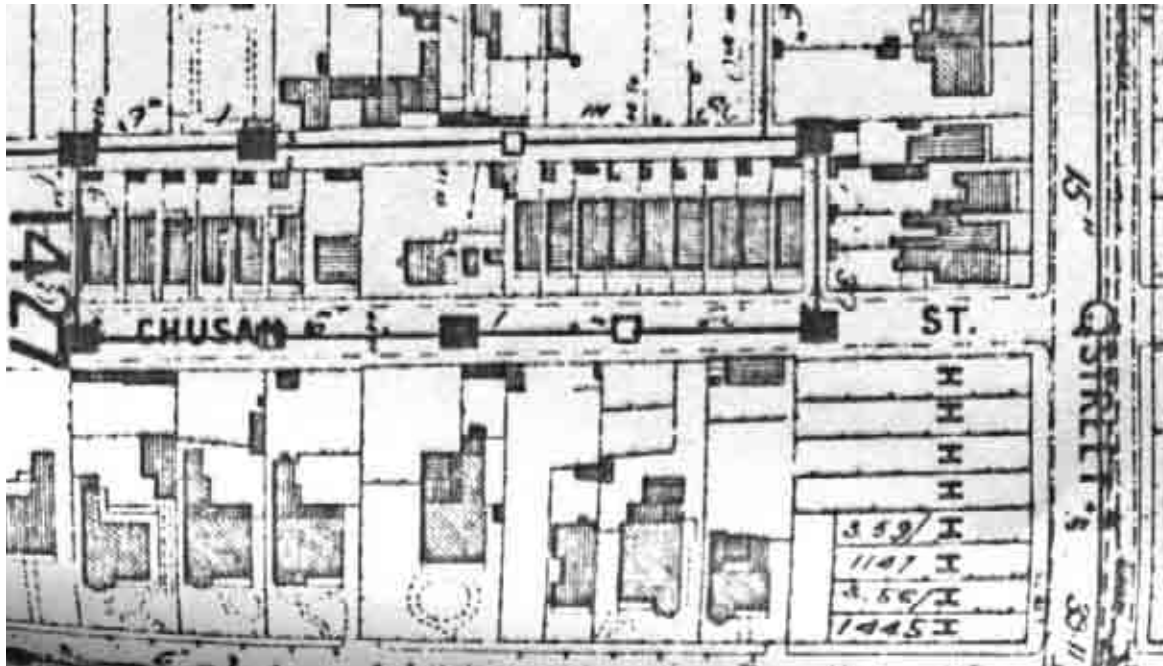


Figure 1 MMBW Plan No 46 (c.1903) showing fully-developed Chusan Street



Figure 2 Chusan Street, looking north



Figure 3 Chusan Street, looking south



Figure 4 Edwardian house at No 5 (1905)



Figure 5 Double-fronted house at No 25

2.2 East St Kilda: Godfrey Avenue/Raglan Street Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: Plan No 5609, dated March 1911, shows that a large allotment of land extending between Queen Street and Raglan Street was subdivided to create a new thoroughfare, Godfrey Avenue, with thirty new residential allotments (of which eight fronted Raglan Street). Godfrey Avenue does not appear in the *Sands & McDougall Directory* until 1913, with entries for seven 'vacant houses' on the north side of the street, plus another (at No 4) already occupied by one Paul Einsiedel. On the south side were two houses, occupied by Boyd Macfarlane and Mrs E Lennon, flanked on each side by '3 vacant houses'. Another vacant house had also appeared just around the corner, at 9 Raglan Street.

The directory for the following year indicates that Godfrey Street, and the adjacent portion of Raglan Street, had filled out considerably. There were now thirteen occupied houses listed on each side of the street, plus "two houses being built" on the north side, at No 18 and 20. On Raglan Street, the house at No 9 (by then occupied by Mrs J Cotter) had been supplemented by three more at Nos 11, 29 and 31, straddling the Godfrey Avenue corner. This was followed, a year later, by entries in the directory for a 'house being built' at No 13, plus another two occupied houses at Nos 25 and 27.

Development evidently slowed down over the next few years, with the only addition being a pair of new houses at No 28-30 Godfrey Avenue, which appear in the 1918 directory. No further new entries appear until the directory for 1921, which lists "two houses being built" at Nos 13-15, "four houses being built" at Nos 25-31, and two newly occupied houses at Nos 39-41. The last undeveloped site in the street was No 36, on the corner of Queen Street, which was finally listed as a "house being built" in the 1923 directory.

Description: The built fabric in Godfrey Avenue consists overwhelmingly of semi-detached pairs of single-storey brick dwellings in the Queen Anne Revival style, popularly referred to 'Federation'. These houses are typically asymmetrical in composition, with irregular hipped or gabled roofs clad in red terracotta tiles. The face red brick walls are articulated with roughcast rendered banding, and trims to chimneys and to the door and window openings. Many of the houses have curved bay windows, with spandrels above or below infilled with shingles, roughcast render or pressed metal. Windows are typically casement sashes in tripartite bays with highlights, often with leadlight glazing. Entrances are mostly set back to one side, sheltered by small verandahs with turned or square timber posts (some on brick piers) and shaped timber brackets or friezes.

An anomaly among these semi-detached pairs is that at No 6-8 which, although comparable in scale, materials and date (c.1913) is otherwise entirely different in its form and detailing, which harks back to Victorian single-fronted terrace housing. Although the use of red brick, roughcast render and turned timber posts place it unmistakably in the early twentieth century, some of the embellishments, including cast iron lacework, bullnosed verandah and vermiculated rustication, pays homage to the nineteenth century. The adjacent house at No 4, a detached brick dwelling, is also transitional, with bluestone sills, cast-iron lace and tuck-pointed brick.

Among the rows of semi-detached pairs are only five entirely detached houses, four of which date from the early 1910s. Although comparable in scale, these are more diverse in their style. In addition to the Victorian Style house at No 4, mentioned above, there is a fine Federation villa at No 26 (with turned timber posts, wavy timber frieze and terracotta ridge cresting) and a weatherboard house (a unique example in the street) in the form of a block-fronted villa, which, like the dwellings at Nos 4, 6 and 8, harks back to the Victorian era. The remaining

example of a detached dwelling, at No 36, dates from 1923. It is of red brick construction, but with soldier courses, a strapped gable end, and timber-framed double-hung sash windows.

Most of the houses in Godfrey Avenue have low timber picket fences, of which few - if any - appear to be original. A few (eg Nos 1-3 and 33) have dwarf brick walls with squat piers, typical of the inter-War era some have timber paling fences (eg Nos 23) or cyclone wire mesh in a timber frame (No 8). The street has narrow nature strips with mature planes trees, which make a significant contribution to the historic streetscape.

References:

Lodged Plan No 5609, declared 15 March 1911

MMBW Plan No 45 (c.1903)

Sands and McDougall Directory. 1913 onwards

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: There are several comparable streetscapes of semi-detached houses in the Queen Anne Revival style, developed in the first decade of the twentieth century. The *Port Phillip Heritage Review* identifies Lambeth Place, St Kilda East (part of HO6, the St Kilda East precinct) as having 'distinctive environmental character as a result principally of the row of Edwardian semi-detached houses'. While comparable to Godfrey Avenue in date and broad style, these houses are otherwise quite different in form, being paired single-fronted terraces in the Victorian manner. While there are indeed a few houses of this type in Godfrey Avenue (eg Nos 4-6), the overwhelming typology is of semi-detached pairs, which are individually asymmetrical in the mature Queen Anne Revival style.

The Edwardian houses in Lambeth Place, moreover, are entirely restricted to the west side of the street - the other side being developed with inter-war and post-war flats. Thus the streetscape is less cohesive than Godfrey Avenue, where the Edwardian houses strongly characterise both sides of the street, with only a few inter-war houses and no post-war buildings at all.

Pertinent comparison can also be drawn with Hawsleigh Avenue, St Kilda East, which forms part of HO316 (the *Carlisle Street (East)* precinct). Here, the Edwardian semi-detached houses are very similar to those in Godfrey Avenue - not only making use of the same palette of red brick, rendered banding and terracotta tile, but also echoing some specific detailing such as half-round bay windows with pressed metal or rough-case rendered spandrels. This strong similarity to houses in Godfrey Avenue might suggest that the two estates were, in fact, developed by the same architect or builder. However, like Lambeth Place, the Edwardian houses are restricted to only one side of the street (Nos 1 to 39 inclusive), with the other side of the street containing inter-war houses and flats, and some post-war developments. As such, Godfrey Avenue, with similar housing on *both* sides of the street, can be considered as a better example of this type and era.

Research to date suggests that there are relatively few examples of *entire* streets in the City of Port Phillip that are so strongly characterised by the type of housing seen in Godfrey Avenue. There is, for example, comparable Edwardian semi-detached housing on both sides of Milton Street in Elwood, but this is limited only to the two-block portion between Addison Street and Broadway. Glenmark Street in St Kilda is another such example, although, in this case, the street itself is very short - less than half the length of the portion of Milton Street, and one-third the length of Godfrey Avenue. Moreover, many of the houses themselves, which are in a similar Victorian form to those in Lambeth Place, have had their distinctive red brickwork defaced by overpainting.

Statement of Significance:

What is Significant?

The Godfrey Avenue precinct includes all of the land covered by LP 5609, comprising those houses along both sides of Godfrey Avenue (Nos 1-37 and 2-36) and well as eight houses fronting Raglan Street (Nos 9 to 23). The houses mostly date from the 1910s, being semi-detached pairs of dwellings in the Queen Anne Revival or Federation style, supplemented by some detached houses built during the 1920s.

How is it Significant?

The Godfrey Avenue Precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the Godfrey Avenue Precinct provides evidence of a significant phase of settlement in East St Kilda area after the prosperous Land Boom period of the 1880s. The estate, laid out in 1911 alongside tracts of nineteenth-century worker’s housing, developed very quickly over the next few years, and thus ably demonstrates how sought-after this area had become as a residential address in the early twentieth century.

Aesthetically, the Godfrey Avenue Precinct is a fine and particularly intact streetscape of modest semi-detached housing in the Queen Anne Revival style, characterised by asymmetrical composition, face red brickwork with rendered banding, curved bay windows and verandahs with turned timber posts and ornamental timberwork. The streetscape is enhanced by the sympathetic (if not original) timber picket fences, and street planting of mature plane trees.

Recommendations: Buildings and street trees recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

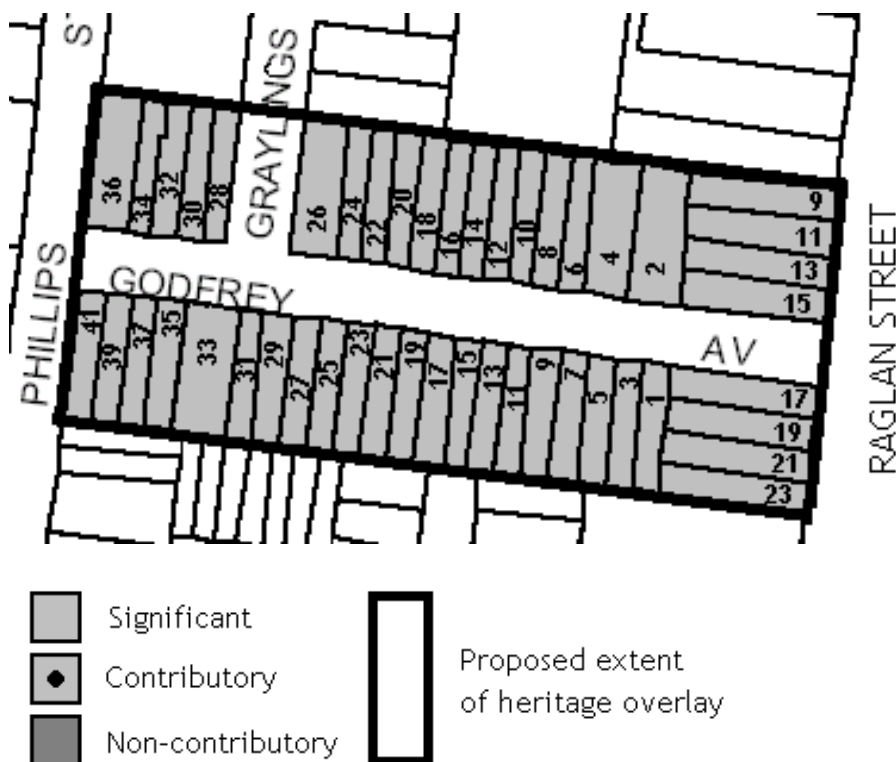




Figure 6 North side of Godfrey Avenue



Figure 7 Typical semi-detached pair



Figure 8 South side of Godfrey Avenue



Figure 9 Weatherboard house at No 2



Figure 10 Edwardian pair, 17-19 Raglan St

2.3 East St Kilda: Hammerdale Avenue Precinct

Existing Designations:

Heritage Council Register: nil

National Estate Register: nil

National Trust Register: nil

History: Hammerdale Avenue developed on the site of the eponymous mansion, *Hammerdale*, formerly 119 Alma Road, which was built c.1868 for Hugh Mitchell Campbell Gemmell, (1827-79), a prominent Melbourne auctioneer with the firm of Gemmell, Tucker & Company. The first stage of the subdivision, auctioned in December 1925, consisted of eleven new allotments: five on the east side of part of Hammerdale Avenue which ran north-south, and the other six on each side of the east-west dogleg which connected the new avenue to Young Street. The mansion itself was retained on Lot 1 (later designated as No 1 Hammerdale Avenue) and was offered for sale along with the ten vacant lots on 5 December 1925. The auction flyer described the house as:

A most substantial and commodious brick villa containing 15 large rooms (including 3 bathrooms), pantries, linen presses, large cellar, kitchen, scullery, laundry, internal sewerage, hot and cold water service, garages and outbuildings. It is laid out with every modern convenience.

The mansion was subsequently converted into the Hammerdale Guest House, which remained in operation for several decades. The adjacent vacant land, meanwhile, was auctioned 'practically without reserve on remarkably eager terms'; it was duly noted that the allotments were already fully landscaped with lawns, palms and shrubbery 'and need not be interfered with - a great saving to purchasers'. One prominent landscape element was a large tree, retained in what became the back yard of the house at No 7.

Hammerdale Avenue does not actually appear in the *Sands & McDougall Directory* until 1929, when only three occupants were listed: Walter G Thorpe on the east side of the street (now No 26), and, on the west side, Mrs J E Sutton (No 3) and Gerald O'Callaghan (No 7). There was evidently little development over the next few years; in 1933, the directory identified "two houses being built" next to O'Callaghan's - probably the semi-detached Spanish Mission houses at Nos 11-11A, which were occupied by Peter and Roy Jessen. This was followed in 1934, by listings for two new blocks of single-storey flats at No 17 (*Carbeethon Flats*) and No 32, and a new house at No 9, occupied by manufacturer Benjamin Burman. The year 1935 saw three more semi-detached pairs appear in the directory: No 13-25 Hammerdale Avenue, and Nos 2-8 Jervois Street.

By this time, the land along the west wide of Hammerdale Avenue was almost entirely developed, while only two properties - the California Bungalow at No 26 and the small block of Tudor Revival flats at No 32 - had been built on the east side. The directory for 1936, however, indicates that a minor building boom had suddenly taken place, with seven new listings on the east side of the street including individual houses at Nos 6, 14 and 23, and semi-detached pairs at Nos 10-12 and 28-30. Another pair, at No 5-5a, appeared in 1937 and yet another, at No 22-24, in 1938.

The last additions to the streetscape before the end of the Second World War were three prominent double-storey buildings: a duplex at No 18 (listed as 'house being built' in the directory for 1939) and blocks of flats at Nos 2, 4 and 6, which were completed in the early 1940s following the subdivision of land on the east corner of Hammerdale Avenue and Alma Road. The most significant change made to Hammerdale Avenue in the post-War period was the demolition of the eponymous mansion at No 1, which was replaced by a multi-storey block of flats during the 1970s. Another block of flats was built on the adjacent property at No 3, although the earlier house on the site - one of the first to be built on the new Hammerdale Estate in the mid-1920s - was retained at the rear, and still survives to this day.

Description: Hammerdale Avenue comprises a standard straight suburban roadway, running north-south, but with a distinctive fork at the southern end where the road curves into Young Street and abuts clumsily into Jervois Street. These odd junctions clearly reveal the street's origin as part of a new inter-war subdivision that was connected into two existing nineteenth century streets. This has also resulted in some allotments of odd size and shape (notably Nos 17, 24 and 26). The housing in the precinct is overwhelmingly of the 1930s period, with the exception of a few houses built in the late 1920s or early 1940s. Although there are a few individual detached dwellings (eg Nos 3, 7, 8, 9, 26), most are multi-dwelling units in various forms: semi-detached pairs (Nos 5-5A, 11-11A, 18-20, 28-30 Hammerdale; 2-4 and 6-8 Jervois), blocks of single-storey flats (No 17, 30-32) or double-storey flats/duplexes (Nos 2, 4, 6, 18-20).

All buildings are of masonry construction, with hipped roofs of terracotta or cement tile; most are single-storey, with only a few double-storey blocks of flats on the east side. Otherwise, the housing displays stylistic diversity, representing several of the ubiquitous styles that characterised Australian domestic architecture during the 1930s. There are several houses in the Tudor Revival idiom, with clinker brickwork, gabled parapets and leaded glazing (No 7, 10-12), a particularly fine semi-detached house in the Spanish Mission style (No 11-11A) with shaped gables and roughly rendered walls, and several double-storey Moderne-style flats including, notably, the example at No 18-22 with its curved corners, sandblasted glazing and rendered walls with tapestry brick trimming. Also particularly notable is the house at No 26 - one of the oldest in the street - which is a particularly fine example of a California Bungalow. The *Carbeethon Flats* at No 17 is a single-storey block of three flats of an unusual form that anticipates post-war villa units, made even more distinctive by its freestanding triple garage at Young Street corner. A significant landscape element is the large tree at the rear of the house at No 7, which is a remnant of the landscaped grounds of the original *Hammerdale* mansion.

References:

MMBW Plan No 46 (c.1903)

Sands and McDougall Directory (various).

Auction flyer, 5 December 1925 (copy provided by resident of Hammerdale Avenue)

Information provided by Robin Grow and David Thompson, Art Deco Society, Inc.

Miles Lewis and Terry Sawyer, *Melbourne Mansions Database*. On-line publication.

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: Within the City of Port Phillip, Hammerdale Avenue is most comparable with much of the suburb of Elwood, to the west of Brighton Road. Here, there are many streets that exhibit a similar mix of inter-war housing: single-storey dwellings (detached houses and semi-detached pairs) and double-storey dwellings (duplexes and blocks of flats) in a palette of styles including California Bungalow, Tudor Revival, Spanish Mission, Georgian Revival and Moderne. These parts of Elwood include much of Mitford Street, Ruskin Street, Broadway, Goldsmith Street and elsewhere, where the inter-war houses typically survive with varying degrees of individual intactness, and the occasional (or frequent) intrusion of multi-storey blocks built in the 1960s and '70s, along with townhouses or apartment blocks of much more recent origin. Some retain original front fences, but many also do not.

Hammerdale Avenue is significant for its remarkable cohesion - that is, the individual houses are notably intact - most retaining their original front fences - and there is practically no post-war intrusion. In this regard, the precinct can be specifically compared with a number of specific streets in Elwood, namely Wimbledon Avenue, Monkstadt Street, Los Angeles Court and the eastern portion of Shelley Street, all of which display a similar mix of notably intact single- and double-storey dwellings in various styles. All four of these streets, like Hammerdale

Avenue, also contain a number of notable houses that are of significance in their own right, having been identified in heritage studies as individual places as well as part of a precinct.

Wimbledon Avenue represents a particularly pertinent comparison to Hammerdale Avenue, as it was also developed in the grounds of a Victorian mansion, resulting in a oddly-shaped street alignment with a curve at the far end; unlike Hammerdale Avenue, however, the original Victorian mansion still survives within the estate (at No 2 Wimbledon Avenue).

Statement of Significance:

What is Significant?

The Hammerdale Avenue Precinct comprises those houses in Hammerdale Avenue designated Nos 2-32 and 3-17, as well as the contiguous properties at 2-8 Jervois Street. This building fabric consists almost entirely of dwellings built during the 1930s, including detached and semi-detached single-storey houses, and double-storey duplexes or blocks of flats, in a variety of typical inter-War styles including Spanish Mission, Tudor Revival, Colonial Revival and Moderne.

How is it Significant?

The Hammerdale Avenue Precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Subdivided in 1925 on the grounds of the *Hammerdale* mansion, the estate demonstrates a typical pattern of settlement during the inter-war period when large Victorian properties became less financially viable. The unusual dog-leg curvature of the avenue, where it joins the older Young and Jervois Streets, provides evidence of these origins, as does the tree at the rear of No 7, which is a remnant of the original landscaped mansion grounds.

Aesthetically, the housing, largely dating from the 1930s, represents a fine and intact collection of the diverse architectural styles of the period, including Spanish Mission, Moderne, Tudor Revival and Georgian Revival. A number of houses are of considerable aesthetic significance in their own right, including the fine California Bungalow at No 26, the Spanish Mission pair at 11-11A, the Moderne duplex at No 18, and the unusual *Carbeethon Flats* (with their distinctive triple-garage fronting Young Street) at No 17.

Recommendations: Buildings, and the mature tree at the rear of No 7, recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

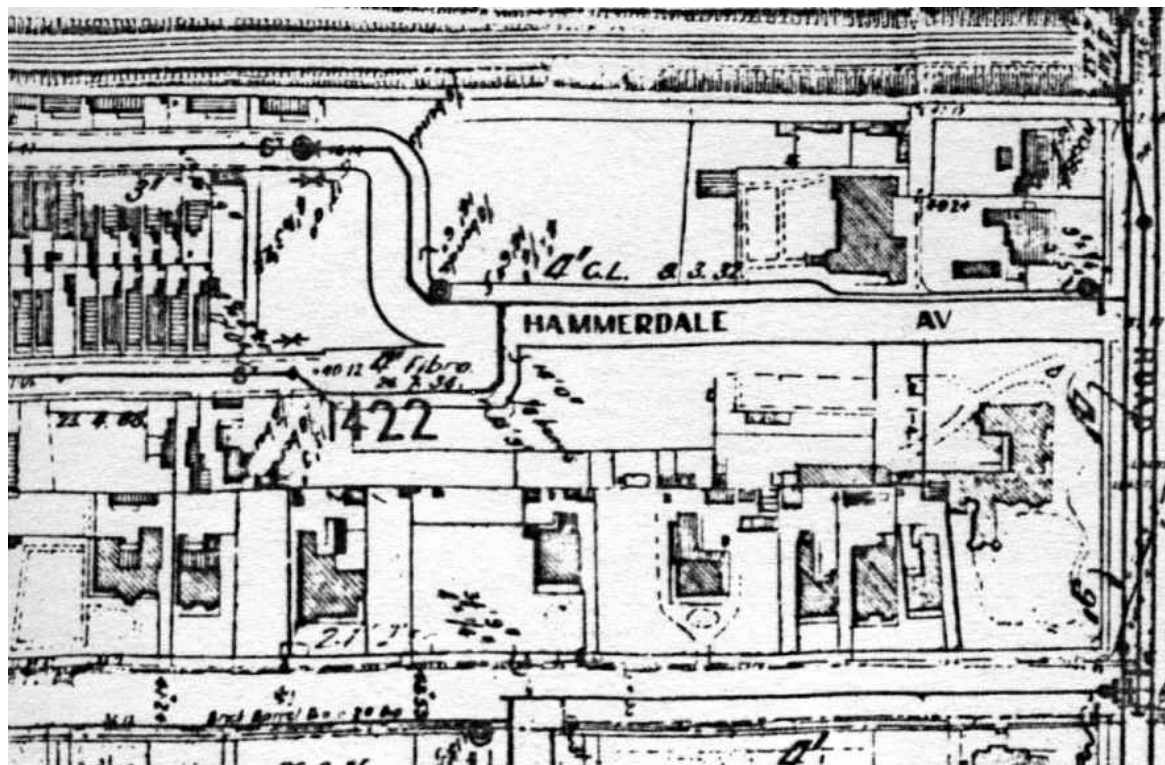
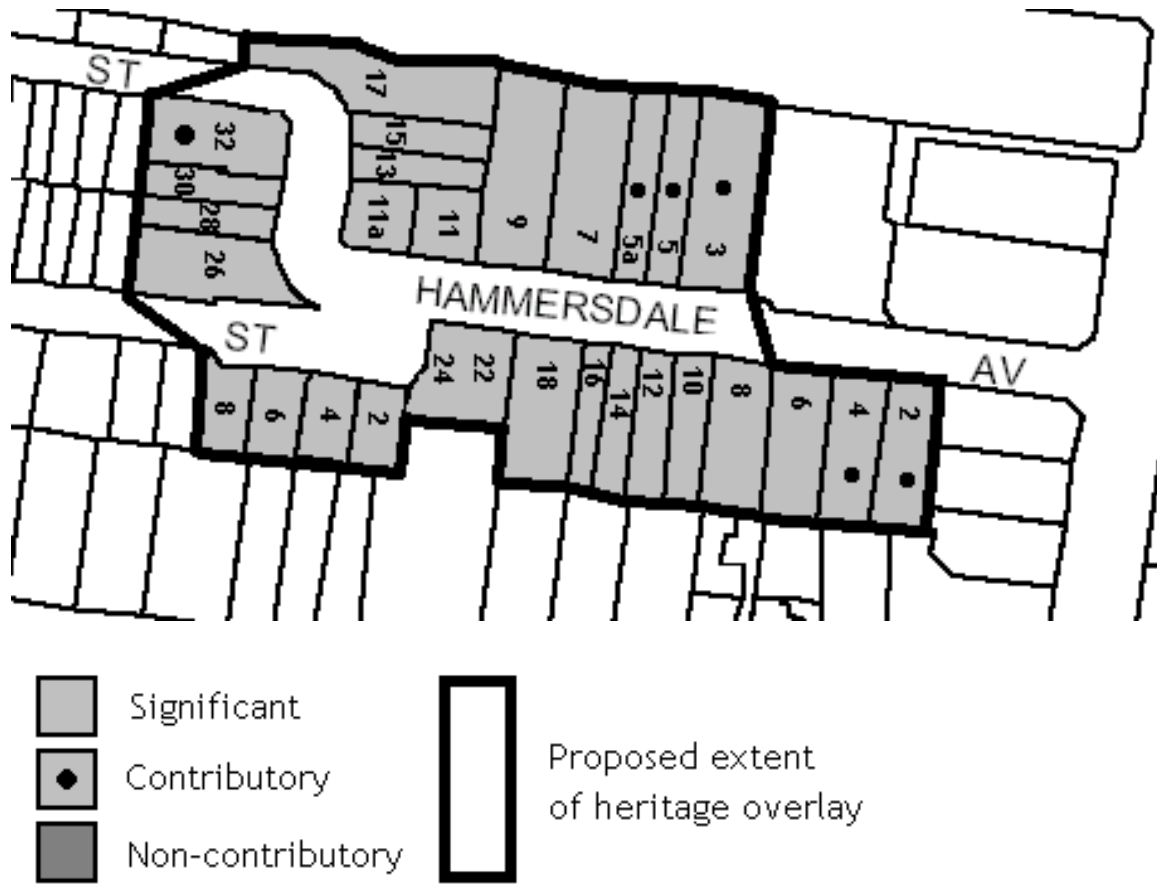


Figure 11 MMBW Plan No 46 (c.1903) showing former *Hammerdale* estate

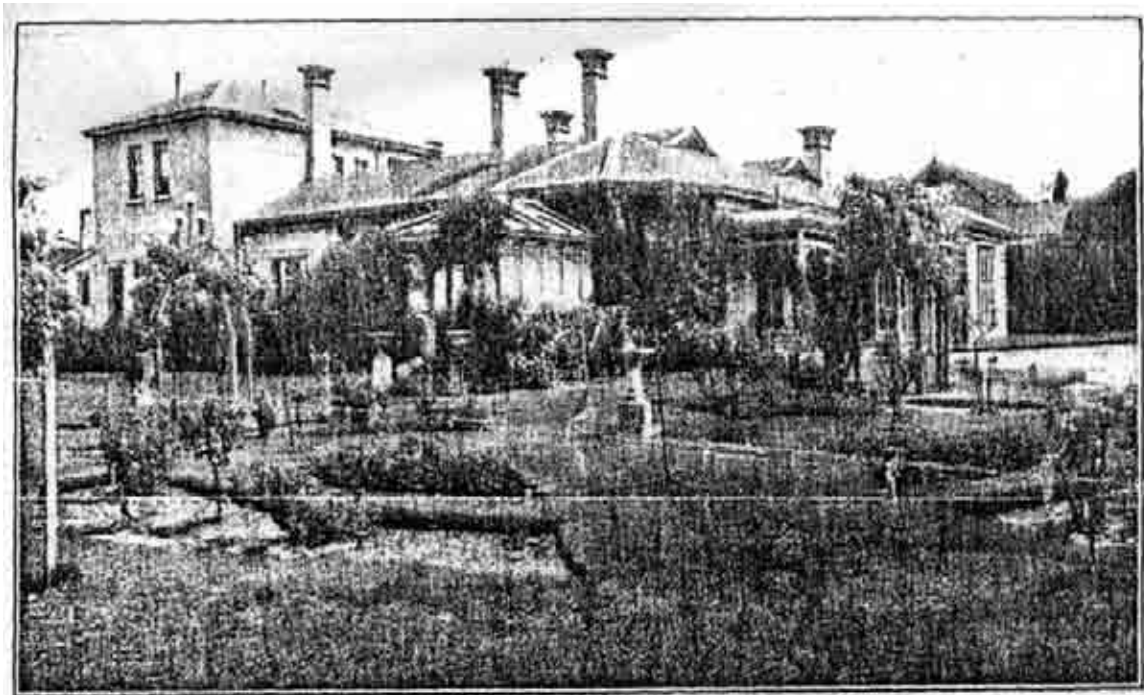


Figure 12 Hammerdale (c.1868), home of prominent Melbourne auctioneer H M C Gemmell



Figure 13 Hammerdale Avenue prior to subdivision (from auction flyer, December 1925)



Figure 14 11-11a Hammerdale Ave (1932)



Figure 15 Triple garage at No 17 (c.1933)



Figure 16 Moderne duplex at No 18 (1939)



Figure 17 Detached bungalow at No 9 (1933)



Figure 18 House, rear of 1950s flats at No 3



Figure 19 Double-storey flats at Nos 4 and 6

2.4 East St Kilda: Holroyd Court Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: Holroyd Court occupies land which once formed part of *Fernacres*, the vast estate of prominent Melbourne barrister, Justice Edward Dundas Holroyd, which extended from the south-western corner of Alma Road and Orrong Road. The house itself, erected c.1867, was set well back from these main roads. The huge property was inevitably subdivided in the early twentieth century, creating several other new streets including the eponymous Holroyd Avenue. The mansion, however, was retained on a large allotment extending between Lansdowne Road and the L-shaped intersection of Holroyd Avenue. It was finally demolished in 1936 and, as indicated on Lodged Plan No 14174, the large block was carved up into eight standard-sized residential allotments: four rectangular blocks fronting Lansdowne Street, and the four wedge-shaped blocks clustered around a new *cul-de-sac*, Holroyd Court, which projected westwards from the L-shaped intersection of Holroyd Avenue.

The four blocks fronting Holroyd Court (designated as Lots 5, 6, 7 and 8) were initially purchased by Albert Burgess, an investor. At least two were then acquired by Chaddesley Pty Ltd, a firm of property developers who worked extensively in the East St Kilda area at that time. Although no architect has been conclusively linked with the Holroyd Court development, it is known that Chaddesley Pty Ltd invariably engaged Gordon & Bruce Sutherland as their designers; it has been pointed out that the house at No 2 Holroyd Court is markedly similar to another at No 2 Lockerbie Court, East St Kilda (within the City of Glen Eira) that is known to have been designed by the Sutherlands.

Holroyd Court first appears in the *Sands & McDougall Directory* in 1939, with listings for new dwellings at Nos 1 and 2-3 - respectively "flats" occupied by Henry Haskin and a duplex occupied by Rex Oldham and James Reed. The following year saw the appearances of a second duplex at Nos 4-5 (occupied by Maurice Hallam and David Braddish) and second block of flats at No 7 (subsequently co-occupied by Lewis Kiel). Electoral rolls indicate that these original residents of Holroyd Court were typically middle-class white-collar professionals - citing occupations such as clerks, managers, and a manufacturer. Directories indicate that only three of these original occupants - Kiel, Oldham and Braddish - were still living in Holroyd Court in the mid-1940s.

Description: Holroyd Court comprises four double-storey dwellings clustered around a shallow *cul-de-sac*. The buildings, all erected within the space of a few years, are consistent in scale, composition, materials and roof form, yet are otherwise diverse in their finishes and detailing. The flats at No 1 and No 6-7, for example, are both in the Moderne idiom, with curved corners and steel-framed multi-paned windows, although one (No 1) is rendered and the other is in face clinker brick. The duplex dwelling at No 2-3 also has clinker brickwork, but with a projecting brick stringcourses, toothed quoining, and a rendered sunhood and timber-framed double-hung windows. No 4-5 has tapestry brick walls with wide rendered banding and steel-framed landscape windows with casement sashes and sloping rendered sills.

All four properties retain original detached garages at the rear, and have the same type of front fence: a low dwarf wall of irregular stonework. Holroyd Court itself has a wide nature strip with mature deciduous trees, and the front gardens of the houses have low plantings and trees (such as Silver Birches) typical of the period.

References:

MMBW Plan No 46 (c.1903)

Sands and McDougall Directory (various).

Miles Lewis and Terry Sawyer, *Melbourne Mansions Database*. On-line publication.

Lodged Plan No 14174, declared 6 August 1936.

Information provided by Robin Grow and David Thompson, Art Deco Society, Inc.

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: Residential developments such as this were quite common in Melbourne's more affluent suburbs during the inter-War period, when large Victorian residences were demolished and their sites carved up to form wedge-shaped allotments around short *cul-de-sacs*. Within what is now the City of Port Phillip, these *cul-de-sac* developments were rare, if not entirely unknown, in Port Melbourne, South Melbourne and Middle Park, but quite common in St Kilda and Elwood. There are only a few examples in East St Kilda, and these are mostly located within the boundaries of the adjacent municipality, the City of Glen Eira, such as Lockerbie Court (developed from 1935)

Amongst the documented examples in the City of Port Phillip, there is a degree of consistency in the built fabric in terms of form, scale and materials - typically, double-storey blocks of flats or duplex dwellings in a loosely Moderne or Art Deco style, being of face brick construction with hipped roofs of terracotta tile. In some examples, such as Eildon Court in St Kilda (1940) and Southey Court in Elwood (1943), the dwellings tend to be somewhat stark and austere, with plain brickwork, little specific stylistic influence, and a minimum of decorative detail. The individual buildings in Holroyd Court, by contrast, are more considered in terms of their materials and detailing, making use of clinker brick, tapestry bricks, rendered banding, curved or toothed corners and other embellishments. In this regard, Holroyd Court is most comparable to contemporaneous developments at Garden Court (1936) and Avoca Court (1939), both in Elwood, which exhibit similar diversity in their decorative detailing.

Holroyd Court notably retains all of its original front fences (in the form of dwarf walling), some original garages, and mature street trees. Of the examples cited above, only Avoca Court is truly comparable in this respect. The front fences in Eildon Court have been altered by the addition of tall pickets, and those in Garden Court have been removed or, in one case, recently rebuilt in an entirely unsympathetic contemporary style.

Statement of Significance:*What is Significant?*

The Holroyd Court Precinct comprises four double-storey inter-war Moderne-style duplex dwellings, designated as Nos 1, 2-3, 4-5 and 6-7, which are arranged around a squat *cul-de-sac*.

How is it Significant?

The Holroyd Court Precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, Holroyd Court marks the location of the last remaining remnant of *Fernacres*, home of the eponymous E D Holroyd, a prominent Melbourne barrister whose vast estate once extended to the corner of Alma and Orrong roads, which was demolished c.1936. Holroyd Court, which subsequently developed within only a year or two of subdivision, remains as an extremely intact example of a respectable middle-class *cul-de-sac* housing estate of the late 1930s. Residential developments of this type, while quite common in St Kilda and Elwood, are considerably rarer in other parts of the municipality. While comparable examples can be found in those portions of East St Kilda that are within the adjacent City of Glen Eira, Holroyd Court is unique in the portion within the City of Port Phillip.

Aesthetically, the row of four Moderne-style double-storeyed brick duplex houses and flats in Holroyd Court are notable for their cohesion in terms of scale, materials and form, while still displaying a degree of diversity in finishes, fenestration and detailing. This aesthetic significance is enhanced by the survival of original detached garages, low stone front fences, and mature street trees, all typical of the Garden Suburb movement of the 1930s.

Recommendations: Buildings, front fences and street trees recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

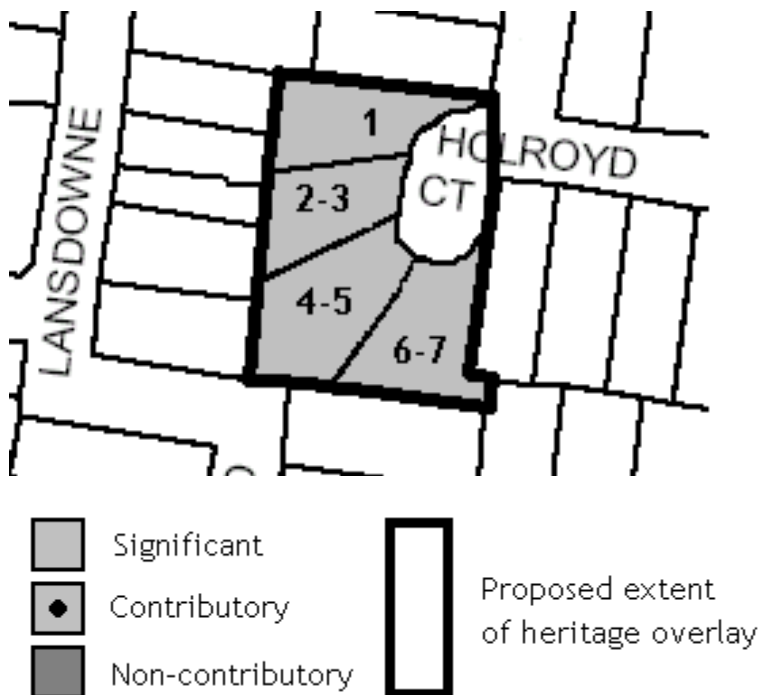


Figure 20 Detail of MMBW Plan (c.1903) showing *Fernacres* estate on site of Holroyd Court



Figure 21 General view of Holroyd Court



Figure 22 Flats, No 1 Holroyd Crt (c.1938)



Figure 23 Duplex, 2-3 Holroyd Crt (1938)



Figure 24 Duplex, 4-5 Holroyd Crt (1939)



Figure 25 Flats, 6-7 Holroyd Court (c.1939)



Figure 26 General View of Holroyd Court

2.5 East St Kilda: Kalymna Grove/Inkerman Street

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: This precinct encapsulates a portion of a large residential subdivision that was laid out during 1914, extending between Inkerman Street and Kurrajong Avenue and comprising sixty allotments with frontages to Inkerman Street and newly-formed Wilgah Street and Kalymna Grove. This substantial tract of land was formerly taken up by market gardens, as the *Sands & McDougall Directory* for 1914 lists one Ah Chung, gardener, on the north side of Inkerman Street, east of Alexandra Street.

Kalymna Grove itself does not appear in the directory until 1916, with listings for two occupied houses (including what is now No 14, then occupied by Frederick Earp) and 'five vacant houses' on the east side of the street, and a single house on the west side (now No 33, then occupied by George T Hall). The same directory also lists three newly occupied houses on Inkerman Street (now Nos 346-48 and 368), with a row of 'five vacant houses' (now Nos 350-358), and another 'two vacant houses' (apparently Nos 496-98) east of Kalymna Grove. The estate filled out considerably over the next year or so; the directory for 1917 simply listed 'nine vacant houses' on the west side of Kalymna Grove, and eleven occupied houses on the east side, comprising Nos 6, 8, 12-22, 28 and 30. There were another 'two vacant houses' on Inkerman Street (now Nos 342-44) near the Wilgah Street intersection, and another 'house being built' on the eastern corner of Kalymna Grove and Inkerman Street.

The directory for 1919 shows that the estate was almost fully developed by that time. All of the allotments along Inkerman Street (ie Nos 342 to 374) had been built upon, and the construction of new houses at Nos 2, 4, 10 and 24 Kalymna Grove left only a few vacant blocks remaining there. Electoral rolls provide the names and occupations of these early residents, revealing an interesting cross-section of comfortable middle-class suburbia: Leon Barnes, watchmaker (No 4), John Forest, draftsman (No 7), Abram Pisarevsky, fur cutter (No 12), Albert Easterbrook, coppersmith (No 20), Harry Markby, stereotyper (No 22), Robert Edison, mechanic (No 30) and Frederick Hall, musician (No 35).

The few remaining vacant allotments in Kalymna Grove were developed within only a few years thence. The directory for 1921 lists a 'house being built' at No 9, subsequently occupied by one George Shaw, and the two houses at Nos 29 and 31 first appear in 1924, occupied, respectively, by John Corbett and Walter Fairchild. The only significant addition to the streetscape since then has been a double-storey block of flats at No 25, erected c.1969.

Description: The built fabric in the Kalymna Grove/Inkerman Street precinct consists almost entirely of housing dating from the second half of the 1910s. Most of these are single-storey brick houses (either in the form of detached dwellings or semi-detached pairs) in the Queen Anne Revival style, popularly referred to 'Federation'. These are typically asymmetrical in composition, with irregular hipped or gabled roofs mostly clad in red terracotta tiles, although some along Inkerman Street (eg Nos 346-48, 354-56, 358-60) have corrugated galvanised steel roofs. Most have half-timbered gable ends, infilled with roughcast render or pressed metal. Several houses (eg 10-12 and 15 Kalymna Grove, and 354-56 Inkerman Street) have been painted, but most retain their original face red brickwork, often with rendered or roughcast trim or, in one notable instance, vermiculated rustication (350-52 Inkerman Street)

Almost all of these dwellings have prominent bay windows, either rectangular (eg Nos 2-4, 14-16, 17-19 Kalymna Grove) or more usually canted (Nos 1-3, 5-7, 13-15, 21-23 and 10-12 Kalymna Grove, and 342, 350-52, 366-68 Inkerman Street). Windows are invariably casement sashes with highlights, often containing leadlight or tinted glazing. Entrances are mostly set back to one side, sheltered by small verandahs with turned, square or stop-chamfered timber posts (some on brick piers) and shaped timber brackets or friezes.

These distinctive brick houses are supplemented by half a dozen contemporaneous weatherboard and rough-cast rendered villas, which use similar forms and detailing. They have hipped or gambrel rooves, either in terracotta tile (No 9) or corrugated galvanised steel (No 27), with half-timbered or roughcast gable ends. Bay windows are again evident, either canted (Nos 6 and 9) or rectangular (No 27), with casement sashes, highlights and leadlight glazing, and there are verandahs with square or turned timber posts and decorative friezes. One of these villas (Nos 18) has a return verandah.

The two later houses, built in c.1923 at Nos 29 and 31, are in the form of detached bungalows. Their face red brickwork and terracotta tile rooves echo the earlier buildings in the street, but their detailing is otherwise evocative of the prevailing bungalow style of the 1920s. This includes singled gable ends, timber-framed double-hung sash windows, and prominent porches with arched openings and corbelled buttressing. The two non-contributory buildings in the precinct comprise a double-storey block of flats at 25 Kalymna Grove (c.1969) and a more recent house at 362-64 Inkerman Street.

Most of the houses in this precinct have timber picket fences which, if not original, are at least sympathetic in style and materials. The two mid-1920s houses retain their original front fences in the form of brick dwarf walls. A significant and unique element in the streetscape is the detached brick garage that survives at No 368 Inkerman Street, with its original ledged timber doors and shaped parapet.

References:

Lodged Plan No 6638, declared 12 September 1914.
MMBW Plan No 45 (c.1903)
Sands and McDougall Directory. 1916 onwards.

Thematic Context: Building settlements, towns and cities:

Planning urban settlement
Making suburbs

Comparative Analysis: There are several comparable streetscapes of early twentieth century houses in the Queen Anne Revival style. The *Port Phillip Heritage Review* identifies Lambeth Place, St Kilda East (part of HO6, the St Kilda East precinct) as having 'distinctive environmental character as a result principally of the row of Edwardian semi-detached houses'. While comparable to Kalymna Grove/Inkerman Street in date and broad style, these houses are otherwise quite different in form, being paired single-fronted terraces in the Victorian manner. There are no houses of this type in Kalymna Grove/Inkerman Street, where the comparable brick houses are either asymmetrical semi-detached pairs, or asymmetrical detached dwellings.

Comparable rows of semi-detached Edwardian housing also exists in Hawsleigh Avenue, St Kilda East (part of HO316 (the *Carlisle Street (East)* precinct), in Glenmark Street, St Kilda, and in Godfrey Avenue, East St Kilda. The last of these (qv) is by far the best example, with cohesive and intact rows of such housing along both sides of the street. Glenmark Street has comparable 1910s housing in both sides of the street, but the individual houses are in notably less intact condition, while Hawsleigh Avenue, on the other hand, has largely intact houses, but (like Lambeth Place) these are restricted to only one side of the street.

The Kalymna Grove/Inkerman Street precinct stands out from the other examples cited above, not merely because its high level of cohesion (with intact and significant housing along both sides of the street) but also because the housing itself encapsulates diversity of types - unlike Godfrey Avenue, which is strongly characterised by semi-detached brick pairs, the housing in Kalymna Grove/Inkerman Street comprises a mix of semi-detached pairs and contemporaneous detached dwellings of both brick and timber construction.

Statement of Significance:

What is Significant?

The Kalymna Grove/Inkerman Street precinct includes all those houses along both sides of Kalymna Grove (Nos 1-35 and 2-30) and well as contiguous properties along the north side of Inkerman Street (Nos 342 to 374 inclusive). With only four exceptions, the housing dates from the period 1914 to c.1919 and includes semi-detached pairs of brick dwellings and detached dwellings of both brick and timber construction, almost all in a Queen Anne Revival style.

How is it Significant

The Kalymna Grove/Inkerman Street Precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the Kalymna Grove/Inkerman Street Precinct provides evidence of a significant phase of settlement in the East St Kilda area. The estate, laid out from 1914 on the site of a market garden, developed very quickly over the next few years, and thus ably demonstrates how sought-after this area had become as a residential address in the early twentieth century.

Aesthetically, the Kalymna Grove/Inkerman Street Precinct is a fine and particularly cohesive streetscape of housing from the period 1914 to c.1919, including representative and intact examples of detached and semi-detached housing of both brick and timber construction, almost entirely in the Queen Anne Revival style. They are characterised by asymmetrical composition, face red brickwork with rendered banding, bay windows and verandahs with turned timber posts and ornamental timberwork. The streetscape is enhanced by the sympathetic (if not original) timber picket fences to many properties.

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

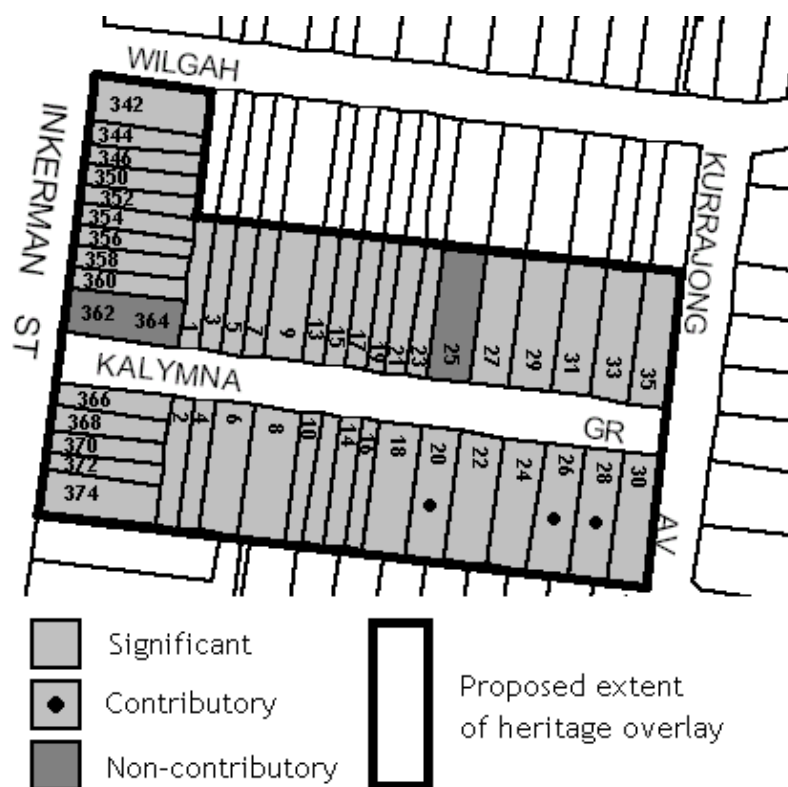




Figure 27 Row of houses, 1-7 Kalymna Grove



Figure 28 Semi-detached pairs, Inkerman St



Figure 29 366-368 Inkerman St; note garage



Figure 30 Weatherboard house at No 6



Figure 31 Weatherboard house at No 27



Figure 32 Bungalow-style house at No 8

2.6 East St Kilda: Mooltan Avenue Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: Mooltan Avenue is named after the large Victorian mansion which formerly stood on the site now occupied by the Sol Sapir-designed block of flats at No 8. The vast *Mooltan* estate, which originally extended from Hotham Street back to Alexandra Street, was partly subdivided in 1922 when Mooltan Avenue was created as a short cul-de-sac flanked by ten new residential allotments - five fronting Hotham Street, and five to Mooltan Avenue - with the mansion itself retained on the eleventh and larger lot. Mooltan Avenue first appears in the *Sands & McDougall Directory* in 1925 - albeit listing "no houses". The following year, the directory lists two occupied houses on the south side (now Nos 3 and 7), and a third "house being built" (No 5). The directory for 1927 identifies 'flats being built' and a 'house being built' on the north side of the street, plus the three existing houses and 'public tennis courts' on the south side.

These tennis courts were evidently subdivided in 1928, when Mooltan Avenue was extended further east to create another eight new residential allotments. These were developed even more rapidly than those released in 1922. The directory for 1928 includes 'three houses being built' on the north side (evidently Nos 10, 12 and 14) and a 'house being built' on the south. The following year identified the new residents as N J Fairless (No 10), Frank Ayre (No 12) and Edward Brougham (No 14), plus two new 'vacant' houses at Nos 13 and 16, and two new occupied houses at Nos 9 and 11, occupied by Mrs A Drummond and W H Taylor. The last house, located at the extreme eastern end of the *cul-de-sac*, appeared in 1930.

The new housing in Mooltan Avenue was clearly geared towards the comfortable middle-class professional gent, and electoral rolls reveal that the original residents were defiantly white collar, and included Herbert Larkin, company director, at No 16; William Taylor, manufacturer, at No 11; Norman Fairless, superintendent, at No 10; and Frank Ayre, manufacturer, at No 12.

Description: Mooltan Street is a short dead-end street; the western end, subdivided in 1928, contains a remarkably cohesive collection of houses which, with the exception of a single post-War house at No 12, are all in a loosely Spanish Mission style. These houses are single-storey detached dwellings of brick construction with a rendered finish (variously rough and smooth) and hipped tiled roofs (in terracotta or cement). All somewhat asymmetrical in composition, those houses on the steeper north side of the street are distinguished by being raised up from the street, some with garages below. The houses are embellished with various details typical of the Spanish Mission style, including arcaded porches (Nos 13, 14 and 15), shaped parapets (No 11, 13 and 16) penetrated by faux beams (No 14) or terracotta pies (No 11), windows with blind fanlights (Nos 11 and 14), wrought iron balustrades and spandrels (Nos 9 and 14), geometric window grilles (No 9) and gabled chimney caps (No 10).

The post-war house at No 12 is the only non-contributory building in the precinct; although markedly different to its neighbours in its use of orange bricks, cement roof tiles and terrazzo porch with cement balustrade, the house is otherwise sympathetic in its scale, form and composition.

All of the Spanish Mission houses in the street have the same type of front fence: a low rendered dwarf wall with squat piers and chunky capping. There are also some original lampposts with polygonal concrete shafts and tapered luminaires. Mature street planting includes some birches (*Betula pendulata*) and *Alnus jorullensis*. There is a Bhutan cypress (*Cupressus torulosa*) at No 16, which is probably contemporaneous with the house, and a much older and larger cypress tree (*Cupressus sempervirens*) at No 15, which seems to date from the 19th century and is probably a remnant of the original *Mooltan* grounds.

References:

Lodged Plans No 8866, declared 16 June 1922; No 12721, declared 17 October 1928.
MMBW Plan No 46 (c.1903)
Sands and McDougall Directory (various).

Thematic Context: Building settlements, towns and cities:

Planning urban settlement
Making suburbs

Comparative Analysis: The *Port Phillip Heritage Review* has not specifically identified any comparable precincts of Spanish Mission houses, although several examples of multiple dwellings have been individually recorded. The most prominent of these is the attached row of eight Spanish Mission houses at 239-253 Dorcas Street, South Melbourne, described by Ward as 'one of the largest and most complete essays of the Spanish Mission style in Melbourne'. These houses, however, are actually a Victorian terrace of 1885 that was remodelled in c.1920 and, as such, is not truly comparable to the detached housing in Mooltan Avenue.

Other Spanish Mission multiple dwellings identified in the municipality are even less comparable; they include several blocks of flats (located almost exclusively in central St Kilda and Elwood) such as such as *Winnipeg* at 51 Blessington Street (1920), *Aston Court* at 43 Acland Street (1926), *Glenronald* at 75 Dickens Street (late 1920s), and *Baymor* at 6 Victoria Street (1929-32). There are also a number of semi-detached dwellings in the Spanish Mission style (located throughout the municipality), including 235-237 Bank Street, South Melbourne, 156-158 Brighton Road, Elsternwick and 11-11A Hammerdale Avenue, St Kilda East.

But while all of these examples are comparable to the Mooltan Avenue houses in their dates and in their individual finishes and detailing, they are otherwise considerably different in form and setting. In Mooltan Avenue, the cluster of seven fully detached Spanish Mission houses forms a distinct enclave that has few parallels elsewhere in the municipality. Some broad comparisons can be drawn with the east side of Morres Street in Ripponlea, and a portion of nearby Maryville Street, where there are short expanses of similar rendered houses in the Spanish Mission and related Mediterranean styles dating from the late 1920s; these, however, lack the specific enclave quality of the Mooltan Avenue *cul-de-sac*, which is further enhanced by its common front fences, street planting and original 1920s lampposts.

Statement of Significance:*What is Significant*

The Mooltan Avenue Precinct comprises the eastern portion of Mooltan Avenue, St Kilda East, including seven Spanish Mission houses on 3 sides of a *cul-de-sac* (Nos 9-15 and 10-16), plus mature trees and original concrete lampposts.

How is it Significant?

The Mooltan Avenue Precinct is of historical and aesthetic significance to the City of Port Phillip

Why is it Significant?

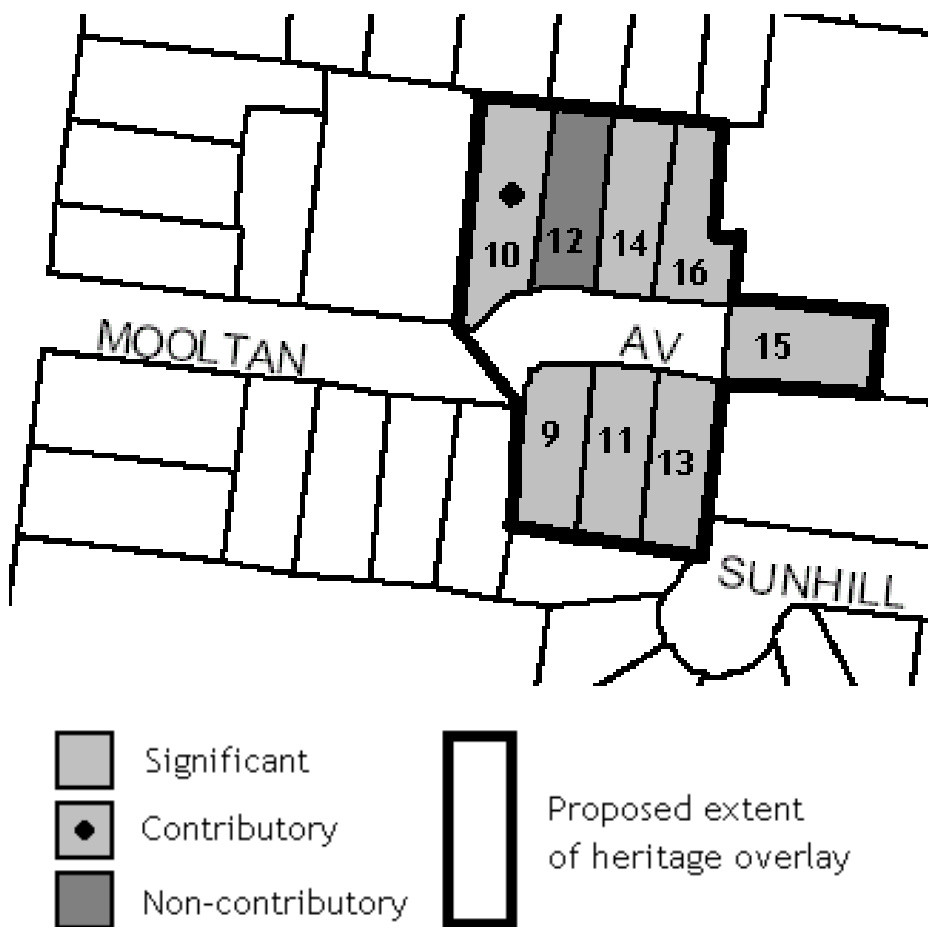
Historically, the housing in Mooltan Avenue is representative of a typical pattern of subdivision in East St Kilda during the inter-war period, where large mansion estates were gradually carved up into new residential subdivisions. It retains associations with the long-demolished mansion Mooltan, through its nomenclature, its dogleg street alignment, and the huge remnant cypress tree at No 15.

Aesthetically, the eastern portion of Mooltan Avenue represents a fine and intact streetscape of Spanish Mission housing, characterised by rendered walls, tiled rooves, arcaded porches and curved parapets. Although differing somewhat in their individual decorative detailing, the

houses display notable cohesion through their common style, scale, composition and materials, and, particularly, the use of identical front fences to all properties. The setting is enhanced by contemporaneous plantings (including a Bhutan cypress at No 16 and some birches along the nature strip) and the somewhat unusual survival of the original concrete post street lamps.

Recommendations: Buildings, street trees, cypresses (at Nos 15 and 16) and concrete lampposts recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.



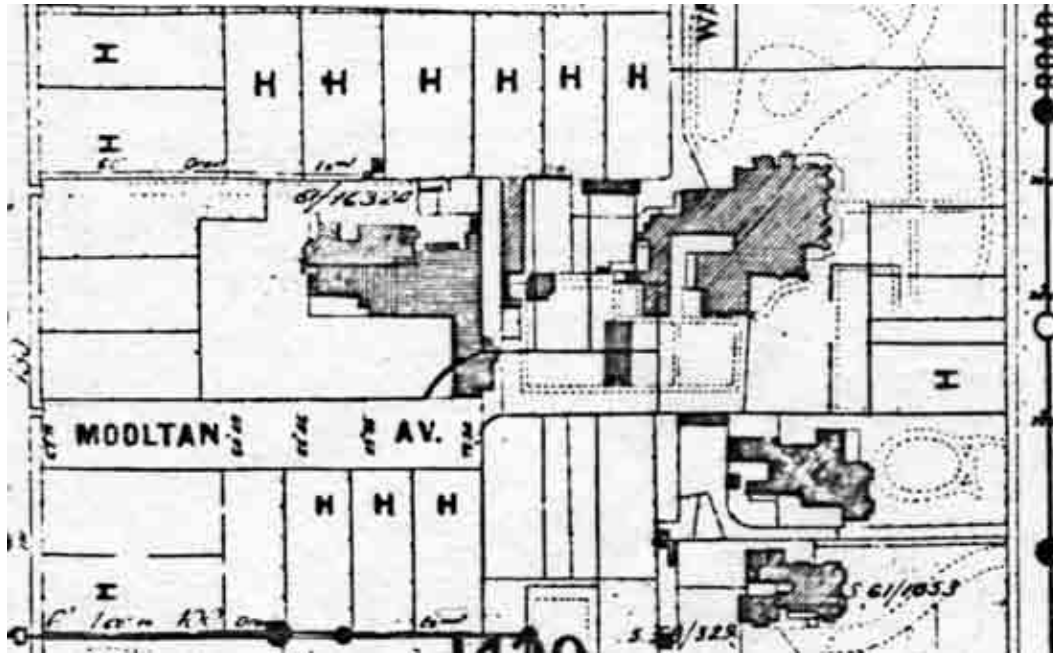


Figure 33 MMBW Map (c.1903) showing Victorian estates from which Mooltan Ave was formed



Figure 34 South side of Mooltan Avenue



Figure 35 House at 14 Mooltan Ave (c.1928)



Figure 36 House at 9 Mooltan Ave (1928)



Figure 37 Detail of 1920s concrete lamp

2.7 East St Kilda: Murchison Street/Alma Road Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: MMBW Plans No 46 and 47 (c.1903) shows that there was little development in this area at the turn of the century. Between Alexandra Road and Lansdowne Street, there were no houses on the north side of Alma Road, and only one - a large Victorian mansion, set well back from the street - on the south. At this time, Murchison Street was a short-dead end road off Alexandra Street, containing two modest weatherboard houses - one on the north side (No 12) and another on the south (No 9) - plus a larger house on the north side, set back on a huge allotment (now 22 Shirley Grove). This was still the case at the onset of the First World War. The *Sands & McDougall Directory* for 1915, listed only a single entry in the part of Alma Road between Alexandra Street and Lansdowne Road - St John's College (with Reverend Dean R Stephen as its warden), a private school that evidently occupied the large mansion on the south side of the road.

The closer settlement of this part of Alma Road commenced by 1916, when the directory listed four new houses on the south side, between Alexandra Street and St John's College. By 1918, two more houses had appeared alongside, and subdivision of the surrounding property began soon after. In 1919, land between Alma Road and Murchison Street was carved up to create 18 allotments; this was followed, a year later, by the subdivision of the north side of Murchison Street, creating eight more allotments.

Murchison Street itself did not appear in the *Sands & McDougall Directory* until 1922, when only two residents were listed: Fabian Archibold [*sic*] on the north side, and David Dunn on the south, presumably occupying the two timber houses shown on the MMBW plan of c.1902. The next edition of the directory lists Dunn Brothers woodyard on the north side, apparently at the Alexandra Street corner, plus two new houses, occupied by carpenter D P K Marshall (No 6) and tobacconist Reginald Lefebre (No 8). By 1924, the directory listed another new house (No 10) on the north side, and "two vacant houses", alongside David Dunn, on the south. Development of the new allotments along Alma Road was considerably slower; the directory for 1921 listed only a single 'house being built' on the north side, recorded as 'vacant' the following year. By 1923, there were two occupied houses (at Nos 160 and 176), plus another four under construction.

Further subdivision had taken place during 1923 with the carving up of a large tract of land along Lansdowne Road, which created new allotments fronting Alma Road, Lansdowne Road, and the dogleg eastern extension of Murchison Street. That same year, five new allotments were formed out of a large block on the south corner of Murchison and Alexandra streets. Further subdivision of the south side of Alma Road took place during 1924 in the form of a 27-lot estate that extended down Lansdowne Road to Kurrajong Street, included five lots fronting Alma Road (now Nos 203-211)

The release of this land prompted a minor development boom in the mid to late 1920s. The directory for 1925 listed two new houses on the north side of Murchison Street and eight on the south side (including "two houses being built" at Nos 21 and 23), plus two new houses on Lansdowne Street (Nos 20 and 22), on the Murchison Street intersection. Several other houses were built at the east end of the street in the late 1920s, including Nos 22 and 24 (c.1925) and 25, 27 and 29 (c.1926). The last of these, a particularly conspicuous attic-storeyed bungalow later known as *Coonong Flats*, was built (and presumably designed) by architect David Webb as his own home. Amongst the other early residents of Murchison Street were butcher James Bostock (No 4), manufacturers Wilfrid and Stephen Arnall (Nos 10 and 12) ledgerkeeper Hubert Hoare (No 14), and Albert Jacka (No 23), described in electoral rolls as a merchant, but better known locally as the first Australian recipient of the Victoria Cross and, later, Mayor of St Kilda.

During this time, the development of the contiguous portion of Alma Road was largely restricted to the north side of the street: there were nine occupied houses (Nos 160-170 and 176-80) in the 1924 directory, plus two more under construction (No 186-88). The following year, another 'two houses being built' were recorded at Nos 172-74. The land on the south side of Alma Road, between Wilgah Street and Lansdowne Road, remained entirely undeveloped until 1925, when the directory recorded 'two houses being built' (now Nos 209 and 211). These were promptly followed, a year later, by 'three houses being built' at Nos 199-203, and 'two vacant houses' at Nos 195-97.

The few remaining vacant allotments in Murchison Street were built on during the 1930s, including those houses at Nos 11/11a (c.1936) and the Tudor Revival-style house at No 26 (c.1937). The last major phase of development was the subdivision of the large block of land on the north-western corner of the Murchison Street dog-leg, which was formerly part of the extensive grounds of *Pine Nook*, the large Edwardian house fronting 22 Shirley Grove. This piece of land was initially acquired by builder Reginald Callender in 1937, and subsequently sold to one Spencer Hume Jackson, an investor, in August of that year. The *Sands & McDougall Directory* for 1939 records 'three houses being built' on the site; this actually comprised two blocks of flats (Nos 16a and *Frances Court* at No 18) and a duplex, *Belmore*, at No 18a. The designer of these buildings has not yet been established, although it has been noted that *Frances Court* is stylistically very similar to several blocks of flats in Elwood known to have been designed by Henry Berry. The last addition to the precinct before the end of the Second World War was the erection of a large block of clinker brick flats at 205 Alma Road, which first appeared in the 1941 directory as the *Somerset Flats*.

Few significant changes were made to the Murchison Street/Alma Road streetscape in the post-war period. In the mid-1950s, the occupants of 4 Murchison Street engaged Dr Ernest Fooks, noted émigré architect, to make some changes to their house, although this appears to have consisted of some new built-in furniture. The only entirely new house to be built was a brick villa at No 9, erected for Samuel Leneman around 1965, on the site of what was one of the oldest two houses in the street. A few years later, a large multi-storey block of flats was erected at 203 Alma Road, on the site of an earlier house that had been built c.1925.

Description: Murchison Street is a of somewhat unusual dog-leg form, a result of its original subdivision occurring in discrete phases between 1919 and 1923. The street, which slopes down from east to west, has bluestone gutters and broad nature strips with mature plantings of plane trees and other street trees. Most of the houses in both Murchison Street and Alma Road retain original front fences in the form of low masonry walls - red brick, clinker brick, often roughcast or smooth-rendered, and some with capped piers. A particularly distinctive rendered fence, imitating rock-faced rustication, extends along the street boundaries of Nos 25 and 27. A large tree in the front garden of No 27 remains as a conspicuous element at the focus of Murchison Street.

The oldest surviving houses in the precinct include an Edwardian house at 12 Murchison Street, and a line of brick houses, in the Queen Anne Revival style, at 183-193 Alma Road. Otherwise, most of the houses in the precinct are in the prevailing bungalow idiom of the 1920s, although there are representative examples of later inter-war styles including Tudor Revival (No 24), Georgian Revival (No 27) and Moderne (Nos 18 and 18a, and the porch addition to No 14 and, loosely, the flats at 205 Alma Road). There are only two post war buildings in the entire precinct: a detached brick veneer villa at 9 Murchison Street, and a multi-storey block of flats at 203 Alma Road.

The streetscapes are relatively cohesive in scale; most of the 1920s houses are single-storeyed, although there are also quite a few larger bungalows with prominent attic storeys (eg 22 Lansdowne Street, 10 and 29 Murchison Street, 174, 176 and 188 Alma Road and, most notably, 207-211 Alma Road). There are three double-storey multi-unit dwellings (Nos 16a, 18 and 18a Murchison Street) and a larger block of flats (205 Alma Road), all built in the late 1930s/early 1940s. With the exception of these and some semi-detached houses at 191-195 Alma Road and 11-11a Murchison Street, all dwellings in the precinct are in the form of individual detached houses.

Aside from a few weatherboard houses (eg 6 and 7 Murchison Street), all houses are of masonry construction - mostly face red brick, some with tuckpointing, and most further embellished with clinker or tapestry brick trim, smooth or roughcast rendered stringcourses, banding or door and window surrounds. A number of houses in Alma Road are fully rendered; some of the original brick houses have also been painted. One, at 172 Alma Road, bears the name of the house, *Montreal*, in raised rendered lettering. Roof forms are picturesque, and include various permutations of hipped, gabled and gambrel roofs, clad mostly in Marseilles-pattern terracotta tiles, or, in a few cases, cement tiles. Some roofs have been reclad with modern glazed tiles.

The individual dwellings are mostly double-fronted and asymmetrical in composition, with projecting porches to one side; a few (eg Nos 12) have symmetrical facades, with central porches. There is considerable variety amongst porch detailing, including those with square brick piers, (eg 7, 8, 13, 17 Murchison Street; 164 and 182 Alma Road), buttress-like elements (eg 23 Murchison Street and 160 Alma Road), or the ubiquitous roughcast tapered pillars (10, 15, 16, 19 Murchison Street). Gable ends are invariably infilled with timber singles (eg 2, 3, 4, 7, 13, 20, 22 Murchison Street and 164, 166, 168, 180, 184 Alma Road) or occasionally weatherboard (162 Alma Road) or strapped board (6 and 12 Murchison Street and 170 Alma Road) creating a half-timbered effect. Many of the 1920s houses also have bracketed eaves.

Amongst the houses in the precinct, there is considerably variety in window forms. The oldest surviving house in Murchison street, at No 12, has canted bay windows flanking the central entrance, while a number of the bungalow houses (particularly those in Alma Road) have curved bay windows (eg Nos 160, 174, 211, etc). The windows of most of the 1920s houses have timber-framed double-hung sashes, often with leadlight or lozenge glazing; the 1930s flats generally have steel-framed windows.

References:

MMBW Plan No 46 (c.1903)

Sands and McDougall Directory (various).

Lodged Plans No 7777 (29 Mar 1919), No 7875 (24 Jun 1920), No 9224 (27 Feb 1923),
No 9366 (7 Jun 1923) and 10155 (15 Jul 1924)

Harriet Edquist. *Ernest Fooks*.

Information provided by Robin Grow and David Thompson, Art Deco Society, Inc.

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: Murchison Street/Alma Road is significant as an intact streetscape of inter-war houses, consisting mostly of bungalow-style houses built during the 1920s, supplemented by some detached dwellings and flats, in various styles, built during the 1930s. In this regard, Murchison Street can be compared to a number of areas and streets within the City of Port Phillip which form part of larger heritage precincts.

In his description of the *Brighton Road (Elwood) Area* (HO 318), Andrew Ward specifically identifies two parallel streets, Heaton Avenue and Burns Street, as a notable epicentre for California Bungalows, enhanced by bluestone gutters and mature plane trees. The former street actually consists entirely of these houses - to the exclusion of all other style of inter-war housing - and is thus an even more cohesive example than Murchison Street/Alma Road. Nearby Burns Street, however, is more diverse and thus more comparable. Here, the California Bungalows are mostly located on the south side of the street, with the north side containing a more varied mixture of Edwardian semi-detached houses, inter-war housing in other styles (eg Georgian Revival house at No 16), plus several post-war houses and blocks of flats (including one, at No 18), recently remodelled in a Renaissance Revival style). In Burns Street, the intrusion of post-war built fabric is far more obvious than it is in Murchison Street/Alma Road, where there is only one post-war house in Murchison Street (at No 9) and a block of flats in Alma Road (No 203). As such, the latter precinct can be considered a better example.

Elsewhere in East St Kilda, Murchison Street/Alma Road compares well with Westbury Close, which is located within the *Carlisle Street (East) Area* (HO 316) and represents a similarly diverse mix of intact bungalows and other inter-war houses. The California Bungalows in Westbury Close are fine and intact examples, with face red brickwork, shingled infill, bay windows, arched verandahs and the like; these are supplemented by detached single-storey houses (including two in the Spanish Mission style), and a double-storey block of 1920s flats (at No 147). Many (but not all) of the houses retain original front fences, and the setting is enhanced by bluestone gutters and mature plane trees. The most marked difference between Westbury Close and Murchison Street/Alma Road is the actual street layout - the former being a conventional straight roadway (with a dead end), while the latter has the distinctive dogleg at the eastern end that provides evidence of the piecemeal development of the subdivision.

Statement of Significance:

What is Significant?

The Murchison Street/Alma Road Precinct includes all houses along both sides of Murchison Street (Nos 2-24 and 1-29), the portion of Alma Road between Alexandra Street and Lansdowne Road (Nos 160-88 and 183-211), and three more houses along Lansdowne Street (Nos 20, 22 and 28) on the respective corners of Murchison Street and Alma Road. Subdivided in several phases between 1919 and 1923, the estate developed quickly during the 1920s and was entirely built on prior to the Second World War; most of these houses are modest bungalow-style dwellings erected during the 1920s, supplemented by some detached houses and blocks of flats erected in the late 1930s/early 1940s, plus only two post-war buildings.

How is it Significant?

The Murchison Street/Alma Road Precinct is of historical and aesthetic significance to the City of Phillip.

Why is it Significant?

Historically, the Murchison Street/Alma Road Precinct is a representative example of a typical pattern of settlement in East St Kilda, where large Victorian properties were sold off and subdivided during the inter-War period. Aesthetically, it is a particularly intact streetscape of inter-War houses, consisting primarily of many fine bungalow-style single dwellings built in the early to mid-1920s, supplemented by some flats, duplexes, semi-detached pairs and detached dwellings built in the later 1920s and 1930s. The housing displays notable cohesion in terms of scale, composition, materials and detailing, with many properties retaining their original front fences. In Murchison Street, these qualities are enhanced by the street setting, which includes bluestone gutters to the street, wide nature strips and mature plane trees.

Recommendations: Buildings, street trees and large tree in front yard of No 27 Murchison Street recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

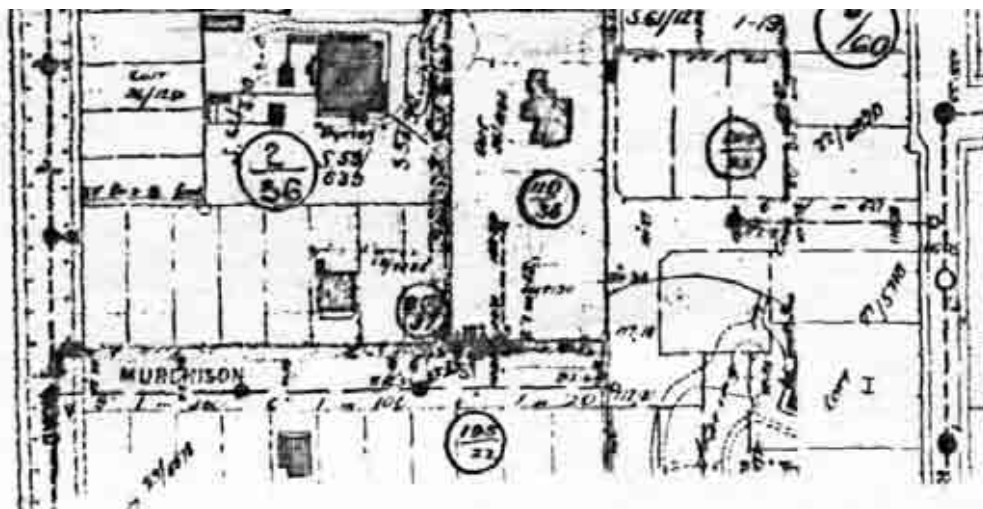
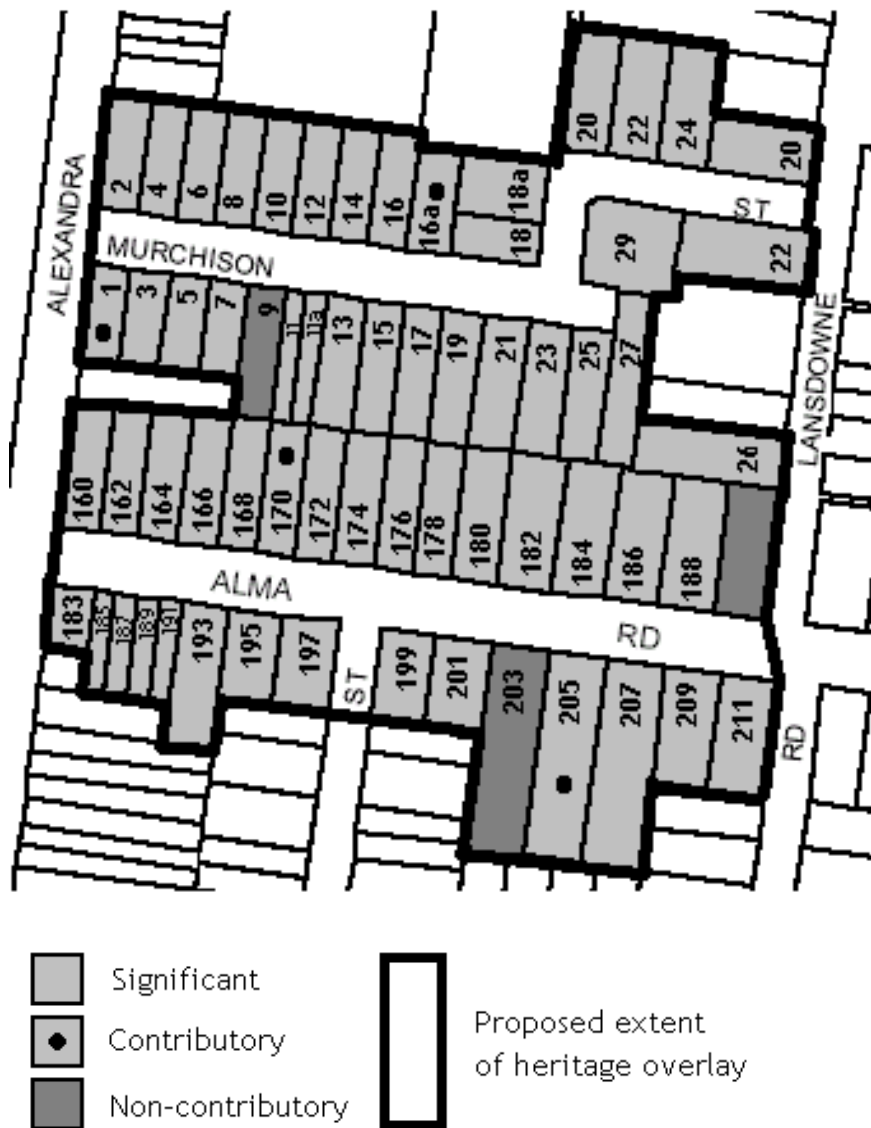


Figure 38 MMBW Map (c.1903) showing Murchison Street; note early houses on each side



Figure 39 Timber house, 6 Murchison Street



Figure 40 Bungalow, 160 Alma Road (c.1925)



Figure 41 Jacka's house at No 23 (1924)



Figure 42 Flats, 18 Murchison Street (1938)



Figure 43 Early 1910s houses in Alma Road



Figure 44 Attic bungalow, 211 Alma Road

2.8 East St Kilda: Orange Grove Precinct

Existing Designations:

| | |
|----------------------------|-----|
| Heritage Council Register: | nil |
| National Estate Register: | nil |
| National Trust Register: | nil |

History: Orange Grove first appeared in the *Sands & McDougall Directory* for 1890 - listing only two houses, both on the west side of the street. Subsequent development was slow, with MMBW Map No 47 (c.1903) showing that these two houses - depicted as an adjacent pair of double-fronted masonry villas- were still the only buildings in the street. Directories reveal that the houses were later known as *Bonnie Doon* and *Walhola*, later still designated as Nos 18 and 20. During 1904, a third house was erected at No 14, referred to as *Llangana* and occupied by one Emile Durre. This row of three modest dwellings remains the only buildings in Orange Grove for another decade.

Serious residential development took off in the years during and immediately after the First World War. The 1916 directory lists a 'house being built' on the west side of the street (now No 12), and Ah Sing, market gardener, on the east side. In 1917, the directory noted another 'house being built' (now no 24) on the west side and, a year later, a new dwelling at No 8 and yet another 'house being built' on the east side. The directory for 1919 listed six houses on the west side, and three on the east- plus market gardener Ah Sing, who disappeared entirely from directory listings the following year.

By 1920, street numbers had been further codified: the directory lists five houses on the east side, designated for the first time as 17, 19, 21, 23 and 25. The six existing houses on the west side - numbered 8, 12, 14, 18, 20 and 24 - were supplemented by two new additions, designated as Nos 26 and 30. This minor boom continued into the early 1920s, and included those dwellings at No 15 (c.1920), No 13 (c.1921), No 10 (c.1922), the *Wittonia Flats* at No 27 (c.1922), the *Sunnyside Flats* at No 29 (c.1923) and four houses numbered 2, 4, 6 and 8 (c.1923).

This minor boom had abated by the late 1920s, although the next decade would see the few remaining vacant allotments in Orange Grove being developed. These included a house at No 16 (c.1927) and the *Sunnyside Court Flats*, on the west corner of Orange Grove and Inkerman Street, which were listed as 'flats being built' in the 1935 directory. The latter was mentioned in a 1935 article in the *Star* newspaper which described the burgeoning residential development of the East St Kilda area:

Another interesting investment was Sunnyside Court, at the corner of Inkerman Road and Orange Grove. It contains 6 individual dwellings, which were very quickly let at an average of £1 18 a week.

This development was followed by the *Bon Accord Flats*, built c.1937 between the two Victorian villas at 18 and 20 Orange Grove, subsequently numbered as 18a. This was followed by two more blocks of flats, located at Nos 31 and 33, built in the early 1940s.

Thus, by the end of the Second World War, all allotments in Orange Grove had been built upon. The street saw some changes during the post-War period, the most significant being the demolition in the mid-1960s of the two oldest houses in the street, at Nos 18 and 20, and their replacement by blocks of double-storey blocks of flats. Two more blocks of flats would be built, at No 22 (c.1966) and No 10 (c.1970).

Description: The Orange Grove streetscape consists overwhelmingly of building stock from the late 1910s and early 1920s - mostly detached bungalows, plus a few double-storey blocks of flats. The built fabric from that period is supplemented by a few slightly earlier houses, dating from the earlier 1910s and some slightly later houses, dating from the 1920s and '30s. There are also four post-war buildings, in the form of two- or three-storeyed blocks of flats.

The earliest houses in the street date from the period 1905 to 1915, and are in the prevailing Queen Anne Revival or so-called Federation idiom characterised by terracotta tiled rooves, exposed red brickwork, and rough-cast gable ends. The oldest surviving house in the street, at No 14, has been much altered by rendering and re-roofing, but still retains some evidence of its original period in the form of bracketed eaves, roughcast render and stringcourses. The adjacent house, at No 12 (c.1915), is a more intact, if somewhat unusual, example of the style: a symmetrical façade presenting a rough-cast gable end to the street, with round-arched central doorway flanked by multi-paned timber-framed double-hung sash windows.

The bungalow-style houses of the period 1915 to 1925 are typically double-fronted detached single or attic-storeyed villas of face red brick construction, variously enlivened with roughcast render, half-timbering (eg No 25) or shingles to gable ends (eg Nos 6, 8, 28) or window spandrels (eg No 11, 17, 30) or both (No 15). Their facades are dominated by wide porches which incorporate a wide range of compositional details: capped brick piers (eg No 4, 6 and 8), tapered pillars (No 11, 17, 24) or timber posts on squat brick plinths (No 23, 26). Most of the bungalows have bay windows - variously rectangular (No 19, 27) canted (No 21, 23, 25, 26) or curved (No 24, 30) - containing timber-framed sashes with leadlight glazing.

The double-storey flats in Orange Grove include two (the *Sunnyside Flats* and *Wittoria Flats*) dating from the mid-1920s; they are of face brick construction (respectively red brick and clinker brick) with simple terracotta tiled rooves. The blocks of flats at Nos 31-33, although somewhat later in date, are very similar, while the *Bon Accord Flats* at No 18a are entirely different - rendered brick exterior with recessed banding, raised rendered lettering, and a roof of terracotta pantiles. The *Sunnyside Court Flats*, at 331 Inkerman Street, are a substantial double-storey complex in the Tudor Revival idiom, with steeply pointed roof and decorative clinker brickwork.

The post-War blocks of flats at Nos 10, 18, 20 and 22 are sympathetic in scale, even if not in form and materials, to the prevailing pre-War building stock. The examples at Nos 10, 18 and 20 are unremarkable, while No 22 (c.1966) is an interesting specimen in its own right, clearly architect-designed, with a dominating flat roof, cantilevered corner balconies, mosaic tiled spandrels, terrazzo paving and remnants of original landscaping.

References:

MMBW Plan No 47 (c.1903)

Sands and McDougall Directory, 1900 onwards.

The Star. 12 March 1935. (courtesy Robin Grow, Art Deco Society, Inc)

Thematic Context: Building settlements, towns and cities:

Planning urban settlement

Making suburbs

Comparative Analysis: Orange Grove is significant as an intact streetscape of inter-war houses, consisting almost entirely of bungalow-style houses built during the 1920s, supplemented by some detached dwellings and flats, in various styles, built during the 1930s. In this regard, it can be compared to a number of areas and streets within the City of Port Phillip which form part of larger heritage precincts.

In his description of the *Brighton Road (Elwood) Area* (HO 318), Andrew Ward specifically identifies two parallel streets, Heaton Avenue and Burns Street, as a notable epicentre for California Bungalows, enhanced by settings with bluestone gutters and mature plane trees. The former is surely one of the most cohesive examples in the entire municipality, as the street consists entirely of California Bungalows to the exclusion of other styles of inter-war housing. This remarkable cohesion is compromised only by a modest double-storey block of post-war flats at the extreme east end of the street, and an adjacent 1920s bungalow which is presently in a state of partial demolition. Otherwise, the bungalows themselves are generally fine and intact examples, although some have had discrete second-storey additions of recent origin.

Moreover, only about half of the bungalows in the street retain original front fences. While the Orange Grove streetscape is less cohesive than Heaton Avenue, the individual bungalows themselves tend to be more intact, with almost all of them retaining original front fences.

More pertinent comparison can be drawn with Quat Quatta Avenue in Ripponlea, which forms part of the *Elwood, St Kilda, Balaclava, Ripponlea Area* (HO7). Here, the grounds of the eponymous mansion, Quat Quatta, were subdivided in 1911 and again in 1920, with the allotments subsequently developed with what Andrew Ward described as 'inter-war bungalows'. Closer inspection shows that the north-south portion of Quat Quatta Avenue indeed remains as a cohesive streetscape of notably intact California Bungalows, although the corresponding east-west portion of the street has been much compromised by the construction of post-war apartment blocks. Notwithstanding its significance, the north-south portion of the street, however, is less than half the length of Orange Grove, so the latter can be considered as a much better example.

Statement of Significance:

What is significant?

The Orange Grove Precinct, comprising all houses along both sides of Orange Grove, designated as Nos 11-33 and Nos 4-30, as well as the large block of inter-War flats on the adjacent Inkerman Street corner (designated as No 331 Inkerman Street). This houses consists overwhelmingly of bungalow-style dwellings in the form of single-storey detached dwellings, with a few double-storey flats or duplexes; these are supplemented by some later houses (1930s) and some post-War flats (1960s)

How is it significant?

The Orange Grove Precinct is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the Orange Grove Precinct is a representative and particularly intact example of the type of residential settlement that took place in East St Kilda in the late 1910s and early 1920s, when large Victorian estates were subdivided to create new estates. The street itself was laid out in the late 1880s but remained almost entirely undeveloped until the First World War. Lesser development during the later 1930s filled out the street that, with the exception of four post-war buildings, remains as an intact streetscape of inter-War dwellings.

Aesthetically, the Orange Grove Precinct is a fine and particularly intact streetscape of the bungalow-style houses which proliferated in the early 1920s, characterised by face brickwork, terracotta tiled rooves and distinctive broad verandahs in a variety of configurations. The survival of original front fences (in the form of brick walls) in many cases enhances the setting. The bungalow houses are complemented by some fine examples of housing from later periods, including the Tudor Revival *Sunnyside Court Flats* at 331 Inkerman Street (c.1934), the Moderne *Bon Accord* flats at No 18a (c.1937), and the stylish architect-designed post-War flats at No 22 (c.1966).

Recommendations: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Assessment: Simon Reeves, Heritage Alliance. June 2004.

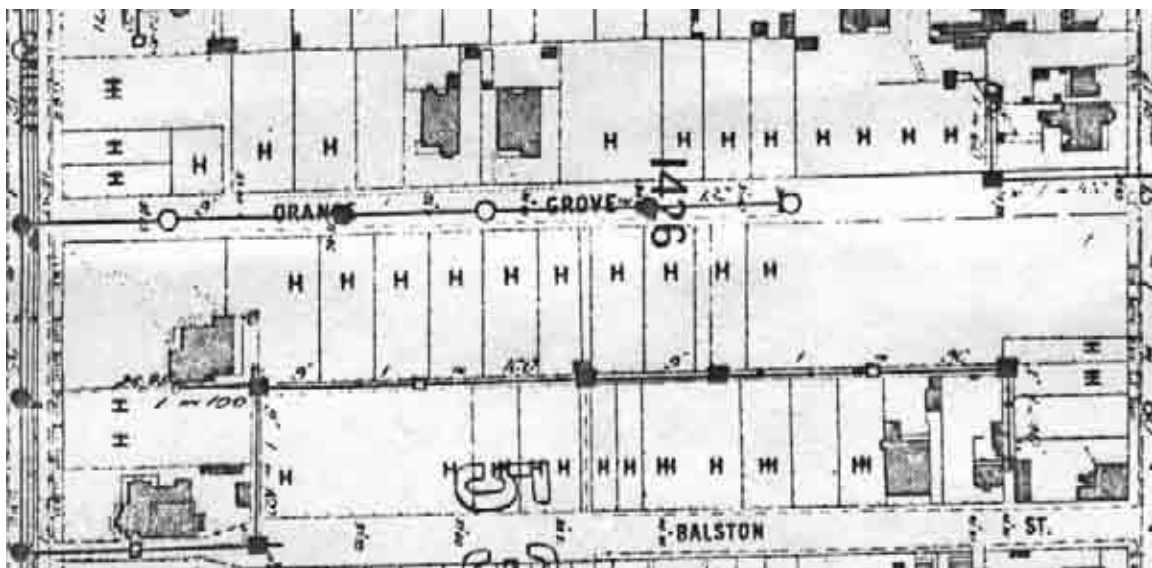
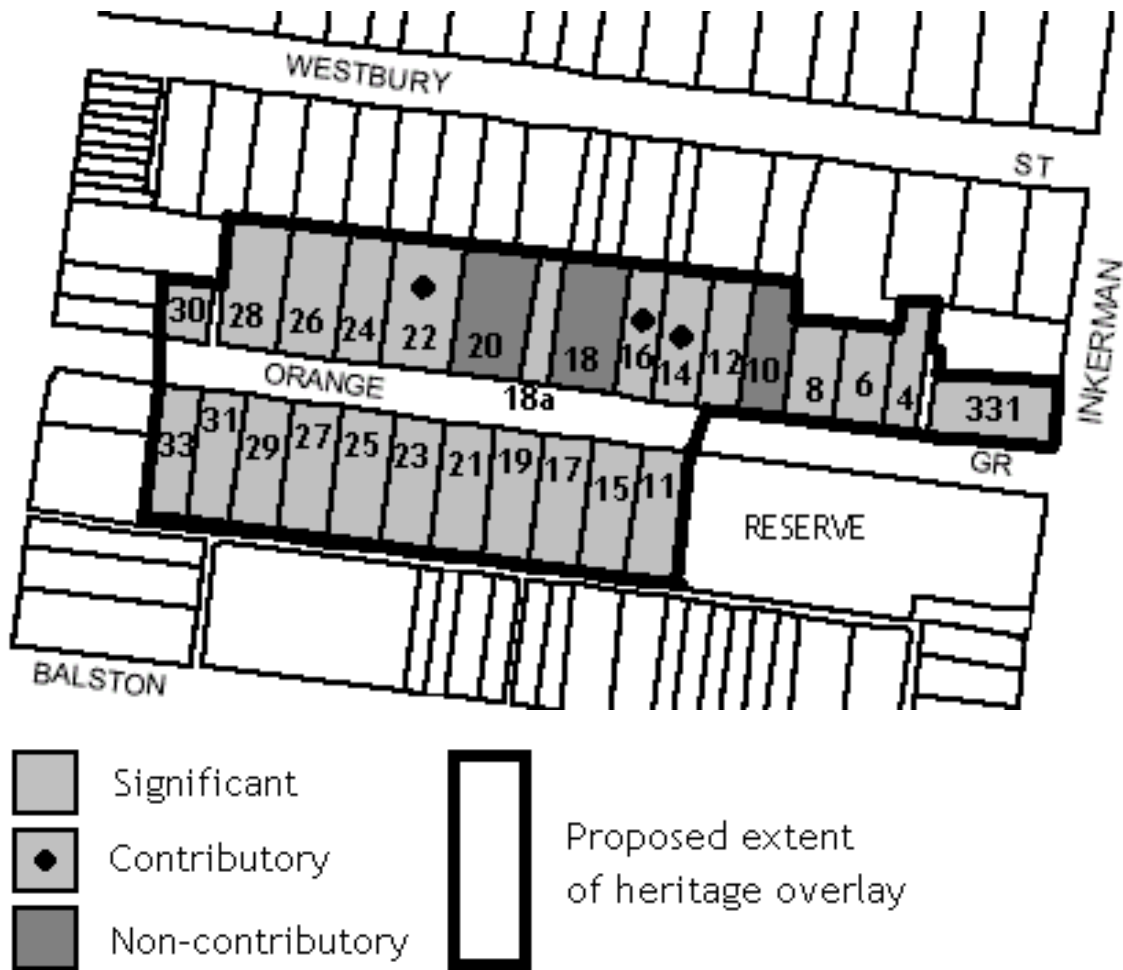


Figure 45 MMBW Map (c.1903) showing limited development of Orange Grover by that time



Figure 46 Housing, east side of Orange Gve



Figure 47 Housing, west side of Orange Gve



Figure 48 Wittonia Flats at No 27 (c.1922)



Figure 49 Typical 1920s bungalow



Figure 50 Bon Accord Flats at No 18a (1937)



Figure 51 Post-war flats at No 22 (c.1966)

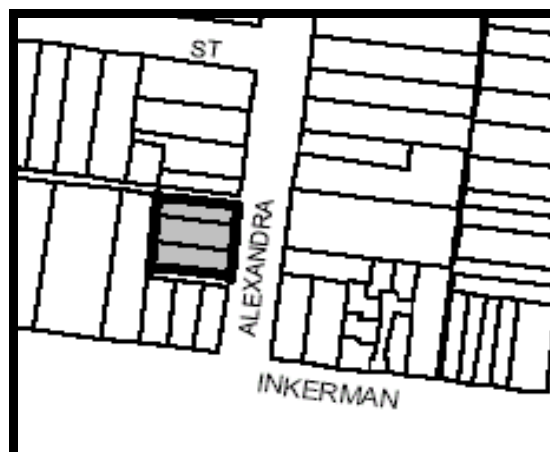
3.0 Individual Heritage Places

City of Port Phillip Heritage Review

Database No:

Identifier Houses

Formerly



Not within HO Area

Address 31-35 Alexandra Street
EAST ST KILDA

Category Residential

Constructed 1887-88

Designer Unknown

Significance

What is Significant?

The three houses at 31-35 Alexandra Street are a row of similar single-storey Victorian block-fronted timber villas with symmetrical facades incorporating ornate verandahs.

How is it Significant?

The houses are of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the three houses are representative of the speculative residential development that occurred during the prosperous Boom period of the late 1880s. This phase of development, while widespread in Melbourne's inner suburbs, was much less common in this part of St Kilda, where settlement east of Alexandra Street was characterised by large mansion estates that were finally subdivided during the inter-War period. These three houses are thus significant as an isolated remnant of this phase of development, and one of the most easterly. Aesthetically, the houses are fine and intact examples of the type of villas favoured by the middle classes at that time, characterised by block-fronted facades with decorative eaves brackets and ornate verandah detailing.

Primary Source

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Other Studies

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Description

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of very similar form. All three have hipped roofs (clad in slate or corrugated galvanized steel) with decorative eaves brackets. The symmetrical frontages have central doorways flanked by timber-framed double-hung sash windows, with moulded external architraves. The front verandahs differ in detailing, including one with cast iron columns and wrought iron lacework friezes (No 35) and another with stop-chamfered timber posts and a timber fretwork frieze (No 33). Nos 33 and 35 have timber picket fences, which are sympathetic if not original, while No 31 has a woven wire fence and wrought-iron gate.

History

This part of Alexandra Street first appears in the rate book for 1888 (dated 12 December 1887), which included entries for 35 feet of vacant land on the corner of Inkerman Street, and two timber houses alongside. The land, with a net annual value of £7, was owned by a Mr O'Connor, while the two adjacent house were both owned by "Hausford". One (now No 35) was described as a five-roomed house, valued at £36 and the other (No 33) as a four-roomed house, valued at £30. The former was vacant, while the latter was occupied by one Joseph Richardson, an accountant.

The next year's rate book (26 Nov 1888) reveals that a new four-roomed timber house (No 31) had been erected on O'Connor's vacant land, and was owned and occupied by Thomas Cooper, a tailor. The two adjacent houses, owned by Edward Hausford, were then occupied by John L Rowe, an agent, and Robert Gregory, an insurance agent. Rowe's name had been crossed out, and the name de Gruchy added as an amendment. Subsequent rate books indicate Mrs Sarah de Gruchy still resided there in 1893. By the turn of the century, the two northern houses (then numbered as 3 & 5 Alexandra Street) were owned by Leslie Hausford, and occupied by Albert W Baker and Thomas Taupin; the corner house, designated as No 1, was owned by a Mr Smith and occupied by Mrs Clara Hey. Directories reveal that these three occupants remained living there into the early twentieth century, with Baker still at No 5 as late as 1922.

Comparative Analysis

MMBW maps of the area (c.1903) show that residential settlement in East St Kilda was quite dense to the west of the railway line, but became increasingly sparse as distance increased further east. Indeed, to the east of Hotham Street, residential settlement was restricted almost entirely to substantial Victorian mansion estates on vast allotments. Speculative subdivisions of detached double-fronted timber or masonry villas, which proliferated in many of Melbourne's suburbs in the 1880s, were somewhat less common in East St Kilda. The MMBW maps certainly indicate entire streets of such villas, namely The Avenue, Gourlay Street and Grosvenor Street, Balaclava. Most of their houses, however, were demolished in the post-war period, and these particular streets now consist overwhelmingly of multi-storey blocks of flats, with only a few Boom-era villas surviving - and in a much altered condition.

Further east, on the other side of Hotham Street, there was a row of ten Victorian villas on the south side of Cardigan Street but this, too, has since been largely obliterated by post-war flat development, with only two houses (Nos 9 and 11) still remaining. Comparable housing on the east and west sides of Alexandra Street and the north side of Inkerman Street have also largely disappeared, so that the groups of three adjacent house at No 31-35 Alexandra Street, and around the corner at 316-320 Inkerman Street, can be considered as the most intact and the most prominently-sited surviving evidence of this phase of settlement in the local area. Some similar housing still survives in nearby Empress Street, but this is actually located outside the municipality, in the City of Glen Eira.

Recommendations

recommended inclusions:

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

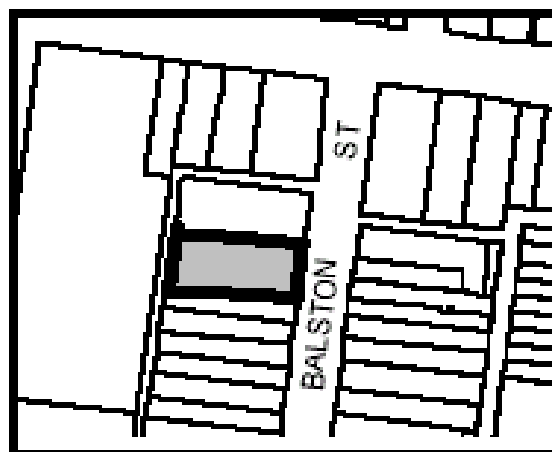
References

Sands & McDougall Directory: 1890s.
St. Kilda Rate Books: 1885-1900. PROV.

City of Port Phillip Heritage Review

Database No:

Identifier Factory
Formerly A Kynoch & Company; Hendersons Publishers



Not within HO Area

| | | | |
|--------------------|-------------------------------------|-----------------|-------------------------------------|
| Address | 5-7 Balston Street EAST ST KILDA | Category | Residential |
| Constructed | 1922; 1940 | Designer | Ballantyne & Hare C H Hollinshed |

Significance

What is Significant?

The former Kynoch & Company printing factory at 5-7 Balston Street, East St Kilda, is a utilitarian double-storey brick building that was erected in several stages. The original building, formerly a stable, was remodelled and extended in 1922 when taken over by Kynoch, and a second storey was added, and the façade remodelled, in 1940.

How is it Significant?

The former printer's factory at 5-7 Balston Street is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the former factory is representative of the industrial development which proliferated in the City of Port Phillip during the inter-War period; this type of development, however, while common in South Melbourne and Port Melbourne, was considerably rarer in St Kilda, and even more so in East St Kilda.

Primary Source

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Other Studies

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Description

The former factory is a hybrid structure, comprising a single storey section at the rear with a double-storey front wing built right to the property line on Balston Street. The rear portion, which is presumably the older portion, has a longitudinal pitched roof with gabled parapets to each end. The front portion is a utilitarian red brick building with a hipped roof concealed by a low parapet with a capping. The stark façade has bays of large rectangular windows with concrete lintels, containing multi-paned steel-framed sashes. At the ground floor is a vehicle doorway with a steel roller shutter, and three standard-sized doorways which have been altered for the recent conversion of the building.

History

The *Sands & McDougall* Directory indicates that this site was occupied by stables in the early twentieth century. In early 1922, this was remodelled and extended by architects Ballantyne & Hare for use as a printing workshop for Messrs Kynoch & Wilson. Their firm, Kynoch & Company, was registered on 11 February 1922 by Alexander Smith Kynoch (c.1879-1950), a lithographer who lived nearby in Charnwood Crescent. In the early 1920s, most printing firms in Melbourne were located in the city, with or in the inner suburbs of Carlton, Prahran, Fitzroy and Brunswick. Kynoch's printing business was one of only two in St Kilda at that time - the other being Wellman & Company at 397 High Street, established c.1908.

Directories indicate that Kynoch & Company occupied the building in Balston Street until 1929; Over the next few years, it was occupied by a succession of short-term tenants including C A Hanna, rubber goods manufacturers, and Allen & Company, piano repairers. From 1932, the premises again became occupied by A Kynoch & Company, who remained there for the next three decades. Substantial changes were made to the premises in 1940, when architect C N Hollinshed was engaged to add a second storey and remodel the Balston Street frontage. From 1965, the factory was occupied by R C Henderson & Sons, greeting card manufacturers. The factory was converted into residential apartments in 1993.

Comparative Analysis

Utilitarian brick factories of this kind proliferated in South Melbourne and Port Melbourne during the inter-War period; numerous examples on a similar (and typically larger) scale survive within the *South Melbourne City Road Industrial Area* (HO4), eg Ballantyne Street and Market Street. Of the individual examples that have been documented in the *Port Phillip Heritage Review*, the most pertinent comparison is the contemporaneous factory at 79 Thistlethwaite Street, South Melbourne (1938/44), which displays a marked similarity to the former Kynoch printing works in terms of its simple form, stark face brickwork, and utilitarian detailing. However, the example in Balston Street stands out from any others in South Melbourne and Port Melbourne for the simple reason that this pattern of inter-War industrial development was less common in the former City of St Kilda in general, and even less so in the inland areas of East St Kilda and Balaclava. Indeed, no inter-war factories in the former City of St Kilda have actually been identified in the *Port Phillip Heritage Review*. As such, the former Kynoch printing works in Balston Street remains as a rare example of its type in the local area.

Recommendations

recommended inclusions:

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

References

Sands & McDougall Directory: various.

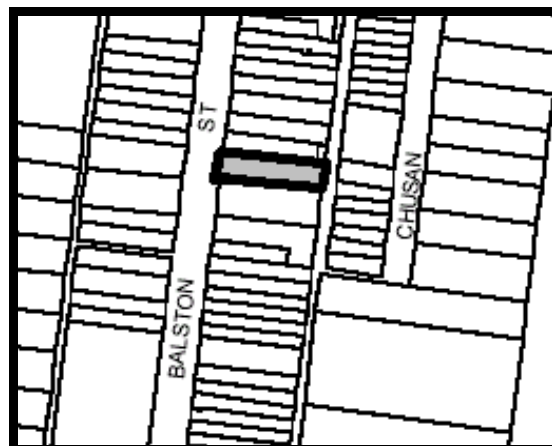
City of Port Phillip. Building Permit Records.

City of Port Phillip Heritage Review

Database No:

Identifier Cottage

Formerly



Not within HO Area

Address 16 Balston Street
EAST ST KILDA

Category Residential

Constructed Pre-1863; extended 1869

Designer Unknown

Significance

What is Significant?

The house at 16 Balston Street, East St Kilda, is a modest single-storey weatherboard cottage with a symmetrical façade and timber-framed verandah. It was erected prior to 1863 as a two-room building, subsequently extended to four rooms in 1869.

How is it Significant?

The house is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the cottage is significant as one of the oldest surviving dwellings in East St Kilda. Although in a somewhat neglected condition, and slightly altered by the re-cladding of the roof, it nevertheless provides rare evidence of the earliest phase of European settlement in the area. While this period is demonstrated by a number of remaining buildings and sites in the area, such as the cemetery (1855), St Mary's Church (1859) and the Grosvenor Hotel (1860), there are relatively few actual houses that still survive.

Primary Source

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study*, 1992. Appendix 1, p 13.

Other Studies

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Description

The house at 16 Balston Street is a single-storey double-fronted weatherboard villa with broad gabled roof, penetrated by a simple red brick chimney. The symmetrical façade has a central doorway, flanked by multi-paned timber-framed double-hung sash windows, and a simple skillion verandah roof supported on plain timber posts, with a frieze of cast iron lacework.

The original house (built pre-1862) is a two-roomed structure with a gabled roof; at the rear is a two roomed lean-to addition (built 1869). The roof of the earlier front portion, and the verandah, has been re-clad with sheet metal in imitation of terracotta tiles.

History

The house at No 16 Balston Street is recorded in the earliest available rate book of 1862-63 (dated 11 March 1863), described as a two-roomed wood house, with a net annual value of £6, owned and occupied by one John H Biggs. By 1865, the house had been acquired by James Pentlin, a dairyman who owned a single-room timber house (sometimes described as a hut) on the adjacent site. Pentlin's one-room house disappears from the rate books from 1866; he subsequently occupied the two-room house until 1869. By March 1870, the house had increased in size from two to four rooms, with the net annual value jumping from £10 to £15. At that time, Pentlin was still identified as the owner, but the occupant was one Robert Conley, butcher. Pentlin's next tenant was Neil Nicholson, a labourer, who lived there from 1872 until at least 1877, and was succeeded, in turn, by William Chapman, coachbuilder, from 1879 until 1884. Chapman evidently purchased the house from Pentlin around that time, and was subsequently listed as both owner and occupant for several years.

The house had been acquired by William Treverton, a carpenter, by 1888, who leased it to William Ball, gardener (and, that same year, built a house for himself on the adjacent site). Treverton's next tenant was Michael O'Brien, cab proprietor, who lived there for several years before purchasing the house himself. By the turn of the century, the owner and occupant of the house (by then identified as No 16 Balston Street) was Bridget O'Brien, presumably Michael's wife (or widow).

Comparative Analysis

Simple detached cottages of this type proliferated in parts of Port Melbourne, South Melbourne and St Kilda in the 1850s and '60s, but surviving examples are now quite rare. Those which have already been identified in previous heritage studies include the timber houses at 1-2 Alfred Square, St Kilda (1855/58), 88 Napier Street, South Melbourne (1861) 169 Stokes Street, Port Melbourne (c.1862), 353 Princess Street, Port Melbourne (1865), and the two prefabricated houses at 7 Burnett Street, St Kilda (1855) and 2 Lambeth Place, St Kilda (1850s). But while comparable in date, all of these examples are otherwise quite different to 16 Balston Street in their actual form. The most comparable houses in this regard - that is, a simple double-fronted cottage with symmetrical façade and posted verandah - are the brick house at 28 Vale Street, St Kilda (c.1865) and the weatherboard house at 63 Argyle Street, St Kilda (c.1853). The latter example represents the most pertinent comparison, being almost identical in many respects; it is slightly more intact but equally neglected.

Recommendations

recommended inclusions:

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

References

St. Kilda Rate Books: 1862-1900. PROV.

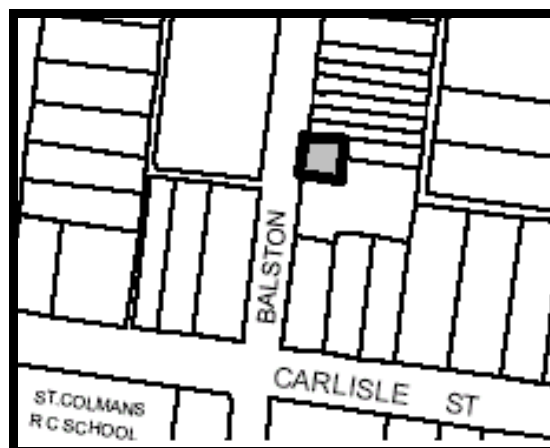
Sands & McDougall Directory: 1880-1900.

City of Port Phillip Heritage Review

Database No:

Identifier Substation

Formerly



Not within HO Area

Address 52 Balston Street
EAST ST KILDA

Category Residential

Constructed c.1929

Designer Unknown

Significance

What is Significant?

The electrical substation at 52 Balston Street, East St Kilda, is a small brick building of somewhat utilitarian form, enlivened by a jerkinhead roof behind a canted capped brick parapet

How is it Significant?

The electrical substation is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the substation is significant for its associations with the expansion of services infrastructure during the inter-War period, when there was much residential settlement in the East St Kilda area. It appears to be unusual building type in the area, and possibly in the entire municipality.

Aesthetically, the substation remains as a prominent and distinctive element in the streetscape, distinguished by its unusual jerkinhead roof and canted parapet.

Primary Source

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Other Studies

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Description

The substation is a small single-storey red brick building with a jerkinhead roof of corrugated galvanized steel, partly concealed by a canted parapet with decorative brick capping. The façade has an off-centre doorway with concrete lintel, containing a pair of ledged-and-braced timber doors.

History

This building first appears in the *Sands & McDougall Directory* in 1930, listed only as an 'electric power station' alongside No 50 Balston Street but with no numerical designation of its own.

Comparative Analysis

No electric substations have been individually identified in previous heritage studies undertaken for the City of Port Phillip or its predecessors, although two examples have been cursorily mentioned in Francine Gilfedder's discussions of landscaping within heritage precincts. Both are located in public reserves and appear to date from the inter-war period. One, prominently sited at the intersection of Princes, Raglan & Nott Streets in Port Melbourne, is a stark rectilinear volume in the Art Deco style, presumably dating from the 1930s. It has a clinker brick base and smooth rendered walls above; the roof is concealed by a stepped parapet, enlivened by a row of projecting Roman bricks. The other example, located in Jacoby Reserve in Cowderoy Street, St Kilda West, is simpler in form and detailing, and appears to date from the 1920s. It is a basic red brick building with a gabled roof of corrugated galvanised steel; the walls (since painted green) are embellished with band of roughcast render along the top. Another inter-War substation exists within HO8 (*Elwood: Glenhuntly and Ormond Road*), located on Byron Street (near Goldsmith Street), overlooking the canal. This is a stark rendered cube with little architectural pretension beyond a slightly stepped coping to the parapet and a low pediment.

While a complete typological study of inter-War electrical substations in the City of Port Phillip has not yet been undertaken, these few documented examples suggest that there is considerable stylistic variety amongst them. The example at Balston Street, with its distinctive jerkinhead roof and canted parapet, is certainly more sophisticated in design than the utilitarian one in Jacoby Reserve, but somewhat less so than the bold Art Deco example in Princes Street. The Balston Street substation also stands out from the three examples cited above in that it is part of a residential streetscape, as opposed to an object in an open parkland setting.

Recommendations

recommended inclusions:

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

References

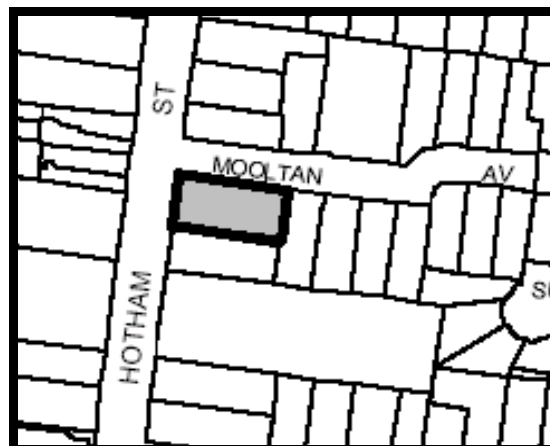
Sands & McDougall Directory: 1930.

City of Port Phillip Heritage Review

Database No:

Identifier House

Formerly



Not within HO area

Address 42 Hotham Street
EAST ST KILDA

Category Residential

Constructed c.1927

Designer Unknown

Significance

What is Significant?

The house at 42 Hotham Street, East St Kilda, is a unusually ornate bungalow-style dwelling, erected c.1927 for (and possibly by) bricklayer Harold Summers and his new wife Minnie.

How is it Significant?

The house is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the house is a representative example of the type of housing that proliferated in East St Kilda in the 1920s, when large Victoria estates were carved up into new residential subdivisions. Aesthetically, the house stands out from the average inter-War bungalow by its intactness and its high level of decorative detailing, notably the unusual shaped shingles to the gable ends, and the extensive use of patterned and moulded brickwork, which extends to the matching front fence.

Primary Source

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

Other Studies

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Description

The house at 42 Hotham Street, East St Kilda, is a single-storeyed bungalow on a corner site. It is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

History

The site of this house formed part of an eleven-lot residential estate that was created in 1922 from the grounds of *Mooltan*, a large Victorian mansion. The house at No 42 first appears in the *Sands & McDougall Directory* in 1927 as a 'house being built' on the corner of Mooltan Avenue. The following year, it was listed as 'vacant' and then, in 1929, occupied by one Harold V Summers who, according to electoral rolls, was a bricklayer. It is possible, therefore, that he built the house himself. Research establishes that Harold Victor Summers (1888-1983) and his wife Minnie, nee Fort (1894-1967) had married in 1927, around the time that this house was built. They remained living there for only a few years. Subsequent occupants included Sydney F Palmer (1933), George Simpson (1935) and Daniel Blomme (from 1936 to at least 1940).

Comparative Analysis

The California Bungalow is ubiquitous in many parts of the City of Port Phillip, including St Kilda, St Kilda East, Ripponlea, Balaclava and Elwood. It is less common elsewhere in the municipality; a rare example in Port Melbourne being that at 20 Ross Street (1929). Given the extent of closer settlement which occurred in East St Kilda during the 1920s, it is not surprising that some of the best examples of California Bungalows are located there. A number have already been identified as being of individual significance due to either their high levels of intactness, or because of particular stylistic influences or unusual integration of elements or decorative details.

Amongst those bungalows of relatively conventional design that are distinguished simply by their remarkable intactness are 26 Hammerdale Avenue (1920) and 186 Alma Road (1928), both in East St Kilda, and 521 St Kilda Road (c.1927). Bungalows with unusual stylistic influences include 331 Orrong Road, St Kilda East (1920) and 17 Robe Street, St Kilda, both with an oriental flavour; 109 Tennyson Street, Elwood (c.1920), which displays a pure American influence, and 18 Normanby Street, St Kilda (c.1920), one of several bungalows designed in an idiosyncratic style by local builder M Sherlock. Those examples which are noteworthy for particularly unusual detailing include 217 Alma Road (1918-19), with its tapered pillars embellished with river pebbles; 18 Lansdowne Road (1924), with its quirky canted front porch; 13 Baker Street (1920s) with its unusual stucco work, concrete awnings and bracket supports; 86 Mitford Street, Elwood (c.1920), embellished with river pebbles and unusual brick banding; 19 Wavenhoe Ave (late 1920s) with its atypical decorative brickwork. The example at 42 Hotham Street, with its quirky shingles and decorative brickwork, is not directly comparable to these five examples, beyond the fact that, like them, its unusual detailing makes it stand out from the more generic California Bungalows of the 1920s.

Recommendations

recommended inclusions:

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

References

Lodged Plans No 8866, declared 16 June 1922

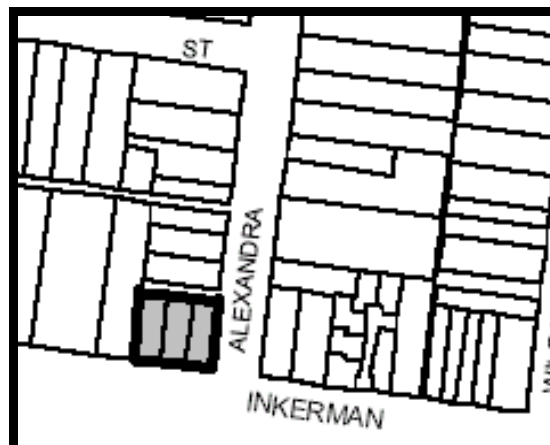
Sands & McDougall Directory. 1926 onwards.

City of Port Phillip Heritage Review

Database No:

Identifier Houses

Formerly



Not within HO Area

Address 316-320 Inkerman Street
EAST ST KILDA

Category Residential

Constructed 1888

Designer Unknown

Significance

What is Significant?

The three houses at 316-320 Inkerman Street are a row of almost identical single storey Victorian block-fronted timber villas with asymmetrical facades incorporating canted bay windows and ornate verandahs.

How is it Significant?

The three houses are of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the three houses are representative of the speculative residential development that occurred during the prosperous Boom period of the late 1880s. This phase of development, while widespread in Melbourne's inner suburbs, was much less common in this part of St Kilda, where settlement east of Alexandra Street was typically characterised by large nineteenth century mansion estates that were finally subdivided during the inter-War period. These three houses are thus significant as an isolated remnant of this phase of development, and one of the most easterly. Aesthetically, the houses are fine and intact examples of the type of Italianate villas favoured by the middle classes at that time, characterised by block-fronted facades with eaves brackets and ornate verandah detailing.

Primary Source

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Other Studies

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Description

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of almost identical form. The asymmetrical frontages have canted bay windows to one side, and verandahs with timber posts either stop-chamfered (No 316), plain square (No 318) or turned (No 320), and wrought iron lacework friezes. The houses have hipped roofs, variously clad in slate (No 316), corrugated galvanized steel (No 318) or cement tile (No 320). The houses retain decorative eaves brackets, timber panelled front doors and timber-framed double-hung sash windows with moulded external architraves. All three have timber picket fences which, if not original, are sympathetic in style.

History

The rate book for 1888 (dated 12 December 1887) indicates that one George Godfrey owned 100 feet of vacant land on the corner of Inkerman Street and Alexandra Street, with a net annual value of £30. The following year, the rate book records three new houses on the site, apparently owned by a Mr Pain, an agent, and described as one four roomed timber house and two seven-roomed timber houses, each with a net annual value of £50. A scribbled amendment to the rate book indicates that the vacant houses later became occupied by Messrs Costello, Greenwood and Roach. By the mid-1890s, the three houses were identified as Nos 428, 430 and 432 Inkerman Street; at that time, the middle house, owned by Derham & Darvy, was vacant, while the two others, both owned by Keogh & Allard, were occupied by Ernest Castello, a commercial agent, and Frederick H Lilly, a commercial traveller. By the turn of the century, Nos 430 and 432 were both owned by W H Allard, occupied respectively by Charles Bird and Henry Bascomb, with No 428 being owned and occupied by James Morris, a barber. At that time, all three houses were described as seven-roomed timber dwellings, with net annual values, respectively, of £26, £25 and £35.

Comparative Analysis

Examination of MMBW maps, prepared around the turn of the century, show that residential settlement in East St Kilda was quite dense to the west of the railway line, but became increasingly sparse as distance increased further east. Indeed, to the east of Hotham Street, residential settlement was restricted almost entirely to substantial Victorian mansion estates on vast allotments. Speculative subdivisions of detached double-fronted timber or masonry villas, which proliferated in many of Melbourne's suburbs in the 1880s, were somewhat less common in East St Kilda. The MMBW maps certainly indicate entire streets of such villas, namely The Avenue, Gourlay Street and Grosvenor Street, Balaclava. Most of their houses, however, were demolished in the post-war period, and these particular streets now consist overwhelmingly of multi-storey blocks of flats, with only a few Boom-era villas surviving - and invariably in a much altered condition.

Further east, on the other side of Hotham Street, there was a row of ten Victorian villas on the south side of Cardigan Street but this, too, has since been largely obliterated by post-war flat development, with only two houses (Nos 9 and 11) still remaining. Comparable housing on the east and west sides of Alexandra Street and the north side of Inkerman Street have also largely disappeared, so that the groups of three adjacent houses at 316-320 Inkerman Street, and around the corner at No 31-35 Alexandra Street, can be considered as the most intact and the most prominently-sited surviving evidence of this phase of settlement in the local area. Some similar housing still survives in nearby Empress Street, but this is actually located outside the municipality, in the City of Glen Eira.

Recommendations

recommended inclusions:

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

References

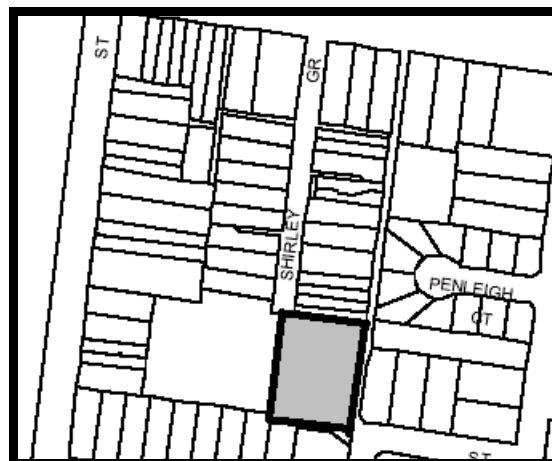
Sands & McDougall Directory: 1890s.

St. Kilda Rate Books: 1887-1900. PROV.

City of Port Phillip Heritage Review

Database No:

Identifier House
Formerly Pine Nook



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|-------------|-----------------------------------|----------|-------------|
| Address | 22 Shirley Grove EAST ST KILDA | Category | Residential |
| Constructed | c.1902 | Designer | Unknown |

Significance

What is Significant?

Pine Nook, at 22 Shirley Grove, East St Kilda, is a prominent double-storey notably large Edwardian house, sited on a large landscaped allotment, which was erected c.1902 for wealthy Melbourne sharebroker Frank C Luxton.

How is it Significant?

Pine Nook is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

The house provides evidence of a somewhat under-represented phase of settlement in East St Kilda between the Boom period of the 1880s and the residential subdivisions of the 1910s and 1920s. Aesthetically, the house is a fine and unusually large example of a house in the Queen Anne or Federation style, notable for its sophisticated pyramidal massing, bold roughcast rendering and distinctive tower. The significance of the house is enhanced by it siting on a large allotment with curved gravel driveway, mature gardens (Including specimens of *Phoenix canariensis*) and intact gateway to Shirley Grove.

Primary Source

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Other Studies

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Description

Sited on a huge allotment with only narrow frontages to Murchison Street and Shirley Grove, *Pine Nook* is somewhat difficult to see, let alone to photograph. It is a large double-storey rough-cast rendered brick and weatherboard house with a red terracotta-tiled roof in a complex form of hips and gables, creating a pyramidal effect, crowned by a squat tower. A photograph included in the *St Kilda 20th century Architectural Study* (1992), evidently taken from within the grounds, shows that the house also has strapped half-timbered gable-ends, prominent chimneys with rendered caps, verandahs, a gravel driveway and a dense landscaped setting with at least one Canary Island date palm (*Phoenix canariensis*). The original street entrance, to Shirley Grove, retains its iron gateway.

History

This house first appears in the *Sands & McDougall Directory* for 1903, identified as *Pine Nook*, and occupied by one Frank C Luxton. Research established that Frank Carlyle Luxton was born in Kangaroo Flat (Bendigo) in 1875, and married Adele Maude Joliffe in 1902, around the time that this house was being built. Described in electoral rolls as a sharebroker, Luxton was in fact a member of the Melbourne Stock Exchange. He and his wife Adele had two children: Adele Joan (born 1903) and Easton Colley (born 1905, died in infancy) whilst residing at *Pine Nook*. The family remained living there until c.1915. Subsequent occupants of this large and prominent house included William Benjamin and Charles Easton Joliffe - the latter being a relative of Frank Luxton's wife who had formerly lived next door at No 20 Shirley Grove. From the mid-1920s until the early 1950s, the house was occupied by Athelstone Dobson, described as a clerk, and his wife, Ellen.

Comparative Analysis

There are relatively few examples in the City of Port Phillip of large detached double-storey houses in the Queen Anne Revival or Federation idiom, and these tend to be located in Albert Park, Port Melbourne and St Kilda West. Most of the examples that have been previously identified are in a somewhat transitional style, combining Victorian forms (such as the double-storey terrace house) with Queen Anne materials and detailing. These include those houses at 121 Beaconsfield Parade, Albert Park (1900), 139 Bridge Street, Port Melbourne (c.1900), 165 Station Street, Port Melbourne (1901) and 324 Beaconsfield Parade, St Kilda (1913).

Amongst the more mature and resolved expressions of the Queen Anne Revival style in Port Phillip are the houses at 203 Canterbury Road, St Kilda and 57 Blessington Street, St Kilda - both, built in 1910, being somewhat later in date than *Pine Nook*. Like *Pine Nook*, both have unusual massing of elements and complex roof forms punctuated by tower-like elements. The example in Blessington Street, moreover, is enhanced by a setting that includes a pair of Canary Island date palm trees (*Phoenix canariensis*), as at *Pine Nook*.

Pine Nook stands out from these other examples largely due to its setting; those cited above are sited on ordinary suburban blocks with a prominent street presence, while *Pine Nook* is set well back from the street on a vast allotment of its own, creating an effect more akin to a nineteenth century mansion estate. In this regard, *Pine Nook* is only really comparable to the house at 572 St Kilda Road (1896), a large Queen Anne house designed by architect John Beswicke, set back on a large corner allotment in a landscaped setting including a Canary Island date palm.

Recommendations

recommended inclusions:

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

References

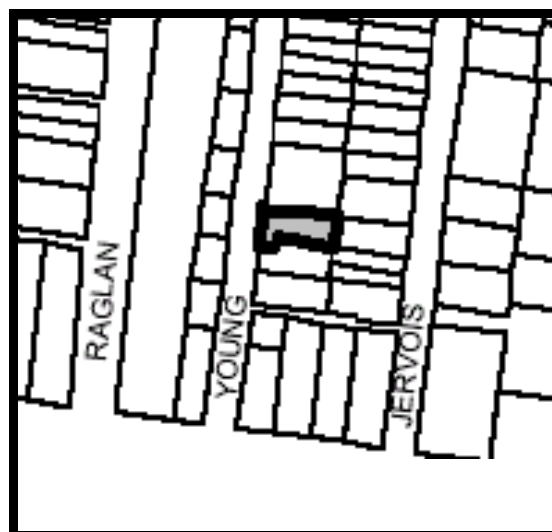
Sands & McDougall Directory: 1900 onwards.

Weekly Times, 3 August 1907, p 29 [portrait of F C Luxton of the Melbourne Stock Exchange]

City of Port Phillip Heritage Review

Database No:

Identifier House
Formerly Warby Cottage



Not within HO Area

Address 34 Young Street
EAST ST KILDA

Category Residential

Constructed 1870

Designer Unknown

Significance

What is Significant?

Warby Cottage, at 34 Young Street, St Kilda, is a modest single-storey weatherboard cottage, with symmetrical façade incorporating a timber-framed verandah, built right to the property line. It was erected in 1870 for (and possibly by) Samuel Warby, local bricklayer and builder.

How is it Significant?

Warby Cottage is of historic significance to the City of Port Phillip.

Why is it Significant?

Historically, the house is a representative and relatively intact surviving example of the modest timber housing which proliferated in parts of Port Phillip (South Melbourne, St Kilda and Port Melbourne) in the mid-nineteenth century. It demonstrates a distinctive form - a basic timber cottage with a verandah built right to the property boundary - that was once common in these areas, but of which only a few isolated examples now survive, mostly in South Melbourne and Port Melbourne. Erected in 1870, it is also one of the oldest surviving houses in East St Kilda. It is also of some interest as the home, for twenty years, of Samuel Warby, prolific local bricklayer and building contractor, whose biography is recorded in *Victoria and its Metropolis*.

Primary Source

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Other Studies

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Description

The house at 34 Young Street is a single-storey double-fronted weatherboard cottage, with a simple gabled roof clad in corrugated galvanized steel. The symmetrical façade has a verandah, built right to the property line, with a hipped roof supported on stop-chamfered timber posts with pierced timber frieze and slat balustrade. The central doorway is flanked by timber-framed double-hung sash windows with moulded external architraves.

History

Young Street first appears in the rate book for 1870 (dated 7 March 1870), which included entries for 3 three-roomed timber cottages, a two-roomed brick house, a hut, and several tracts of vacant land. The house subsequently designated as No 34 was one of these timber cottages, being located on the east side of the street between the hut (occupied by John Grant, gatekeeper) and the small brick house (occupied by one Elizabeth Shanley). The house between, with a net annual value of £8, had no occupant listed, with a Mr Taylor, agent, identified as the owner.

The following year, the house at No 34 had become occupied by Samuel Warby, a bricklayer, who would remain living there for two decades. Rate books infer that he made additions during the 1870s, with the house increasing to four rooms by 1873, and five rooms by 1875. Warby (sometimes described in the rate books as a carpenter) is last listed as the occupant of the house in the *Sands & McDougall Directory* for 1892; for the last two years, the entry was for Samuel Warby & Sons, builders. Rate books indicate that he retained ownership of the house until at least the turn of the century; his tenants included John W Nelson (1893-94), William Hawkes (1896) and Frederick Frankland (1898-1901).

According to his biographical entry in *Victoria and Its Metropolis*, Samuel Charles Warby was born on 5 August 1829 in Middlesex, where he trained as a bricklayer. He arrived in Melbourne in 1856 and worked as a journeyman for ten years before started his own business as a builder and contractor. It was reported in 1888 that 'he has since erected buildings of all sizes and kinds in Prahran, Brighton, Armadale, St Kilda and in most of the other suburbs, and is still carrying on large works'. Warby was married to the former Sarah Burton (c.1837-1880) and they had five children: Ellen Everett (born 1858), Samuel George (1861), William Charles (1863), Alice Millard (1870) and Gideon (1876). After Sarah's death, Warby married Frances "Fanny" Dinworth (c.1842-1906) in 1882, and they had another child, Helen Myrtle, the following year. Samuel survived both of his wives, dying in Prahran in 1921 at the age of 92.

Comparative Analysis

There are a small number of early timber houses in Port Phillip which share the distinctive form of this house - that is, simple double-fronted weatherboard villas with verandahs built right to the front property boundary. The house at 33 Wordsworth Avenue, St Kilda (1873) has a similar form, albeit with an unusual double transverse gabled roof rather than a single longitudinal gable. Among those examples with single gabled roofs, the most pertinent analysis can be drawn with that at 353 Princes Street, Port Melbourne (1865-66). Another example, at 88 Napier Street, South Melbourne (1861), has been altered by the replacement of its original timber-framed verandah posts with cast iron columns and wrought iron lacework frieze. There are also some comparable examples in Young Street, but these are either much later in date (eg No 42) or have been much altered (eg those on the west side of the street).

Recommendations

recommended inclusions:

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

References

Sands & McDougall Directory: 1890 onwards

St Kilda Rate Books: 1869-1900. PROV.

Victoria and its Metropolis, Vol 2b, p 659.