

Port Phillip Heritage Review Update

Final report

Prepared for City of Port Phillip

DAVID HELMS HERITAGE PLANNING | FEBRUARY 2019

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Final v.9 – February 2019

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Edgewater Towers, 12 Marine Parade



Greycourt, 96 Grey Street



Houses, 152 & 154 Mitford Street



Houses 2-6 Blanche Street, St Kilda

1 Introduction

1.1 Background

The Heritage Overlay (HO) of the Port Phillip Planning Scheme contains 35 heritage precincts and over 400 individually listed places. Heritage citations for these precincts and places are contained in the *Port Phillip Heritage Review* (as updated, hereafter referred to as the ‘PPHR’).

The City Strategy Unit at the City of Port Phillip has identified a number of errors and anomalies with existing heritage places included in the HO either individually or as part of a precinct. They include:

- ▶ Information in the PPHR citation is incorrect or out of date. For example, address details may have changed or alterations may have been made since the building was assessed;
- ▶ The level of significance (Significant, Contributory, Not Contributory/Nil or Contributory outside of HO) shown on the Port Phillip Heritage Policy Map (PPHPM) or Port Phillip Neighbourhood Character Map (PPNCM) appears to be incorrect. For example, several places that have individual citations in the PPHR are shown as ‘Nil-graded’ (i.e., not significant), while other places shown as ‘Contributory’ should be ‘Significant’ (or vice versa); and
- ▶ Places that have internal alterations controls, but no information in the PPHR citation to explain what is significant about the interior; and
- ▶ Errors in the HO schedule or on the HO maps.

In addition, there are several places of potential significance that are not included in the HO. These include:

- ▶ Places with an individual citation in the PPHR, which have been partially assessed and require review and assessment;
- ▶ Places that form logical extensions to precincts; and
- ▶ Places that have not been assessed, and require full assessment.

Finally, several places have been demolished. Some of these places have an individual PPHR citation and HO, whilst others are within the HO as part of a precinct.

1.2 Purpose

The purpose of this study is to undertake a review of these places. The tasks include:

- ▶ Undertaking a review of those places identified that are already included in the HO to ensure that:
 - The information about the place in the relevant PPHR citation is correct;
 - The status of place shown on the PPHPM is correct; and
 - The description of the place in the HO schedule and the HO extent in the HO map is correct.
- ▶ Assessing the places of potential heritage significance to determine whether they are of significance, either individually or as part of a precinct, and should be included in the HO.

- ▶ Reviewing the demolished places to determine whether the heritage grading of the place and/or inclusion in the HO needs to be changed.
- ▶ Making recommendations for changes to the PPHR, PPHPM and the HO arising from this study.

This report provides the findings and recommendations arising from the review. It provides an overview of the methodology (section 1.2) and describes the key findings (section 2) and recommendations (section 3). Also forming part of this report are the revised citations for the places reviewed by the study (Appendix B) and the list of changes to the PPHPM (Appendix C).

1.2 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2018) (hereafter referred to as the 'VPP Practice Note');
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007; and
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council.

Review of places already included in the HO

The review of identified places already included in the HO involved the following tasks:

- ▶ A site inspection;
- ▶ Review of information in the existing PPHR and PPHPM, HO schedule and maps, and notes on each place provided by the City Strategy Unit;
- ▶ Reviewing the heritage grading of the place having regard to the definitions of *Significant*, *Contributory* and *Non Contributory* in the Port Phillip Local Heritage Policy, Clause 22.04; and
- ▶ For individually significant places, updating the PPHR citation by preparing a place history and description, where none currently exist, and updating the statement of significance into the current format recommended by the VPP Practice Note.

Review of places of potential heritage significance

Individual significance

The identified places of potential heritage significance were inspected and documented. The information in the existing citation, where one exists, was reviewed and additional research was carried out as required to establish basic details such as construction date, architect, etc. On this basis, a preliminary comparative analysis was carried out to determine the likelihood of the place meeting the threshold of local significance using the Hercon criteria. Following preliminary research, one additional

place that has not been assessed before was identified and another place was nominated by a member of the community.

Following this analysis, a shortlist of six places requiring full assessment was prepared. Each place on this shortlist has been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the VPP Practice Note using the methodology in Appendix A. Each assessment has involved the following:

- ▶ Preparation of a place/precinct history. Primary sources consulted during the preparation of histories have included land title and subdivision information, municipal building or rate records, newspaper articles, historic photographs (including aerial imagery), and wills and probate records, while secondary sources have included local histories and heritage studies (see section 2.5 for a list of key sources). Generally, a place history will document when the place was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time. Relevant themes from the PPHR Environmental History and the *Victorian Framework of Historic Themes* have been included.
- ▶ Description of the place, indicating the extent of the significant fabric, highlighting any features of particular note, intactness, and recording both contributory features (e.g., buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (e.g., recent outbuildings and extensions).
- ▶ Comparative analysis of the places. This has been carried out using typological/thematic groups (noting that not all places will fit within a group). Places already within the HO have been used as comparisons. These comparisons have been used to benchmark the places assessed, demonstrating clearly which ones meet the threshold of local significance.
- ▶ Assessment of significance. For each place/precinct found to be of heritage significance, a statement of significance (SoS) has been prepared. In accordance with the VPP Practice Note:
 - The Hercon criteria have been used in the assessment of significance;
 - Significance levels used are local or State significance, noting that 'local' may mean significant to a locality; and
 - The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

All new citations, each illustrated by one or more photos, have been prepared using the standard format for the PPHR.

Precinct extensions

Potential additions to some heritage precincts were identified where the existing history, description and statement of significance in the precinct citation clearly support the inclusion of the places, and they form part of a streetscape that is already partially included in the precinct HO.

The scope of this project is limited to reviewing only those places identified as potential extensions to precincts HO5 and HO7. A full review of those precincts will occur as part of planned future reviews by Council. Council has already reviewed HO1 and HO3, and a review of HO6 is currently underway)

Statutory recommendations

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features. In accordance with the VPP Practice Note specific HO controls (e.g., painting, internal alterations, trees, outbuildings, etc.) have been applied where it is justified by the significance of the place. For example, paint controls are only recommended if the paint scheme is thought to be original or the colour scheme is an integral part of the design.

The final report has been prepared in a manner that is suitable for inclusion as a reference document in the Port Phillip Planning Scheme.

Review of demolished places

A ‘desktop’ review was undertaken for places that have been demolished to determine whether any fabric remains and whether the place retains any significance either as an individual place or as part of a precinct. For most demolished places, a site inspection was not required, as new buildings have been erected clearly demonstrating that no trace of the previous building or structure remains.

1.3 Study team

This study was prepared by David Helms who undertook all site inspections, research and assessment of places. Louise Honman of Context Pty Ltd assisted with the architectural descriptions and assessments of ‘Edgewater Towers’, 12 Marine Parade, and the duplex at 152-54 Mitford Street..

Acknowledgement

The contribution of David Radcliffe who identified the error with Citation 640 and undertook research to identify 324 Esplanade East is gratefully acknowledged.

1.4 References

Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines, 5 June 2014

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007

Using the criteria: a methodology, Queensland Heritage Council, 2006

Victoria Planning Provisions (VPP) Practice Note: Applying the Heritage Overlay (2015)

Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

2 Findings

2.1 Summary

The findings of this review are:

- ▶ **Places of individual significance.** Five (5) places are of individual significance. Of these, two have an existing citation and three are new places that have not been assessed before. A full significance assessment has been carried out and the new citation for each place now includes a history, description, comparative analysis and a statement of significance in the current format that explains how the place is Significant at the local level. See section 2.2 for details.
- ▶ **HO precinct extensions.** Extensions are recommended to the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct. The recommended extensions comprise buildings that are comparable to those within the existing precinct and form logical inclusions having regard to the statement of significance. See section 2.3 for details.
- ▶ **Changes to HO places and precincts.** This includes changes to the grading shown on the PPHPM and/or the HO schedule and maps. In addition, heritage citations for ninety-one (91) places have been revised and updated. The table in Appendix C provides a complete list of places and section 2.4 provides further details.
- ▶ **Demolished.** This includes places with an individual heritage citation, as well as places within HO precincts. As a consequence, PPHR citations for twenty (20) demolished places have been updated. The table in Appendix C includes the list of demolished places and section 2.5 provides further details.
- ▶ **Not significant at the local level.** This comprises six (6) places identified by previous studies that have individual PPHR citations, but are not included in the HO. See section 2.6 for details.

2.2 New places of individual significance

The places assessed to be of local significance are:

- ▶ Citation 2409 (new) Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda;
- ▶ Citation 2411 (new) House, 324 Esplanade East, Port Melbourne;
- ▶ Citation 2002, 'Greycourt', 96 Grey Street, St Kilda;
- ▶ Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda; and
- ▶ Citation 2382 (new) Houses, 152 & 154 Mitford Street, Elwood; and

Appendix B contains the citations for these places. In summary:

Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda

These houses are of historic, representative significance as good examples of Federation/Edwardian housing, which is associated with the development of St Kilda during the early twentieth century. They have aesthetic value as a cohesive and distinctive group with shared materials, details, setback and form and some unusual details.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

House, 324 Esplanade East, Port Melbourne

This house is of local historic and representative as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s.

This place was nominated by a community member who realised that the history of the house at 331 Esplanade East, almost directly opposite, in Citation 640, applies to this house. Consequently, Citation 640 has also been revised.

As this place is already within the HO1 Port Melbourne precinct and graded as Significant, no change is required to the HO schedule or maps or the PPHPM.

Greycourt, 96 Grey Street, St Kilda

Greycourt is of local historic and architectural significance for its associations with the building of flats in St Kilda and as an early example of 'Bungalow Court' flats.

As the building adjoins the HO5 precinct, and is historically related to it, it is recommended for inclusion in the precinct rather than as an individual place. No specific HO controls (e.g., external painting, internal alterations, trees, outbuildings) are required.

Edgewater Towers, 12 Marine Parade, St Kilda

Edgewater Towers is of local historic, architectural and aesthetic significance as the first high rise flats in Port Phillip. It demonstrates the large-scale developments built following the introduction of stratum title legislation and is a local landmark.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

Houses, 152 & 154 Mitford Street, Elwood

The houses at 152 & 154 Mitford Street, Elwood are of local architectural and aesthetic significance as fine examples of Arts & Crafts bungalows with Japanese influence.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

2.3 HO precinct extensions

Some of the older HO precincts in Port Phillip, assessed by the 1998 PPHR, have irregular boundaries, which have been drawn to exclude as many Non-contributory or 'Nil' grade properties as possible. This has resulted in some streets (e.g. Acland Street, Dickens Street, Mitford Street) that are only partially within the HO and where the excluded sections include places that would have a Significant or Contributory grading if they were included in the HO.

In addition, the current approach to the application of the HO to precincts recognises that Non-contributory places may be included within the HO where they form part of an otherwise intact streetscape to manage future development that could impact upon the precinct.

On this basis, potential extensions have been identified for two precincts:

- ▶ HO5 St Kilda Hill; and
- ▶ HO7 St Kilda, Elwood, Balaclava, Ripponlea.

HO5 St Kilda Hill

The statement of significance for HO5 is:

It has historical importance (Criterion A) as a seaside resort for the metropolis and location for marine villas since the commencement of settlement during the 1840's. This importance is demonstrated primarily by the privately owned building stock of houses, hotels and apartments but also by places of entertainment and other recreational facilities. Government and to a lesser extent privately funded infrastructure such as transport facilities, schools and churches also make a crucial contribution to the interpretation of life on St. Kilda Hill at various times in its history. The long history of the place has combined with its role as a resort to impart a diverse architectural character to the area that reflects its socioeconomic profile and is highly valued by the community (Criterion G). Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C). It also includes unusual street layouts, with Alfred Square and Church Square demonstrating past planning practices.

Currently, almost the whole of Acland Street between Fitzroy and Carlisle streets is included in HO5. The exception is the property containing 35A and 37 Acland Street (Note: Land Victoria maps show this as a single lot, but it contains a detached house at no.35A and the adjacent flats at no.37). 35A & 37 Acland Street is shown as 'Contributory outside the HO' on the Port Phillip Neighbourhood Character Map.

The inclusion of 35A & 37 Acland Street within HO5 is recommended for the following reasons:

- ▶ The house, which dates from the late Edwardian or early interwar period, is relatively intact at the front, but has been extended and renovated at the rear. It has a very deep garden setback to Acland Street. It is comparable to other houses found within the HO5 precinct and inclusion in HO5 as a Significant grading is appropriate; and
- ▶ The flats are an interwar conversion of a Victorian era mansion. As such, they are comparable to several examples within HO5 including the house at the rear of 39 Acland Street. However, as they have been altered a Contributory rather than Significant grading should be applied.

Note: It appears that the above properties are included on the one title and therefore a significant grading across the whole site is appropriate.

HO7 St Kilda, Elwood, Balaclava, Ripponlea

The statement of significance for HO7 includes the following:

The residential areas are noteworthy for their late Victorian, Federation period and inter-war housing; the apartments of the latter period and the terraces of the former being especially noteworthy.

The recommended precinct extensions include:

Group 1: Dickens Street

The north side of Dickens Street between Mitford and Barkly streets is almost entirely included in HO7 (the exception is the building at the northeast corner of Barkly Street).

Typically, the streetscape is composed of Edwardian and interwar houses and one interwar block of flats. However, on the south side only two properties are included: 39 Mitford Street (interwar flats at the south east corner of Dickens St) and 41A Dickens Street (interwar flats). The balance of the south side of Dickens Street through to Barkly Street is excluded. The excluded buildings, which are recommended for inclusion in HO7, are:

- ▶ The interwar apartments at nos. 41 & 43 Dickens Street (these adjoin the aforementioned 41A Dickens & 39 Mitford Street already in HO7, see Figure 1). Also forming part of this group are the interwar apartments at 1 & 3 Ruskin Street. All of these buildings would justify a Significant grading.
- ▶ The house at 1 Addison Street. This is an intact Edwardian house with a typical complex hip and gable tiled roof, which situated on a triangular site at the intersection with Ruskin and Dickens Street. However, as it faces toward Dickens Street, it forms part of that streetscape and is recommended for inclusion. A Significant grading is appropriate.
- ▶ Nos. 45-57 Dickens Street. This includes the south side between Addison and Barkly Streets, which contains Edwardian and interwar bungalows and one block of interwar flats in the Mediterranean style at no.47. All are Significant, except for the more altered no.49, which is Contributory.



Figure 1 At left are 39 Mitford Street (pale rendered building) and 41A Dickens Street (red brick), within HO7, while at right is no.41 Dickens Street, outside HO7

Group 2: Mitford Street

Mitford Street between Dickens and Milton streets is mostly included within HO7 and typically contains a mix of Edwardian and interwar houses and interwar flats. The exception is the section on the west side containing nos. 49-61, as follows:

- ▶ No. 49. An intact Edwardian house. A Significant grading is appropriate.
- ▶ No.51. Interwar flats, possibly designed by noted architect J. Esmond Dorney due to distinctive details such as the balusters to the balcony balustrade. A Significant grading is appropriate.
- ▶ No.55. Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.57 Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.59 Interwar gable fronted bungalow with original front fence. Minor alterations and non-original carport. Significant grading is appropriate.
- ▶ No. 61 Interwar gable fronted bungalow with original front fence. Minor alterations. Significant grading is appropriate.

The inclusion of nos. 49, 51, 59 and 61 in HO7 is justified, as they are consistent with the surrounding development. However, the two blocks of Nil-grade postwar flats at

nos. 55 & 57 are in good condition, appear to be strata titled and occupy most of the land. Accordingly, it is unlikely that they will be redeveloped and so for this reason may remain outside HO7. (*Note: an alternate approach would be to include nos. 55 & 57 in the HO and exempt them from specific permit requirements via an incorporated document, as is being considered as part of the review of the HO6 St Kilda East precinct. However, this would require a review of all similar places within HO7 to determine whether such exemptions could be applied throughout the precinct, which is outside the scope of this study*)

2.4 Changes to HO places and precincts

The tasks included:

- ▶ Full reviews of the PPHR heritage citations for twenty-six (26) individual places;
- ▶ Updates of the PPHR citations (to correct names and addresses and VHR references) for sixty-five (65) places;
- ▶ Updates to the PPHPM to correct errors with the heritage grading (Significant, Contributory or Nil) for places within individual or precinct HOs; and
- ▶ Updates to the HO schedule or maps.

Full reviews of PPHR citations

PPHR heritage citations for twenty-six places have been fully reviewed to (as appropriate) correct place name or address errors, update descriptions, provide additional historic information and update the statement of significance to the current format. Please refer to Appendix B.2a for the new citations.

The PPHR heritage citations that have been fully reviewed (in alphabetical street address order) are:

- ▶ Citation 57, Halcyon, 53 Acland Street, St Kilda;
- ▶ Citation 2152, Drill Hall (former), 29A Albert Road Drive, South Melbourne;
- ▶ Citation 1100, South Melbourne Town Hall, 208-222 Bank Street, South Melbourne;
- ▶ Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda;
- ▶ Citations 314, 2107, 2108 & 2109, Railway Bridges, Carlisle, Grosvenor & Nightingale streets, Balaclava
- ▶ Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne;
- ▶ Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne;
- ▶ Citation 881, Maisonettes, 2 Crimea Street, St Kilda;
- ▶ Citation 888, Flats, 254-56 Dandenong Road, St Kilda East;
- ▶ Citation 640, House, 331 Esplanade East, Port Melbourne;
- ▶ Citation 987, House, 15 Ferrars Place, South Melbourne;
- ▶ Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea;
- ▶ Citation 338, Road over Rail Bridge, Hotham Street, Ripponlea;
- ▶ Citation 2311, Railway cutting and bridges, 221-351 Ferrars Street & 332A Park Street, South Melbourne;
- ▶ Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda;
- ▶ Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea;
- ▶ Citation 1992, Elwood Post Office (former), 75 Glen Huntly Road, Elwood;
- ▶ Citation 48, J. Kitchen & Sons Pty Ltd Offices (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne;

- ▶ Citation 2055, 'Woy Woy', 77 Marine Parade, Elwood;
- ▶ Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood;
- ▶ Citation 746, Free Kindergarten (former), 23 Nelson Street, St Kilda;
- ▶ Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood;
- ▶ Citation 791, Duplex, 15 Robe Street, St Kilda;
- ▶ Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda;
- ▶ Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne; and
- ▶ Citation 911, Flats, 5 Wimbledon Avenue, Elwood.

Updates of PPHR citations

PPHR heritage citations for the following places have been updated to (as appropriate) correct the place name (PN), HO number (HO), address (A) or citation maps errors (M), and (where appropriate) include references to listing on the Victorian Heritage Register (VHR), and change to the current citation format.

In one case (citation 2223) incorrect information about the architect has been deleted, while in four cases (citations 2018, 2057, 2129 & 2225) the name of the architect has been added. In citation 327 reference to a tree that no longer exists has been removed and in two citations (711 & 2382) incorrect references to 'Longwell Terrace' have been corrected to 'Laywell Terrace'. In citation 2224, reference is made to the recent development at the site of the demolished heritage place.

Otherwise, the information in the citation including the history, description and statement of significance has not changed. Please refer to Appendix B.2b for the new citations.

The PPHR heritage citations that have been updated (in alphabetical street address order) are:

- ▶ Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda (M);
- ▶ Citation 58, Houses, 1 & 2 Alfred Square (HO);
- ▶ Citation 602, Shops, 383-387 Bay Street, Port Melbourne (M);
- ▶ Citation 447, Flats, 3 Byrne Avenue, Elwood (A);
- ▶ Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne (A, HO, VHR);
- ▶ Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne (HO, VHR);
- ▶ Citation 74, The Canterbury, 236 Canterbury Road, St Kilda (M);
- ▶ Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East (VHR);
- ▶ Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne (A, VHR);
- ▶ Citation 964, House, 44 Finlay Street, Albert Park (M);
- ▶ Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda (PN, A, HO)
- ▶ Citation 372, Maisonettes, 3 Glen Eira Road, Ripponlea (tree removed);
- ▶ Citation 1497, Moira, 16 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea (A);

- ▶ Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea (A);
- ▶ Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea (A);
- ▶ Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East (A);
- ▶ Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava (A, architect);
- ▶ Citation 2021, House and flats, 175 Hotham Street, Ripponlea (A);
- ▶ Citation 1118, Congregational Church (former), 34-36 Howe Crescent, South Melbourne (A, HO);
- ▶ Citation 2275, Flats, 290A Inkerman Street, St Kilda East (A);
- ▶ Citation 1112, MacRobertson Girls' High School, 350-370 Kings Way, South Melbourne (A, VHR);
- ▶ Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda (A, HO, architect);
- ▶ Citation 2354, House, 1 Morris Street, South Melbourne (HO);
- ▶ Citation 1103, St Vincent de Paul Girls' Orphanage (former), 179-97 Napier Street, South Melbourne (HO, VHR);
- ▶ Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood (A);
- ▶ Citation 365, Shops & residences, 157-59 Ormond Road, Elwood (M);
- ▶ Citation 771, Shops & residences, 161-67 Ormond Road, Elwood (A, M);
- ▶ Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne (A, M, VHR);
- ▶ Citation 1003, Netherby (former), 8 Queens Road, Melbourne (A);
- ▶ Citation 2223, Lancaster House, 18 Queens Road, Melbourne (A);
- ▶ Citation 2224, Devon Flats, 19 Queens Road, Melbourne (Development)
- ▶ Citation 1008, Bendigonia (former), 25 Queens Road, Melbourne (A, VHR);
- ▶ Citation 1050, Newburn, 30 Queens Road, Melbourne (A, VHR);
- ▶ Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne (A, architect);
- ▶ Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne (A, HO architect);
- ▶ Citation 2149, Stanhill, 34 Queens Road, Melbourne (VHR);
- ▶ Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne (A);
- ▶ Citation 1005, Lanark (former), 55 Queens Road, Melbourne (New format only);
- ▶ Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne (A);
- ▶ Citation 2227, Myer House (former), 72 Queens Road, Melbourne (P);
- ▶ Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne (P);
- ▶ Citation 215, House, 83 Queens Road, Melbourne (A);
- ▶ Citation 1106, Middle Park Primary School no. 2815, 194 Richardson Street, Middle Park (A, school number);
- ▶ Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne (A);
- ▶ Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne (A);

- ▶ Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne (A);
- ▶ Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne (A, HO, VHR);
- ▶ Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 928, Flats, 628 St Kilda Road, Melbourne (A);
- ▶ Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1, Terrace, 645-649 St Kilda Road, Melbourne (A);
- ▶ Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda (A);
- ▶ Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2382, House (Edith), 26 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda (A);
- ▶ Citation 949, 14-20 Victoria Street, St Kilda (M); and
- ▶ Citation 950, 17 Victoria Street, St Kilda (M).

Updates to PPHPM heritage status

In deciding whether a place is ‘Significant’ or ‘Contributory’ the intactness and integrity of the building has been reviewed. The definition in Cl. 22.04 notes that Contributory places ‘may have been considerably altered, but have the potential to be conserved’. A review of a selection of ‘Contributory’ places shows that they typically have been stripped of much of their historic detail (e.g. chimneys removed, windows replaced and/or enlarged, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions. On the other hand, places may have some alterations and still be Significant, particularly where such changes are readily reversible.

The places reviewed by this study have been identified and compiled by the City of Port Phillip over a number of years and include places known to have been demolished due to redevelopment or where the heritage grading is evidently wrong, for example a Victorian, Federation/Edwardian or interwar house shown as ‘Nil’ or a modern townhouse shown as ‘Significant’. Other examples include:

- ▶ Interwar flats graded as ‘Nil’ in St Kilda and Elwood. The building of flats during the interwar period is an important theme in the history of these suburbs and these places are comparable to other interwar flats identified as Significant.
- ▶ Places with an individual PPHR citation within precincts that may not contribute to the precinct significance, but are of individual significance for other reasons (e.g., 2 Crimea Street, 133 Acland Street).

The table in Appendix C lists the places where the existing grading (Significant, Contributory, or Nil) shown on the PPHPM has been reviewed and the recommended change.

Updates to HO schedule and maps

Two places with internal controls have been reviewed. The existing statements of significance for these places do not describe what is significant about the interiors and so both the interior of both places have been inspected. The findings are as follows:

- ▶ HO129, Citation 1486, ‘Ritz Mansions’, 171 Fitzroy Street, St Kilda. The significant elements of the interior are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). The internal

alterations control in the HO schedule should be changed to specify that it applies only to the public foyers and lift cage. The citation has been updated accordingly.

- ▶ HO232, Citation 2164, Shops and residence (former), 14 Punt Road, St Kilda. The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary.

Other errors or anomalies in the HO schedules or maps are:

- ▶ HO1 - For one property at 146 Dow Street, Port Melbourne, the rear of the property is included in HO1 however this is a mapping error and HO1 should be removed (map change only).
- ▶ HO55 'Duart'. The inclusion on the Victorian Heritage Register is not specified in the HO Schedule and the suburb (Albert Park) is not listed in the property address.
- ▶ HO112 Presbyterian Church (former). The address in the HO schedule (327 Dorcas Street) is incorrect and should be 317-329 Dorcas Street. HO147 Rail over Road Bridges. The three bridges at Carlisle Street (included in HO7) and Grosvenor Street and Nightingale Street are listed separately in the HO schedule and maps (HO147 and HO215) and have individual citations and statements of significance despite sharing a common history and significance. The Statement of Significance has been combined (Revised Citation 314) and a single entry at HO147 is recommended.
- ▶ HO149 House. The address in the HO schedule (23 Hotham Grove, Elsternwick) is incorrect and should be 23 Hotham Grove, Ripponlea.
- ▶ HO150 Road over rail bridge. The address is incorrect in the HO schedule (Hotham St, Ripponlea) and should be Hotham St, Elsternwick. Also the place name should be 'Road over rail bridge', and not 'Road overbridge'.
- ▶ HO152 Congregational Church. The address in the HO schedule (72 Hotham Grove, Elsternwick) is incorrect and should be 72 Hotham Grove, Ripponlea.
- ▶ HO164 J. Kitchen & Sons Pty Ltd Offices (former). The surviving buildings once formed part of a larger industrial complex, all of which is currently included within HO164. The land comprising HO164 has recently been subdivided and the significant buildings are now contained on separate lots: the offices at 164 Ingles St and one other building at 14 Woodruff St. The other buildings have been demolished and townhouses are now being constructed. Accordingly, it is now appropriate to update the property address and reduce the extent of HO164 to apply only to the two remnant buildings;
- ▶ HO220 'Surrey Court' flats. Surrey Court is an interwar block of flats that occupies the whole of 71 Ormond Road. However, HO220 only applies to half of the land and building. Also, the name is misspelt as 'Surry Court' in the HO schedule;
- ▶ HO233 'Netherby'. The address in the HO schedule (8 Queens Rd, South Melbourne) is incorrect and should be 8 Queens Rd, Melbourne.
- ▶ HO255 'Gas Valve House' (former). The place name is incorrect in the schedule, and the property address should be 615 St Kilda Rd, Melbourne.
- ▶ HO257 'Luzmore Terrace'. The address in the HO schedule (641-45 St Kilda Rd, Windsor) is incorrect and should be 645-649 St Kilda Rd, Melbourne.
- ▶ HO260 Elwood Central School No.3942. The existing name and address in the HO schedule ('State School, 201 Tennyson Street) is incorrect, and HO260 currently applies only to that part of the school (49 Scott St) to east of Mitford Street (now incorporated into the school grounds) and excludes 161 Mitford Street, which contains the significant former infants' school building.

- ▶ HO264 ‘Laywell Terrace’. The place name in the HO Schedule (Longwell Terrace) is incorrect and should be ‘Laywell Terrace’.
- ▶ HO282 ‘Former BALM Paints offices’. The address in the HO schedule (339 Williamstown Rd, Port Melbourne) is incorrect and should be 2 Salmon Street, Port Melbourne.
- ▶ HO301 ‘Woy Woy’ flats. The HO schedule incorrectly describes this as ‘House’.
- ▶ HO325 ‘Myer House’ (former). The place name in the HO Schedule (former residence) is incorrect and should be updated to ‘Myer House’ (former).
- ▶ HO330 ‘Sports Pavillion’ The address in the HO Schedule (Queens Rd, Melbourne) is incorrect and should be updated to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne and the place name to ‘Clive Fairbairn Pavillion’.
- ▶ HO356 ‘Flats’. The address in the HO Schedule (290A Inkerman St, St Kilda) is incorrect and should be updated to 290A Inkerman Street, St Kilda East.
- ▶ HO372 ‘Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond’. The reference to Bhutan cypress in the place name should be deleted as the tree has been removed.

2.5 Demolished places

The demolished places include:

- ▶ Nineteen (19) places with individual PPHR heritage citations, some of which are individually listed in the HO schedule; and
- ▶ Significant or Contributory places within HO precincts.

The table in Appendix C provides a complete list of these places and the recommended actions. The following comments provide a summary.

Places with individual PPHR citations

For individual HO places, the recommendation is to remove the place from the HO map and schedule, and to change the PPHPM heritage status to ‘Nil’. This applies to:

- ▶ Citation 292, House, 63 Argyle Street, St Kilda (HO26);
- ▶ Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda (HO288);
- ▶ Citation 2030, Bandstand, Jacka Boulevard, St Kilda (HO167);
- ▶ Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda (HO171); and
- ▶ Citation 2244, Avalon, 70 Queens Road, Melbourne (HO324).

The exception is St Kilda Sea Baths, which should remain in HO168 and change from Nil to Contributory on the PPHPM, as the original copper domes survive on the reconstructed towers.

Where the place forms part of a HO precinct and has been fully demolished the recommendation is to retain the place within the HO, but change the PPHPM heritage status to Nil where required. This applies to:

- ▶ Citation 641, House, 220 Esplanade West, Port Melbourne (HO1);
- ▶ Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West (HO5)*;
- ▶ Citation 772, Hatton (House), 173 Ormond Road, Elwood (HO8);
- ▶ Citation 948, Baymor Flats, 6 Victoria Street, St Kilda (HO5)*;
- ▶ Citation 2181, 7-13 Meaden Street, Southbank (HO4).

**This demolished heritage place remains part of a property containing a Significant heritage place (i.e. not subdivided), therefore it may be appropriate to retain the Significant grading across the entire property.*

The exception is the site of the demolished CSR Store 33 Johnston Street, Port Melbourne (Citation 55) that should be removed from HO442, as it is at the edge of the overlay.

For demolished places not included in the HO and included in the PPNCM the recommendation is to remove the 'Contributory outside HO' status. This applies to:

- ▶ 156-58 Brighton Road, Ripponlea (Citation 308);
- ▶ 95-103 Ormond Road, Elwood (Citation 2176); and
- ▶ 521 St Kilda Street, Elwood (Citations 930 & 1995).

No change is required for the following demolished places already shown as Ungraded on the PPNCM:

- ▶ Citation 2230, Mansion, 48 Queens Road, Melbourne;
- ▶ Citation 2130, Brooklawn, 82 Queens Road, Melbourne; and
- ▶ Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne.

For the above places the existing information in the PPHR heritage citation has been retained and the following standard statement added to the Significance section:

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

The revised PPHR citations are in Appendix B. They should be retained in the PPHR to provide an historic record of these places.

The final place is Brooke's Jetty, Jacka Boulevard, St Kilda, which has an individual citation 2036, but is not included in the HO and has a 'Nil' grading on the PPHPM. The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its removal. The citation for Brooke's Jetty has been updated and the recommendation is to change the PPNCM heritage status to 'Contributory outside HO'. Given the potential social heritage values of Brooke's Jetty it has been included on the list of places to be assessed as part of the municipal-wide heritage review that commenced in 2018.

Significant or Contributory places within HO precincts

The table in Appendix C includes the Significant or Contributory places within heritage precincts known to have been demolished. For these places the only change required is to change the PPHPM heritage grading to Nil. The exception is 51-55 Goldsmith Street, which are within the HO8 precinct. As these properties are at the edge of the precinct (and the houses on the opposite side are not included in the HO) it is appropriate to remove them from HO8.

2.6 Not significant at the local level

There are six (6) places that have an existing PPHR citation and are not significant at the local level. These places do not meet the threshold of local significance because there are better comparative examples having regard to the methodology set out in

Appendix A. Table 2.1 provides a list of the places and specific reasons why they do not satisfy the threshold of local significance.

For each place, the following standard text has been inserted into the Significance section of the PPHR heritage citation:

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

The places would, however, be Significant within a HO precinct area if one existed and so it is appropriate to retain the ‘Contributory outside of HO’ heritage status where it applies.

Table 2.1 – Not significant

Heritage place	Comments
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	Since this was assessed in 1992 the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.
Citation 1997, Flats 68 Goldsmith Street, Elwood	These flats have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats have been renovated and no longer retain the original paint finishes.
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.
Citation 2053, House, 69 Marine Parade, St Kilda	This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence.
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

3. Recommendations

The recommended changes to the Port Phillip Planning Scheme are:

- ▶ Add five new heritage places to the HO, as follows:
 - Citation 2409, Houses, 110-118 Barkly Street & 206 Blanche Street, St Kilda
 - Citation 2002, Greycourt, 96 Grey Street, St Kilda (as extension of HO5 St Kilda Hill precinct);
 - Citation 2049, Edgewater Towers, 12 Marine Parade, St Kilda (new individual HO);
 - Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood (new individual HO); and
 - Citation 2411 (new), House, 324 Esplanade East, Port Melbourne.
- ▶ Extend the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct to include the properties listed in section 2.3 and the table in Appendix C;
- ▶ Remove the following demolished places from the HO schedule and maps:
 - HO8 (precinct), remove 51-55 Goldsmith Street (map change only)
 - HO26, House, 63 Argyle Street, St Kilda;
 - HO288, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda;
 - HO167, Bandstand, Jacka Boulevard, St Kilda;
 - HO171, Stokehouse, 30 Jacka Boulevard, St Kilda;
 - HO442 (precinct), remove 33 Johnston Street (map change only); and
 - HO324, Avalon, 70 Queens Road, Melbourne.
- ▶ In addition to the above, make the following specific changes to the HO maps and schedules, as appropriate:
 - HO1 – Remove HO1 from the rear of 146 Dow Street, Port Melbourne.
 - HO112 Former Presbyterian Church, 327 Dorcas Street, South Melbourne: In the HO schedule change address to 317-329 Dorcas Street.
 - HO149 House. Change address in the HO schedule to 23 Hotham Grove, Ripponlea.
 - HO150 Road over rail bridge: In the HO schedule change the address to Hotham St, Elsternwick and update place name to Road over rail bridge.
 - HO152 Congregational Church: In the HO schedule change the address to 72 Hotham Grove, Ripponlea.
 - HO129 Ritz Mansions, 171 Fitzroy Street, St Kilda: In the HO schedule specify that the internal controls apply only to the public foyers and lift cage.
 - HO164 J. Kitchen & Sons Pty Ltd Offices (former), Ingles Street, Port Melbourne: In the HO schedule change address to '164 Ingles Street & 14 Woodruff Street, Port Melbourne', and on the HO map reduce HO164 to apply only to 164 Ingles Street and former factory at 14 Woodruff Street.
 - HO220 'Surry Court, 71 Ormond Road, Elwood': In the HO schedule change name to 'Surrey Court', and on the HO map extend HO220 to apply to the whole of 71 Ormond Road.
 - HO233 'Netherby': In the HO schedule change address to 8 Queens Rd, Melbourne.

- HO255 ‘Gas Valve House’ (former): In the HO schedule, change the address to 615 St Kilda Rd, Melbourne.
 - HO257 ‘Luzmore Terrace’: In the HO schedule change the address to 645-649 St Kilda Rd, Melbourne.
 - HO232 Shops and residence (former), 14 Punt Road, St Kilda. In HO schedule remove internal alterations control.
 - HO260. In the HO schedule change name and address to ‘Elwood Central School No.3942, 49 Scott Street & 161 Mitford Street, Elwood’ and on the HO map extend HO260 to include 161 Mitford Street.
 - HO264 ‘Laywell Terrace’: In the HO Schedule change place name to ‘Laywell Terrace’.
 - HO282 ‘Former BALM Paints offices’: In the HO schedule change address to 2 Salmon Street, Port Melbourne.
 - HO301 House, 77 Marine Parade, Elwood: In HO schedule change name of place from ‘House’ to ‘Woy Woy’.
 - HO325 ‘Myer House’ (former): In the HO Schedule (former residence) change the place name to ‘Myer House’ (former).
 - HO330 ‘Sports Pavillion’: In the HO Schedule change the address to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne.
 - HO356 ‘Flats’: In the HO Schedule change the address to 290A Inkerman Street, St Kilda East.
 - HO372 ‘Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond’: In the HO schedule remove reference to Bhutan cypress in the place name.
- Update the PPHR Incorporated document by replacing old citations with new and adding the new citations. The new and updated citations are contained in Appendix B; and
- Update the PPHPM and PPNCM to ensure the correct heritage statuses are applied. The table in Appendix C provides a complete list of changes.

APPENDIX A – Assessment methodology

A.1 Introduction

This assessment methodology draws on relevant guidelines for the preparation of heritage studies including the VPP Practice Note, the *Heritage Issues: Summaries from recent Panel Reports* (2015) prepared by Planning Panels Victoria, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (2007) (the Advisory Committee Report), and *The Victorian Heritage Register Criteria and Threshold Guidelines* (2014).

A.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’

Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values (Advisory Committee Report, p.2-41).

How is a threshold defined?

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgements.

While there are application guidelines for the use of the AHC criteria (Developed in 1990, these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for

Heritage Victoria, which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’.

On this basis, the Advisory Committee Report (p.2-45) makes the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

The VPP Practice Note provides the following advice:

The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality. Letter gradings (for example, “A”, “B”, “C”) should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

Intactness vs. integrity

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator.

A discussion on ‘Threshold indicators’ for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council, notes that:

A place that satisfies criterion (d) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

It is my opinion that this is an appropriate model to apply. The equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation.

It is also my opinion that a clear distinction needs to be made between the concepts of ‘intactness’ and ‘integrity’. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

Intactness relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

Integrity in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that the majority of places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context' (Warrnambool Planning Scheme Amendment C57 Panel Report).

Conclusion

In accordance with the Advisory Committee Report the guidelines prepared by the Heritage Councils in Victoria (and Queensland) have been summarised to assist with determining whether a heritage place meets the threshold of local significance to Port Phillip using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that St Kilda and Elwood have distinctive histories. Accordingly, local significance for this study can include places that are significant to the locality as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- ▶ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- ▶ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or the locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- ▶ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- ▶ The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness; or
- ▶ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or
- ▶ If a precinct, it has low proportion of Significant/Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or
- ▶ The social or historical associations are not well established or demonstrated.

APPENDIX B – New and revised citations

B.1 New places of individual significance

Place	Page no.
Citation 2409 (new), Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda	1
Citation 2411 (new) House, 324 Esplanade East, Port Melbourne	7
Citation 2002, 'Greycourt', 96 Grey Street, St Kilda	10
Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda	15
Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood	21

City of Port Phillip Heritage Review

Place name: **Houses**
Other names: -

Citation No:
2409



Address: **110-118 Barkly Street & 2-6 Blanche Street, St Kilda**

Heritage Precinct: **None**

Category: **Residential: Houses**

Heritage Overlay: **Recommended**

Style: **Federation/Edwardian**

Graded as: **Significant**

Constructed: **1910-1912**

Victorian Heritage Register: **No**

Designer: **James Downie**

Amendment: **C161**

Comment: **New citation**

Significance

What is significant?

The group of eight houses, including two pairs of semi-detached houses and one detached house at 110-118 Barkly Street and a terrace of three houses at 2-6 Blanche Street, St Kilda, constructed from 1910 to 1912 by builder James Downie, is significant.

The high timber picket fences on each property are not significant. Non-original alterations and additions to the houses and the modern timber carport at 2a Blanche Street are not significant.

How is it significant?

The houses 110-118 Barkly Street and 2-6 Blanche Street, St Kilda are of local historic, representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

The group is of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they are representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda. (Criterion A)

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with

variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags, which form a striking feature against the red brick backgrounds. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

History

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, was constructed from 1910 to 1912 by builder and contractor, James Downie.

The land on which the subject residences stand was vacant in 1897 (MMBW) and remained so until 1910 when it was sold to Williamina Downie of Longwarry in Gippsland (LV).

Building permits for the houses were issued in 1910. The first permit for five brick villas in Barkly Street, to be constructed by James Downie for his wife and owner Mrs James (Williamina) Downie, was issued in May 1910, and the second permit for three attached brick villas in Blanche Street, also constructed by James Downie, who was then listed as the owner, was issued in August 1910 (BP). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were complete and occupied by 1912 (SM).

In 1915 the cottages were occupied by Alfred H Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (SM).

James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (Argus 29 December 1884:1).

When James Downie died at his home, 'Glenview', in Longwarry South in 1926, his obituary noted that he was responsible for the construction of several important projects, some undertaken with another contractor, a Mr Pearson:

Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakden and built in 1885], as well as large railway and bridge



works on the Wimmera River [the Natimuk-Noradju railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (Argus 7 October 1926:10).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (LV).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned a number of properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily, moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided and the houses were sold individually (LV).

References

- Australian Architectural Index (AAI), as cited. Copyright Miles Lewis
- City of St Kilda building permits (BP) nos. 1033 and 1108
- Frost, Lionel 2008, 'Economy' in eMelbourne, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017
- Land Victoria (LV) Certificates of Title Vol. 2336 Fol. 100; Vol. 4353 Fol. 527
- Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1370, dated 1897, State Library of Victoria.
- Sands and McDougall, *Melbourne and Suburban Directories* (SM) 1911, 1912, 1915
- Victorian Places 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

Description

This group of eight houses is clustered around the corner of Barkly Street and Blanche Street in St Kilda. Constructed by the same builder between 1910 and 1912 they form a cohesive and distinctive group due to their shared materials, details, setbacks and form. The group comprises two semi-detached pairs and a detached villa in Barkly Street, and a row of three terrace houses in Blanche Street.

The semi-detached pairs and the terrace houses are identical, with the exception of the treatment of the gable ends. They are all constructed of red brick with a band of two cream brick courses that cuts through the lower window sashes, and a single course of moulded cream brick below the rendered moulded cornices of the brick chimneys. The brickwork is tuck-pointed where it is contained by the verandahs and the gable-fronted roofs are clad in slate. Other common design elements are the panelled front doors with highlight and narrow timber double sash windows, the verandah wing walls with rendered cappings and scroll brackets, and shallow bull-nose verandahs with traditional rinceau pattern cast iron friezes, brackets and verandah posts.

The houses are distinguished by the treatment of the gable ends with 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street being decorated with oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a simple diagonal timber strapwork.



The detached double fronted villa at 118 Barkly Street has the same materials, chimneys and verandah detailing, but is distinguished by the hipped roof with a major and minor gable (both with vertical strapwork creating a half-timbered effect), and the tripartite windows on either side of the panelled entrance door, which has both sidelights and highlights.



110-112 Barkly Street, showing the distinctive gable end detailing

Overall, the buildings have good integrity and intactness. Visible changes include the glazed infill of the verandah at no.116 (the cast iron verandah has been retained), painting of the face brickwork to the gable ends of 114, 116 and 118 Barkly Street, and the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street and missing details from some of the swags (e.g., 112 Barkly St). Some of the rear sections of roof have been replaced with corrugated iron or colourbond. None of the front fences are original.

Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

During the Federation/Edwardian period (c.1900 to c.1918) Queen Anne became the most popular housing style, replacing the Italianate style of the Victorian era. Queen Anne style houses were typically of red brick with terracotta roof tiling, corbelled brick or brick and roughcast render chimneys with terracotta pots, and had timber (rather than cast iron) verandah detailing and half-timbered, roughcast rendered or shingled gable ends. Roof forms were more complex and often included prominent street-facing gables.

Nonetheless, some traces of Italianate style lingered on up until the early 1910s in details such as cast iron verandahs (though the designs were simpler), symmetrical facades, and brick or rendered chimneys with moulded cornices.

Another key change during the Federation/Edwardian period was the decline in terrace house building. Terrace houses were highly popular during the late nineteenth century building boom, as they were an efficient and economical method of maximising the number of dwellings on a site. However, increasing concern about inner city overcrowding, the poor quality of some terraces and a perception that they were cold and dark together resulted in fewer being built in the early 1900s. Eventually, some councils moved to restrict or outlaw them altogether. For example, in 1918 Richmond adopted new building regulations that, amongst other things, required a minimum frontage of 16 feet and each dwelling to have not less than three rooms, and prohibited terraces of more than two houses joined together (*Richmond Guardian*, 4 August 1917, p.3; 30 November 1918, p.2). In St Kilda, the local council prepared a by-law in 1916 that required a house to only occupy half the allotment upon which it is erected (*Prahran Telegraph*, 23 December 1916, p.4).

Consequently, the semi-detached pair replaced the terrace row as a popular form of low-cost housing in the early twentieth century. Like the terrace houses of the Victorian era, groups of semi-detached houses were often built as speculative housing by single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition.

The St Kilda East Precinct (HO6) contains several good examples of groups of semi-detached pairs and detached houses constructed by the same builder. These include the houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda, which comprises semi-detached pairs, detached terrace style houses and one detached house, all with similar form, materials and details. These were built c.1907-1910 by local builder Mr P Einsiedel, who also constructed similar groups close by, including the semi-detached pairs at 10-36 Lambeth Place. While these have a terrace house form, the detailing is more consistently Federation/Edwardian (red brick construction, corbelled red brick chimneys, predominantly terracotta roofs or slate with terracotta ridge capping, half-timbered gable ends, and timber verandahs).

This group of houses is also representative of this type of housing. Compared to the above examples, this group more clearly demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. They are also of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds.

Assessment

No information.

Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

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

Primary source

Context Pty Ltd, *Heritage Assessment*. 588-590 City Rd, South Melbourne, 25 May 2017

Other studies

-



Other images



City of Port Phillip Heritage Review

Place name: **House**
Other names: -

Citation No:
2411



Address: **324 Esplanade East, Port Melbourne**
Category: **Residential: House**
Style: **Early Victorian**
Constructed: **1876**
Designer: **Unknown**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: Port Melbourne
Heritage Overlay: HO1
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

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

How is it significant?

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 before beginning a long and steady decline (PPHR 2018:27-29).

House, 324 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards Park. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the east side of Esplanade East north of Spring Street was offered for sale in 1875. J. Hennessy purchased Allotment 10 in February 1875 and subdivided it into three lots.

This house appears to have been built by a shipwright, William Knight, in 1876 on the southernmost of the three lots created by Hennessy. When first rated, the humble cottage was described as a three-roomed wood dwelling, and was valued at £16 (RB). Knight lived in the house for several years, but by 1892 it was owned and occupied by Peter Hansen, a guard, and the number of rooms had increased to four (RB). By that time, it was numbered as 9.

References

Port Phillip Heritage Review (PPHR), Volume 1, Version 27 2018

Port Melbourne Rate Books (RB) 1876-77, no. in rate 1752, 22 March 1892 (2207)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983



Description

This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic. A two storey addition has been made at the rear and there is a (non-original) high bluestone fence at the front.

Comparative analysis

While many houses were constructed in Port Melbourne in the 1860s and 1870s relatively few survive today. Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow (Allom Lovell). While simple in form, this cottage is notable for the ornamental bargeboard and finial, which is a typical detail of the period. It compares with 51 Bridge Street, Port Melbourne, which was constructed in 1874 and similarly retains an ornamental bargeboard.

Assessment

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

Recommendations

2016: Retain in the HOI Port Melbourne precinct as a Significant place

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

Primary source

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

Other studies

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

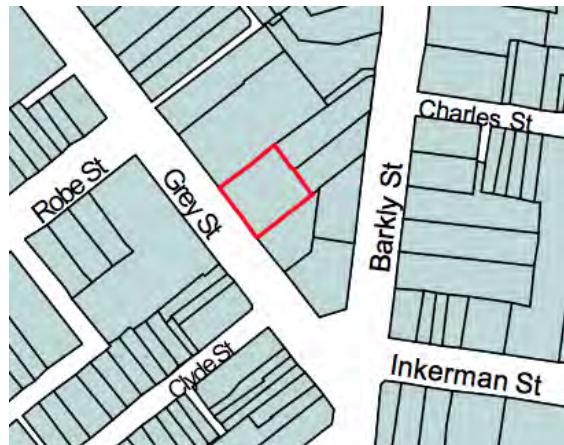
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Vol. 4, 1995



City of Port Phillip Heritage Review

Place name: **Greycourt**
Other names: **Bungalow Court Flats**

Citation No:
2002



Address: **96 Grey Street, St Kilda**

Heritage Precinct: St Kilda Hill

Category: **Residential: Flats**

Heritage Overlay: HO5

Style: **Interwar: Arts & Crafts**

Graded as: Significant

Constructed: **1920**

Victorian Heritage Register: No

Designer: **Richardson & Wood**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

'Greycourt', designed by Richardson & Wood and constructed in 1920, at 96 Grey Street, St Kilda is significant. This is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

Non-original alterations and additions are not significant.

How is it significant?

'Greycourt' at 96 Grey Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

It is significant as an early example of the 'Bungalow Court' type that demonstrates the experimentation with multi-dwelling and flat types occurring in St Kilda during the early twentieth century and forms part of an important collection of flats within the St Kilda Hill area. It is also significant as a design by architects Richardson & Wood who designed a number of multi-dwelling developments that demonstrate the evolution of flat types in St Kilda in the 1910s and 1920s. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda and Elwood

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).



'Greycourt', 96 Grey Street

Until the early 1900s this property formed part of an allotment that extended through to Barkly Street. There was a house at the north end close to Barkly Street with a verandah overlooking the deep yard leading down to Grey Street (MMBW). By 1909 this property was owned by Alfred Nance (LV).

'Bungalow Court' was constructed in 1920 facing Grey Street as an investment for the owner Mr. Nance. The architects were Richardson & Wood (BP). Mr. Nance rented out the flats and after his death in 1925 ownership passed to his widow, Margaret. Known as 'Greycourt', the tenants in 1925 included Miss Flora Levy, F.J. Alderson, Edward Fenton and Mrs. M. Sutherland (SM).

Richardson & Wood, architects

The partnership of Richardson & Wood was formed in 1912. Frank G. Richardson had been in practice since 1894 and in 1911 he was involved with several large projects with the larger firm of Twentyman & Askew, which included shops and a picture theatre in High Street, Northcote. Herbert Wood, who was born and raised in London, arrived in Melbourne in 1887 and entered into practice with George McMullen. He later became manager of the architectural department of Rocke and Company, but when this firm was absorbed into the Wunderlich Group he left to commence practice with Richardson. Richardson and Wood appear to have had a practice of a general rather than specialised nature, although they were involved in the design of about twenty picture theatres and three town halls. They also undertook many residential commissions. The partnership ended in 1929 with Wood's death. Richardson continued in practice alone, but little is known of his work in the following years. One of his last known commissions was in 1937 for a funeral parlour in St Kilda Road, South Melbourne (Lewis & Aitken 1992: 78-9).

In Port Phillip, Richardson & Wood designed several houses and flats in St Kilda and Elwood in the 1910s and 1920s, as well as the Parish Hall for Christ Church in Acland Street, St Kilda. One of their first known commissions was the pair of houses at 245 & 245A Barkly Street, St Kilda, which were built in 1914. In 1919 a permit was issued for three brick shops in Barkly Street, but this does not appear to have been built. Next was this development at 96 Grey Street, which was followed in 1923 by 'Belmont' flats at 86 Alma Road, and finally in 1927 by a mixed use development comprising two shops and residences with two flats above at 93 & 95 Chapel Street.

References

- Land Victoria (LV) Certificate of title Vol. 3330 Fol. 982
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1365, dated 1897 (State Library of Victoria website)
- Nigel Lewis Richard Aitken P/L, *City of Malvern Heritage Study Appendix I: Architects of Malvern*, June 1992
- O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University
- Port Phillip Heritage Review (PPHR)* Volume 1, Version 17, September 2015
- Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982
- St Kilda Building Permit (BP) No. 4240 issued 21 April 1920
- Sands & McDougall Directory (SM), various dates

Description

'Greycourt' at 96 Grey Street, St Kilda is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs



extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

The complex has suffered from some unsympathetic alterations including the conversion of the original garden into car parking and its partial enclosure with high fences, the replacement of the front fence, the replacement of the roof tiles (although the original terra cotta shingles survive on the angled bay window to the front apartment on the right) the glazing-in of verandahs and porches and the painting over of its natural Arts & Crafts finishes.

Comparative analysis

'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda is generally acknowledged to be the first purpose-built residential flats in Port Phillip, and one of the earliest in Melbourne. While the 'Majestic Mansions' in Fitzroy Street was completed two years earlier, not all of the residences in that building were fully self-contained. Stylistically, early flats in Port Phillip broadly fit into one of two types: Arts & Crafts Bungalows, and Freestyle (which incorporated elements of various styles).

The Arts & Crafts and California Bungalow styles, which originated from single-storey, single-family homes ('bungalows'), are characterized by features including the use of contrasting textures and materials on facades (such as facebrick, roughcast render, timber shingles and brackets to gables); entrance porches beneath the main roof supported on heavy battered piers or paired timber posts or columns resting on low piers; simple, geometric decoration created by projecting bricks or small voids (e.g., hit and miss brick walls); box windows (with timber frames that project from the wall, resting on timber or brick corbels) and semi-circular windows and openings.

There are many examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) and 'Clairvaux' (1917). 'Biltmore' (1922-23), which is included on the Victorian Heritage Register, is another fine Arts & Crafts design with Oriental influences.

The buildings in Port Phillip by Richardson & Wood are all in the Arts & Crafts style. 'Belmont', in particular, demonstrates Richardson & Wood's skill with the style: included on the Victorian Heritage Register, the citation describes the flats as 'an extraordinary and essentially intact interpretation of the English Arts and Crafts tradition' that are 'contemporary with the American exploration of this tradition and shows the influence of the developing California Bungalow style'. The Christ Church Parish Hall is also a fine and intact Arts & Crafts style hall. While 96 Grey Street demonstrates the influence of the Arts and Crafts style through the use of materials such as roughcast, shingles, and the arched openings, it is less intact than the cited examples.

96 Grey Street also demonstrates the exploration of Richardson & Wood of multi-dwelling development types beginning with the duplex at 245 & 245A Barkly Street through to the 'Belmont' flats and mixed use development at 93-95 Chapel Street, as well as the experimentation with flat design that was happening within St Kilda and Elwood in the period before and after World War I and is illustrated today by an extraordinary collection of flats, particularly within the HO5 St Kilda Hill precinct. Specifically, it is an early example of the 'Bungalow Court' type. According to Sawyer (1992:13-4) the shortage of houses and the desire for smaller, more manageable homes had been a factor in the development of flats, but the continual concern with privacy and the unsuitability of flats for families led developers to seek alternatives. One of these was the 'Bungalow Court' concept, which was introduced as early as 1916 when it was described in an article in the *Real Property Annual*. The one and two roomed units were grouped around a U-shaped courtyard in pairs with no fences or hedges between them. However, Sawyer (1992:14) concludes that 'the old concern with lack of privacy once again surfaced and the concept does not appear to have gained a ready acceptance in Australia at this time'. Nonetheless, the 'Bungalow Court' concept did eventually



evolve into the courtyard flat types, where flats were grouped around a semi-enclosed garden court, which emerged by the 1930s.

96 Grey Street is one of two 'Bungalow Court' examples cited by Sawyer and is the earliest known example in Port Phillip (and, by extension, the metropolitan area). The other is 45 Jackson Street, St Kilda, which (as Sawyer notes) doesn't really fit the type, as it comprises a rectangular block with no courtyard. A better example is 27-29 Jackson Street, which comprises attached dwellings in a U-shape around a central garden courtyard. Both of the Jackson Street developments date from the early 1930s and are within the HO5 St Kilda Hill precinct.

The other 'Bungalow Court' flats in Port Phillip date from 1940-41 ('Cromer Court', 22-24 Kingsley Street, Elwood, individual HO421) and 1957 ('Southey Court', 2 Southey Grove, Elwood, individually significant within HO7 precinct).

Assessment

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

Recommendations

Add to the HO5 St Kilda Hill Precinct. Show as a Significant place on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

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

Citation No:
2049



Address: **12 Marine Parade, St Kilda**

Heritage Precinct Overlay: None

Category: **Residential: Flats**

Heritage Overlay: Recommended

Style: **Postwar: International**

Graded as: Significant

Constructed: **1960-61**

Victorian Heritage Register: No

Designer: **Mordechai Benshemesh**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda and Elwood

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

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

The building of flats accelerated during the 1920s:

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



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

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

'Edgewater Towers'

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

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

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

Mordechai Benshemesh, architect

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

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

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



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

References

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

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

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

Description

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

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

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

- The curved privacy screen before the two public restroom doors;
- Resident directory board (black felt with white plastic letters); and
- Rockery planter with green plastic curtain/screen.

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

Comparative analysis

Multi-level flats in Port Phillip

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

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



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

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

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

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

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

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

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

Modernist flats in Port Phillip

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

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



Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Houses**
Other names: **Duplex**

Citation No:
2412



Address: **152 & 154 Mitford Street, Elwood**

Heritage Precinct: None

Category: **Residential: Duplex**

Heritage Overlay: Recommended

Style: **Edwardian Arts & Crafts
Bungalow**

Graded as: Significant

Constructed: **1915**

Victorian Heritage Register: No

Designer: **Schreiber & Jorgensen**

Amendment: **C161**

Comment: **New citation**

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

Place history

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



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

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

Schreiber & Jorgensen, architects

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

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

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

References

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

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

Sands & McDougall Directory (SM), various dates

Description

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

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

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



Comparative analysis

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

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

The American Influence

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

The Californian Bungalow in Australia

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

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

Japanese Bungalows

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



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

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

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

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

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

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

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

Assessment

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

Recommendations

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



Primary source

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

Other studies

Other images



B.2a Revised - existing HO places (full review)

Place	Page no.
Citation 57, Halcyon, 53 Acland Street, St Kilda	1
Citation 2152, Drill Hall, 29A Albert Road Drive, South Melbourne	5
Citation 1100, South Melbourne Town Hall, 208-220 Bank Street, South Melbourne	9
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Citation 48, J. Kitchen & Sons Pty Ltd (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne	62
Citation 2055, Woy Woy, 77 Marine Parade, Elwood	67
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Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood	81
Citation 791, Duplex, 15 Robe Street, St Kilda	87
Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne	91
Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda	95
Citation 911, Flats, 5 Wimbledon Avenue, Elwood	99

City of Port Phillip Heritage Review

Place name: **Halcyon**
Other names: **House**

Citation No:
57



Address: **53 Acland Street, St Kilda**

Heritage Precinct: **St Kilda Hill**

Category: **Residential: detached**

Heritage Overlay: **H011**

Style: **Victorian Italianate**

Graded as: **Significant**

Constructed: **1886, 1929, 1939**

Victorian Heritage Register: **Yes, H0775**

Designer: **Frederick De Garis & Sons**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

Halcyon, the mansion designed by Frederick De Garis & Sons and constructed in 1886, at 53 Acland Street, St Kilda, is significant. Halcyon is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. A light balcony and verandah, which surrounds two facades and terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valencing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

The former stable block at the rear, converted during the interwar period into flats, also contributes to the significance of the place.

The front fence and the small hipped roof building adjacent to Robe Street are not significant.

How is it significant?

Halcyon at 53 Acland Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The mansion is of architectural and historic significance as one of the most sophisticated and intact of the surviving examples of the many opulent buildings erected in St Kilda during Melbourne's boom. It demonstrates the importance of St Kilda as a suburb favoured by Melbourne's elite during the nineteenth century. (Criteria A & D)

The mansion is of architectural and aesthetic significance as a fine and intact example of a Italianate style, which is notable for the richness and quality of its detailing. (Criterion E)

The former stables are of historic significance as evidence of the trend to higher density living in St Kilda during the interwar period, which saw the conversion of many former mansions and their outbuildings into flats. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.2 Seaside seats and marine mansions, 5.3 The late Nineteenth Century boom

History

This property, at the south west corner of Robe and Acland streets, was vacant in 1885. By the following year, Annie Dudgeon was listed as the owner and occupier of a 12-room brick house with a N.A.V. of £250 (RB, 1885, 1886). The architect was Frederick de Garis and sons (HV).

The house, known as 'Halcyon', is shown on the 1897 MMBW Detail Plan. At the rear is a brick stables block separated from the house by a brick paved yard, there is a fernery adjacent to Robe Street boundary and to the north of the house is a tennis court and lawn. It is one of several mansions on large allotments in this area, which included 'Questa', 'Rathlin', 'Ellimatta' and 'Melford' (all facing The Esplanade between Robe Street and Alfred Square), and in Acland Street at nos. 37, 39 and 41 (on the west side) and 'Tromore' (no.24) and 'Linden' (no.26) on the east side.

St Kilda Council issued two building permits for 'brick additions', one in 1929 and the other a decade later in 1939. It is thought that one of these permits enabled the conversion of the rear stables to flats.

References

Heritage Victoria (HV) – VHR H0775 citation

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1367, and Detail Plan No. 1366, both dated 1897

St Kilda Council building permits nos. 7518, dated 8 July 1929 and 10421 dated 21 November 1939

St Kilda Rate Books (RB)



Description

The two-storey mansion at 53 Acland Street, St Kilda formerly known as 'Halcyon' is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. It is an asymmetrical two storey Italianate villa. The return balcony and verandah, which terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valancing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

At the rear of the mansion is the original stables block, which was converted during the interwar period into flats. It has a gabled roof with a projecting bay window in the upper wall facing Robe Street. A single storey addition between the stables and Robe Street was built as a garage.

Comparative analysis

This is an example of the extravagant mansions erected for wealthy St Kilda residents during the Melbourne land boom of the late nineteenth century. Many of these houses were demolished (e.g., 'Questa', 'Rathlin', 'Ellimatta', 'Melford' and 'Tromore') or significantly altered (e.g., 37 & 39 Acland Street) in the twentieth century and 'Halcyon' is a rare surviving example, which is notable for its high degree of intactness, which includes the retention of the rear stables block, later converted to flats. It compares with the nearby 'Linden' at 26 Acland Street (HO10, VHR H0213) and 'Eildon' at 51 Grey Street (HO144, VHR H0746).

Assessment

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

Recommendations

Retain in heritage overlay.

Primary heritage study

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

Other heritage studies

Nigel Lewis & Associates, *St Kilda Conservation Study*, 1982



Other images



Top: Mansion looking from corner of Acland and Robe streets

Above: Former stables, converted to flats in the 1930s

City of Port Phillip Heritage Review

Place name: **Army Signal Corps Drill Hall
(former)**
Other names: **Albert Park Training Depot**

Citation No:
2152



Address: **29a Albert Road Drive,
Albert Park**
Category: **Military: Drill Hall, residence**
Style: **Interwar Stripped Classical**
Constructed: **1935-36**
Designer: **George H. Hallandal**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: **Albert Park**
Heritage Overlay: **HO489**
Graded as: **Significant**
Victorian Heritage Register: **Yes, H2362**

Significance

The former Army Signal Corps Drill Hall is included on the Victorian Heritage Register (VHR H2362) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former Army Signal Corps Drill Hall, designed by principal architect George H. Hallandal and constructed in 1935-36 is significant. It comprises a complex of domestic-scale single-storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point. Each of the buildings has red brick walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone. This is the only departure from the otherwise consistent vocabulary, which is even repeated across the front fence that extends full width. At the rear the building comprises a large hall with an arched roof and rear elevation also has a strong symmetrical composition, emphasized by flagpoles.

In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating 'Signal Depot' above the front entrance all add greatly to the embellishment

of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths. To the southeast is a long gabled garage building.

How is it significant?

The former Army Signal Corps Drill Hall complex at 29A Albert Road Drive, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The former Army Signal Corps Drill Hall complex is of historic significance as evidence of the use of Albert Park for military purposes and for the association with an important phase of expansion in Australia's military capabilities in the period prior to World War Two. (Criterion A)

The Army Signal Corps Drill Hall complex is of architectural and aesthetic significance as a fine and well-detailed example of 1930s planning and architectural detailing of a domestic scale, applied to an institutional group of buildings. It is a fine example of a design by George Hallandal, who designed all of the drill halls constructed c.1935-1940. (Criteria D, E & H)

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.4 Defending Victoria and Australia

Port Phillip thematic environmental history

History

In 1854 Melbourne became the new headquarters of the officer commanding imperial troops in Australia and later that year the Victorian Volunteer Artillery Regiment was formed (Daley 1940:213). By 1864 an Emerald Hill Company was in operation using the rifle range of three butts extending from Middle Park towards the beach (Daley, 1940:216) The Corps of Signals had their well-equipped depot and parade ground in the north-west corner of Albert Park, in which over two acres of land had been used for military purposes for many years. By 1884 however, the military forces were re-organised to become a Department for Defence (Daley 1940:221-2).

After federation in 1901 the Commonwealth took over responsibility for defence, although there was no Commonwealth legislation until the first Defence Act was passed in 1903. As Miller (1994:34) notes:

In essence the colonial policy of a predominantly citizen force whose aim was the defence of Australia remained in place. Yet at the very time of federation colonial forces were involved in Imperial service in South Africa. Paradoxically, and despite the continuing commitment to the principles of citizen soldiering and home defence, Australia's major wartime soldiering has been done overseas by special enlistment in response to real or perceived obligations to allies. Nonetheless, the underlying system of citizen forces has continued, thereby leading to a situation whereby Australia has at times maintained two armies, one for home defence and one for overseas service.

According to Miller (1994:56) it was some years before defence planning required any significant building program. After the Imperial Conference of 1911 it was clear that 'while superficially preparing a scheme of home defence, the real priority at the highest level of planning was preparation for war'. Nonetheless, a number of notable defence facilities were established during that time including the Naval Base at Flinders



and the Air Force base at Point Cook, and between 1912 and 1916 forty timber and iron drill halls were built in Victoria following the introduction of universal military training in 1911 (HV).

Most of the drill halls were timber buildings. An exception was the Naval Drill Hall, erected in 1912 in Bay Street, Port Melbourne, which was constructed in brick. Commonwealth Department of Works architect J.S. Murdoch designed all of these halls (HV).

The period from 1935 to 1939 saw a dramatic increase in defence spending in anticipation of World War Two (WW2) (Miller, 1994:40). The outbreak of WW2 had a profound effect as Miller (1994:42-3) notes:

The war was a unique experience in Australian history because for the first time all activity was suborned to the war effort. In this war the armed forces were not just infantry but all arms of a modern mechanised military. The capacity for the establishment or redirection of munitions manufacturing capability during this period is simply astonishing for a country, which until that time had relied almost exclusively on primary industry.

The period of the Second World War saw the biggest program of defence related property acquisition in Victoria. As well as direct acquisition of sites for camps, factories, airfields, stores, hospitals, headquarters and so on, land was leased or occupied by regulation and proclamation.

A systematic expansion of defence sites and upgrading of building was underway at the start of the war in 1939, and in general terms the style and construction followed the building types established in the mid-1930s, which were usually constructed of red brick. However, after the entry of the Japanese into the war in December 1941 a new sense of urgency arose and red brick was discarded in favour of timber framed buildings clad with corrugated galvanised iron or asbestos sheet.

In January 1933 the old timber drill hall in Albert Park was destroyed by fire and in 1935 the Albert Park Committee of Management reported that it was to be re-built in brick. Although the committee had requested the transfer of the buildings to another site the Defence Department advised that it was 'anxious to meet the views of the committee, by erecting buildings which would not be unsightly' (*Emerald Hill Record*, 26 January 1935, p.1).

J.C. Corbett constructed the new army signal depot in 1935-36 for the Australian Corps of Signallers. The cost of the new depot, which included the depot, an adjoining drill hall for training purposes, residential quarters for the staff sergeant-major, and office buildings for the staff, was £24,300. The opening of the depot was celebrated in July 1936 with a function attended by over 200 guests (*The Argus* 26 July 1935, p.10; *The Age* 3 August 1936, p18; Daley 1940:224).

The complex was still used by the Army in the 1980s when it was known as the Albert Park Training Depot and occupied by the Army Reserve Unit whose headquarters were at 55 Queens Road (Allom Lovell 1987).

In 2016 Parks Victoria used part of the building as an office, while Orchestra Victoria used the hall as a rehearsal venue.

References

- Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, 1987
- Butler, Graeme, *Twentieth century architecture survey*, 1984
- Daley, Charles, *History of South Melbourne*, 1940
- Heritage Victoria (HV) Warragul Drill Hall VHR citation
- Miller, Patrick, *A thematic history of defence in Victoria*, 1994



Description

The depot comprises an impressive complex of domestic-scale single-storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways to the depot behind. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point. Each of the buildings has red brick walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone, above which is the insignia of the Army Signal Corps. This is the only departure from the otherwise consistent vocabulary, which is repeated across the front fence that extends full width. At the rear the building comprises a large hall with an arched roof and rear elevation also has a strong symmetrical composition, emphasized by flagpoles.

In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating 'Signal Depot' above the front entrance all add greatly to the embellishment of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths.

To the southeast is a long gabled garage building.

Comparative analysis

George Hallendal designed most of Victoria's drill halls during the post-1935 phase of military construction. Each of these drill halls was built specifically for the unit that was to occupy the building (Heritage Victoria). There are no other comparative examples in Port Phillip. Examples elsewhere in Melbourne include the Royal Regiment Drill Hall, 49-53 Victoria Street, Melbourne (VHR H0951), which was built in 1937 in the Moderne style, and the former Army Medical Corps Drill Hall at 239 A'Beckett Street, Melbourne (1938-39).

Assessment

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

Recommendations

Retain in heritage overlay.

Primary source

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

Other studies

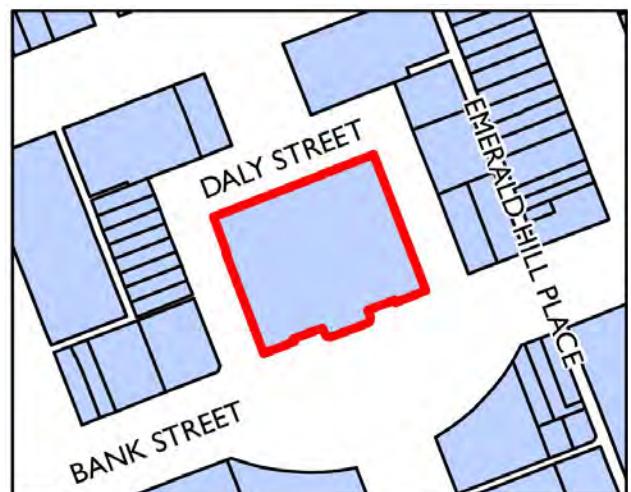
Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, 1987



City of Port Phillip Heritage Review

Place name: **South Melbourne Town Hall**
Other names: **Emerald Hill Town Hall**

Citation No:
1100



Address: **208-220 Bank Street, South Melbourne**

Heritage Precinct: Emerald Hill Estate

Category: **Community: Town Hall**

Heritage Overlay: HO28

Style: **Victorian Academic Classical**

Graded as: Significant

Constructed: **1879**

Victorian Heritage Register: Yes, H217

Designer: **Charles Webb, Oakley & Parkes**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

The South Melbourne Town Hall is included on the Victorian Heritage Register (VHR H217) as a place of State significance. Please refer to the VHR place record for the statement of significance. The local statement of significance is:

South Melbourne Town Hall is of significance as the principal building at the municipal heart of South Melbourne and as a physical reminder of the independent status of the municipality. The interaction between the building's design and the street layout is unique to Melbourne and is integral to the significance of the Town Hall. The building is a major and successful work by Charles Webb, although it is detracted from by the removal of the mansarded towers and the refurbishment of its interior.

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.1 Developing institutions of self-government and democracy

Port Phillip thematic environmental history

7. Government services: 7.1 Local Government: the emergence of cities, 7.2 South Melbourne

History

The Melbourne Protestant Orphan Asylum was granted the land of Crown Section 14 for its reservation as early as 1852 and it was in 1855 that the foundation stone of the Orphanage complex was laid (3). Charles Webb, the noted Melbourne architect, was responsible for carrying out extensive additions to the buildings throughout the 1860s and the early 1870s (4), despite their having become, even by 1856, an embarrassment to the Government (5). Several suggestions had been put forward for the removal of the Orphanage and finally in 1877, after much public outcry, an Act of Parliament was passed which enabled the Emerald Hill Council to purchase the land of Section 14 (6). The Orphanage was transferred to a site in Brighton, receiving £90,000 in compensation (7), and subsequently the buildings on the Bank Street site were demolished and all materials put up for auction (8)

Preparations were made for plans and specifications of a new Town Hall, the Municipal buildings having previously occupied the site at the corner of Coventry and Cecil Streets (9) (q.v.), and in 1879 John Boyd, the Mayor of Emerald Hill at that time, laid the foundation stone of the new building (10). Charles Webb was again the designer of the building on the site, the contractors for the building being Gillon and Treeby (11). The building contained the Municipal Offices, a Public Hall, Mechanics' Institute, Fire Brigade, Post Office, Police Station and Court House and it was officially opened on 30 June, 1880 (12). A large turret clock was added to the clock tower in 1881 bearing the names of Councillors, the Town Clerk, the designer and the manufacturer (13). In 1883 the name of the municipality was changed to South Melbourne and the building's status accordingly became that of Town Hall to the new City (14).

Although a number of subsequent minor alterations were made to the Town Hall (15) those that were carried out in 1940 were quite substantial (16). The interior was refurbished and additions were made to provide a more up-to-date working environment (17) to designs prepared by Oakley and Parkes, architects, under the supervision of the City Engineer A.E. Aughtie (18). It appears to have also been at that time that the mansarded towers were removed from the roof.

In 2004 the exterior of the building was restored, which included the accurate reconstruction of the lower mansard roofs and installation of simplified versions of the original parapet urns.

This building was one of Charles Webb's largest works. Webb, one of Melbourne's leading architects of the nineteenth century was responsible for a number of large buildings, with many such as the Windsor Hotel and Tasma Terrace using the restrained classical vocabulary of the Town Hall.

References

- 1 Architects' Index, University of Melbourne
- 2 ibid.
- 3 Charles Daley, 'History of South Melbourne', p.57
- 4 Architects' Index
- 5 Daley, op. cit., p.125
- 6 ibid.
- 7 ibid.
- 8 Architects' Index
- 9 Daley, op.cit., p.62
- 10 ibid., op.cit., p.127
- 11 Architects' Index
- 12 Daley, op. cit., p.128
- 13 ibid., p.129
- 14 ibid., p.143
- 15 ibid., p.129



16 ibid., pp.365-367

17 ibid.

18 ibid., p.367

Description

The South Melbourne Town Hall is a most commanding rendered building with a wide façade that has adopted the formula used by several of Melbourne's Town Halls with a central portico and projecting pavilions at each corner. The façade is dominated by a giant order Corinthian colonnade expressed as pilasters along walls, fluted engaged columns on the pavilions and freestanding columns on the projecting portico. The portico is one of the main focal points of the façade and has a triangular pediment over it embellished with the words 'Town of Emerald Hill' and the town's coat of arms. Until restoration works were carried out, the central mansarded tower with baroque colonnettes clustered as its base was described as 'ill-proportioned without the lower mansarded towers that flanked it and also without the very large urns that lined the parapet level'. The reconstruction of the lower towers and urns (in a simplified design) has restored the original proportions of the building.

The freestanding site on which the Town Hall stands has been used to benefit the design, the side facades having been given detailing of comparable complexity to the front façade. It is in the planning of the area and the building's response to it, that one of the building's greatest strengths lie. Not only does it stand in isolation, but Perrins Street has been placed to give a framed vista up to the portico and tower in a manner achieved by no other Town Hall in Melbourne.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the heritage overlay.

Primary source

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

Other studies

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



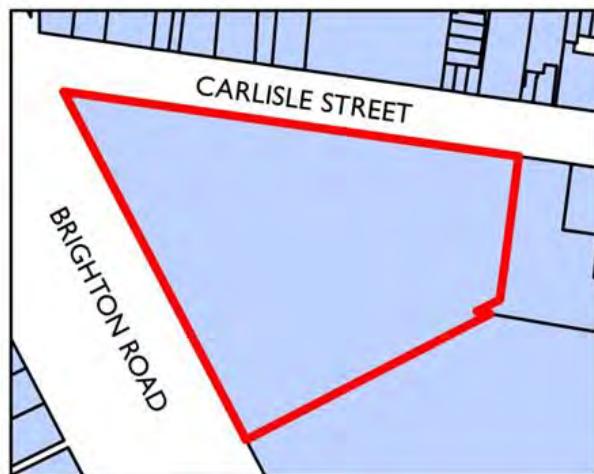
Other images



City of Port Phillip Heritage Review

Place name: **St Kilda Town Hall**
Other names: -

Citation No:
68



Address: **99A Carlisle Street, St Kilda**
Category: **Community: Town Hall**
Style: **Victorian Free Classical**
Constructed: **1889-90, 1925, 1939, 2008**
Designer: **William Pitt, Sale & Keage,
B.S.W. Gilbertson**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: St Kilda, Elwood,
Balaclava, Ripponlea

Heritage Overlay: HO63

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

St. Kilda Town Hall is important historically, of architectural note for its evolved form and several important features, is a local landmark and a key element of the old market reserve group of public buildings. The basic structure, a front wing extending also along Carlisle Street and the hall, was opened in 1890, having been constructed in face brickwork devoid of the external ornament that Pitt's design proposed. The columns had no capitals and only the base of the massive tower was built. In common with most 19th century town halls in Melbourne during the 1920s and 1930s, the building was extensively renovated and the interiors are now a fusion of 19th and 20th century details. The portico of 1925 is an uncommon and important feature, whilst the associated foyer is of note. The resulting arrangement of portico, foyer, and main hall reflects the premier position of St. Kilda at the end of the 19th century and particularly in the first decades of this century. Even so the awkward junction between the main body and the stucco portico remained until the face brickwork was covered up in recent times. The Mayor's room ceiling is the most notable feature of the offices. In 2008 a three level contemporary addition of glass, steel and concrete accommodating administrative Council offices was constructed to the northeast of the original building.

EXTENT OF SIGNIFICANCE

Nineteenth century building and the later supper room and Council Chamber section.

SURROUNDING ELEMENTS OF SIGNIFICANCE

St. Kilda Town Hall is set in landscaped grounds with established trees. It forms part of a group of public buildings located on the old market reserve.

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.1 Developing institutions of self-government and democracy

Port Phillip thematic environmental history

7. Government services: 7.1 Local Government: the emergence of cities, 7.4 St Kilda

History

The main body of the St. Kilda Town Hall was constructed by Clark and Smith builders and opened on the 23rd of June, 1890 (2). Controversy over the sum that the Council could spend on building resulted in the deletion of the 178 foot (54.3 m) tower of Architect William Pitt's design (2), and the 'carcass' of the building only being erected, devoid of all decoration and the proposed mansard roofs (1). The building stayed like this for much of the early twentieth century, disguised by creeper.

In 1925 the portico, designed by Architects Sale and Keage, was added (2) and other renovations made. A supper room was added at the rear of the hall in 1939, the designer being Council's building surveyor, B.S.W. Gilbertson. The Council Chamber presumably dates from the same time. The north wing facing Carlisle Street was the last section to be added. The main body was rendered in recent times.

In April 1991 a fire destroyed the banquet hall and supper room and severely damaged the interior of the hall. One year later building commenced on the reconstruction. A new administrative wing was added on the east side of the building facing Carlisle Street, which was extended in 2008.

References

1. City of St. Kilda archives, perspective of proposed Town Hall by William Pitt.
2. John Butler Cooper, *The History of St. Kilda: from its first settlement to and after 1840-1930*, City of St. Kilda, Melbourne, 1931, vol. II, pp. 48-55, photograph facing p. 58, p. 61
3. E.N. Matthews, 'Colonial Organs and Organbuilders', Melbourne University, Carlton, 1969, p.151

Description

The main body of the St. Kilda Town Hall is a two storey, brick building set on substantial semi-basement. The front section faces the intersection of the two streets, with an angled North wing extending along Carlisle Street. The Southern angled wing was never built. The hall is located on the other side of the foyer. The Council Chamber section is located where the southern wing was to have been. The hall contains a three- manual organ by Fincham and Hobday, opened in 1892 and enlarged and modernised in 1961(3).

Internally, the main foyer with its associated staircases remains very intact. The ceiling of the Mayor's office is also very intact. This space has been divided by partitioning.

The forecourt contains a teardrop-shaped concrete driveway leading from the street corner. The form of the driveway appears to date from the late nineteenth century, although the concrete paving appears to date from the post-war era. There are what appear to be early cast iron bollards and a lamppost. The date of these is unknown, as they do not appear in pre-World War II images of this area.

The forecourt and surrounds also contains several significant trees that date from the late nineteenth or early twentieth centuries. These include two Norfolk Island Pines (*Araucaria heterophylla*), two Bunya Bunya



Pines (*Araucaria bidwillii*), a large Fig (*Ficus sp.*), two Bhutan Cypresses (*Cupressus torulosa*), a Magnolia *Grandiflora*, and a Canary Island Pine (*Pinus canariensis*).

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the heritage overlay.

Primary source

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

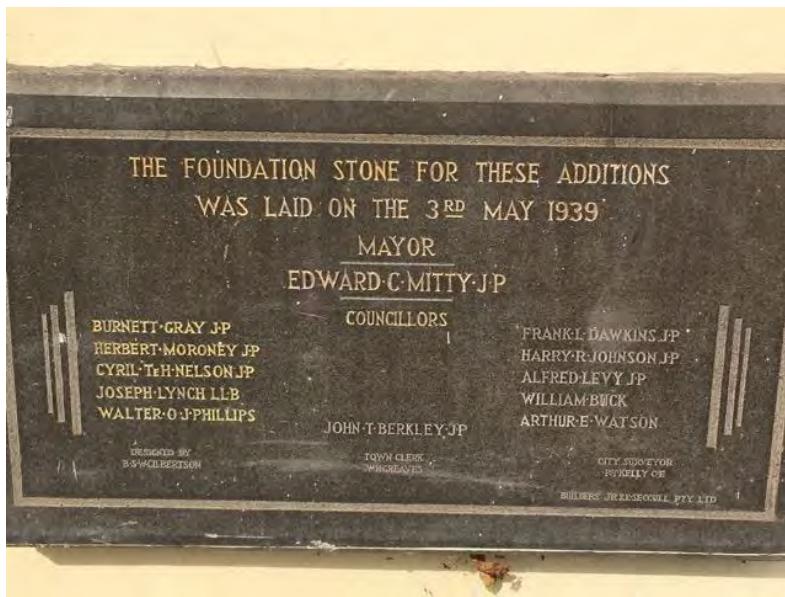
Other studies

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

Nigel Lewis & Associates, *St Kilda Conservation Study Area 1*, 1982

Other images





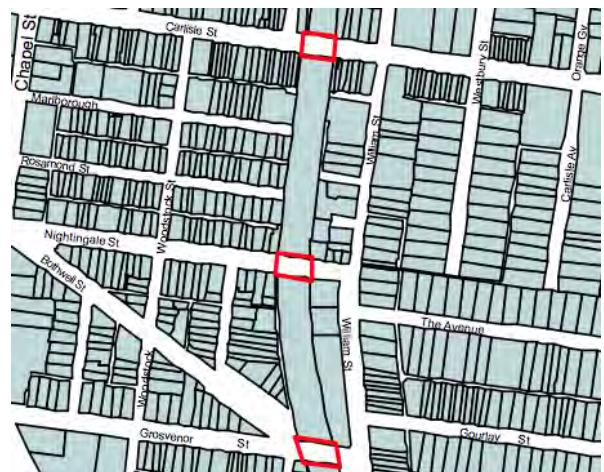
City of Port Phillip Heritage Review

Place name: Rail over Road Bridges
Other names: Brighton & Sandringham Railway



Grosvenor Street bridge

Citation Nos:
314, 2107, 2108 & 2109



Address: Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava

Heritage Precinct: Elwood St Kilda Balaclava Ripponlea

Category: Transport: Railway

Heritage Overlay: HO147

Style: Victorian

Graded as: Significant

Constructed: 1859-60, 1882-83

Victorian Heritage Register: No

Designer: W.H. Greene (1883)

Amendment: C29, C161

Comment: Revised citations

Significance

What is significant?

The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. All were designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59 and subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. The three bridges have axe finished bluestone abutments with tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. At Grosvenor and Nightingale streets, the bridge is supported by two sets of stone piers in pairs, the eastern piers being the earliest along with the eastern portions of the abutments, which are more roughly worked than the later Government sections of work. The Carlisle Street bridge retains early riveted iron girders, and brick shops have built adjacent to the bridge abutments.

The concrete girders at the Grosvenor and Nightingale bridges are not significant.

How is it significant?

The three railway bridges in Balaclava are of historic, representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important (Criterion A) as evidence of the early development of the railway network and as rare (Criterion B) surviving structures of its type built by a private railway company during the first

decade of railways in Victoria. The bluestone construction and the iron girders at Carlisle Street are representative of the early railway bridges in Victoria (Criterion D).

They are aesthetically important (Criterion E) for the graceful curved retaining walls associated with the abutments and for the similarity with those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859.

Thematic context

Victoria's framework of historical themes

- 3. Connecting Victorians: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

- 3. Transport: 3.1 The first railways

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on November 24 1857. The contractor William Randle work, who was awarded the contract in August 1858, undertook the works for the St. Kilda and Brighton Railway Co.. The first train ran on 3rd.

December 1859 and there were 11 bridges on the single line of railway included in the work. These three bridges, as well as the road over rail bridges at Alma Road and Hotham Street and the rail over road bridge at Inkerman Street were among these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on September 1 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one.

The company's assets were sold to the Government on July 1 1878. In 1881 the Minister of Railway requested an inspection of the condition of bridges along the railway in anticipation of the construction of a 'second line of way' between Windsor and Elsternwick. At the time the Carlisle Street bridge was comprised of two wrought iron 'lattice' girders that rested upon the stone abutments and two pairs of cast iron columns, creating three openings, one for vehicles and side spans for pedestrians. The Nightingale and Grosvenor bridges were of similar design with boilerplate double-flanged girders supported by the stone abutments and two stone piers. All bridges were described as being in 'good order' but suitable for 'light traffic only' (*The Argus*, 23 December 1881, p.7).

On November 25 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick, and the bridges were widened at this time.

In the 1920s, the Victorian Railway built shops within the curved abutments of the bridge over Carlisle Street.

In 1993 the sculptures 'The Lady of St Kilda' created by Alex Nemirovsky and Ruv Nemiro were installed on both sides of the Carlisle Street bridge. The sculptures are inspired by the story of the naming of St Kilda. On July 15 1842, the Executive Council of the Government of New South Wales, having fixed upon a site for a village to be known as *Fareham*, approved a plan to change the name of the proposed village to *St Kilda*. Tradition has it that the name of *St Kilda* was taken from the schooner *Lady of St Kilda* which was anchored near the foreshore for a sufficiently long time in 1841 to associate the shoreline with the schooner's name (Port Phillip website).

References

- Harrigan, L.J., *Victorian Railways to '62*, VR Public Relations and Betterment Board, 1962



Port Phillip website, https://heritage.portphillip.vic.gov.au/People_places/History_of_Port_Phillip [viewed 11 February 2019]

Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883

Description

The three rail over road bridges at Carlisle, Grosvenor and Nightingale streets have axe finished bluestone abutments with tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. At Grosvenor and Nightingale streets, the bridge is supported by two sets of stone piers in pairs, the eastern piers being the earliest along with the eastern portions of the abutments, which are more roughly worked than the later Government sections of work.

The Carlisle Street bridge retains early riveted iron girders (which appear to date from either the late nineteenth or early twentieth century), while at Nightingale and Grosvenor streets concrete girders have replaced the original iron girders. However, at the Nightingale Street bridge the eastern (1858) sections of the abutment retain cast iron stirrups mounted on bluestone blocks.

At Carlisle Street, brick shops built in the early twentieth century obscure views of the original abutments. The identical shops on the south have distinctive pyramidal ripple iron roofs with timber cornice brackets under the eaves. The shops to the north side are of different designs with Edwardian style parapets.

The sculptures 'The Lady of St Kilda' adorn the sides of the Carlisle Street bridge. The sculptures, made of steel and enamel paint, each feature an impression of the ship said to have given St Kilda its name, flanked by mermaids and sea creatures floating on ocean waves.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

The interwar shops at Carlisle Street contribute to the streetscape and should be conserved. However, demolition may be considered only if the intention is to reveal the original bluestone abutments and side walls and the buildings are not replaced.

Primary source

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

Other studies

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



Other images



Carlisle Street bridge showing 'The Lady of St Kilda' sculpture



Nightingale Street bridge and abutment detail



Carlisle Street bridge pier detail

City of Port Phillip Heritage Review

Place name: **Victoria Hotel (former)**
Other names: **Shop**

Citation No:
26



Address: **113 Cecil Street,
South Melbourne**

Heritage Precinct: Emerald Hill Residential

Category: **Hotel**

Heritage Overlay: HO440

Style: **Victorian**

Graded as: Contributory

Constructed: **1873, c.2007**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C161**

Comment: **Revised citation**

Significance

The 1998 statement of significance for the former Victoria Hotel is:

The former "Victoria" hotel at the corner of York and Cecil Streets, South Melbourne, was built in 1873 and is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), comparing with former hotels elsewhere in South Melbourne and including nos. 328 and 330 Dorcas Street.

As a reconstructed building, the former Victoria Hotel no longer meets the threshold of local significance. It remains, however, Contributory to the HO440 precinct, as the overall accuracy of the reconstructed building including the form and detailing means that it can still be interpreted as a simple corner hotel of the 1870s.

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.6 Entertaining and socialising

Port Phillip thematic environmental history

- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill
 - 8. Ways of life: 8.2 South Melbourne
-

History

At the Crown land sales, lot 1 of Section 2 was purchased by W.J. London. It had frontages to Cecil and York streets. The corner portion of lot 1 remained undeveloped until 1873 when Henry Foreman built a brick “bar” with ten rooms. He leased it to Mary Ann Aird, a licensed victualler who continued to operate the business in 1876. At the time the property was rated to York Street and had an NAV of 108 pounds (RB).

In the 1880s, Henry Foreman, described as a wheelwright, or Mrs Catherine Foreman, was listed as “owner”. During that time, the turn over of tenants was high and included William Stabb, James Gill, Maria Whitford, William Leihy and Johanna Hill (RB).

By 1881, the hotel was described as “brick, 11 rooms, N.A.V. 120 pounds”. In 1890, Catherine Foreman leased the property to William Scullion and in 1900, to Lena Tomlinson. In 1900, the hotel was described as having 14 rooms (RB). It continued to operate until 31 December 1920, when it closed. The building was subsequently used as a shop.

In 2007 the building was demolished and rebuilt to resemble the original building.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan

South Melbourne Rate Books (RB) 1868-77, 1880-87, 1890-91, 1900-01 (Public Records Office of Victoria VPRS 2332)

MMBW litho plan no.19, c.1894

Parish plan South Melbourne, Sheet 2. Port Melbourne Historical Society

Cox, “Hobson Bay and River Yarra”, 1866. State Library Victoria, Map Section

“Hotels” Vol. 2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

Description

When this former hotel was assessed in 1998 it was described as follows:

A representative mid Victorian hotel characteristically located on a street corner with a corner splay but of utilitarian appearance, the plain stuccoed walls being relieved solely by a string course and bracketed eaves. The upper level windows have architraves and the lower level windows chamfered reveals.

The condition was described as ‘Sound’ and the integrity as ‘High’ despite some alterations to the street level window openings.

The former hotel, as reconstructed, closely matches the building as it was in 1998. Details such as the architraves to the first floor windows, the sills and chamfered reveals to the ground floor windows, stringcourse and bracketed eaves and the overall form of the building closely match the original. The key differences are:

- The eaves, rather than being almost flush, project from the wall.
-



- In the splayed corner, a window has been added to the first door and a door to the ground floor (possibly, this is deliberate reconstruction based on historic evidence)
- New windows and door openings have been created in the ground floor walls (again, this is possibly based on historic evidence).

It is also understood that the building has been constructed of pre-cast concrete panels, rather than the presumed rendered brick.

Comparative analysis

Prior to its reconstruction, the former Victoria Hotel was a typical or representative example of its type (a mid-Victorian hotel), but was not an outstanding example in terms of its historic use, design or function. Its decorative features were typical of hotels of this period, and it is not a particularly early or unique example. While its corner siting lends it some prominence, this is the same of almost all hotels that were, with few exceptions, located on corners.

It compares with other examples in Port Philip constructed c.1875 and included in the HO such as the Prince Alfred Hotel at 355 Bay Street, Port Melbourne (HO1), the Southern Cross Hotel at 78 Cecil Street, South Melbourne (HO289), the Cricketer's Arms Hotel, 69 Cruikshank Street, Port Melbourne (HO1), the former Queens Arms Hotel, 330-34 Dorcas Street, South Melbourne (c.1877), the Cassidy Family Hotel at 97 Graham Street, Port Melbourne (HO1) and the former Talbot Inn at 144 Montague Street, South Melbourne (HO203).

The other examples cited are all relatively intact. The loss of the original fabric of the former Victoria Hotel as a result of the demolition and reconstruction means that it has low intactness when compared to these other examples and consequently no longer meets the threshold of local significance. However, given the relative accurate reconstruction it retains good integrity and remains Contributory to the HO440 precinct.

Assessment

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

Recommendations

Retain in heritage overlay. Change status on Heritage Policy Map to Contributory.

Primary source

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

Other studies

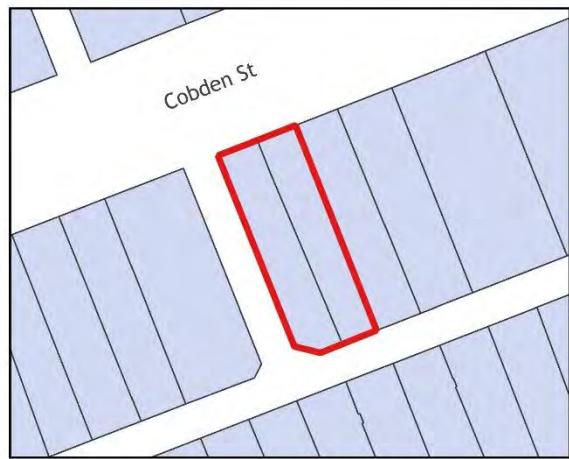
Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, 1987



City of Port Phillip Heritage Review

Place name: **Houses**
Other names:

Citation No:
976



Address: **131 & 133 Cobden Street, South Melbourne**

Heritage Precinct: Emerald Hill Residential

Category: **Residential: Terrace**

Heritage Overlay: HO440

Style: **Early Victorian**

Graded as: Significant

Constructed: **c.1860**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The attached houses, constructed by 1860 for George McKelvey, at 131 & 133 Cobden Street, South Melbourne are significant. This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

How is it significant?

The attached houses at 131 & 133 Cobden Street, South Melbourne are of local historic and representative significance to the City of Port Phillip.

Why is it significant?

They are significant as rare surviving examples of houses built within the first decade after the beginning of development of the Emerald Hill area. The early date of construction is reflected in the simple form and unadorned walls of the houses. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge, St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance (PPHR 2018:27-28).

Whereas settlement at the Port commenced at an early date as a function of the formation of Melbourne town itself and whilst St. Kilda was an attractive suburban resort, there was no such catalyst to prompt the early growth of Emerald Hill. Indeed, the natural barriers combined with the comparative distance of the locality from the nearby activity centres to delay development until August, 1852. Again, the impact of the gold discoveries doubtless put pressure on the government to make more residential land available. The first stage of a fifty lots sale of land took place at this time and was bounded approximately by present day Eastern Road, Park Street, Montague Street and the Sandridge (now City) Road. Included in this area, which had been laid out on a grid pattern, was the Orphanage Asylum reserve, on the top of the hill where the South Melbourne town hall now stands. Police, town hall, church and National School reserves were also included. Just prior to August 1854, the subdivided lands were extended to the "Three Chain" road, later Albert Road in the south and to Nelson Place in the west. This plan, attributed to Clement Hodgkinson by Priestley, included St. Vincents Place and the semi-circular streets which enclose it. Recalling the formally planned residential squares of nineteenth century English cities, this locality remains highly distinguished within metropolitan Melbourne, though the idea of semi-circular street layouts was not without precedent, Henry Foot's plan of the Brighton Estate, pre-dating St. Vincents Place by some eight years (PPHR 2018:27-28).

The north-western quarter of the area was both closest to Melbourne and the most commercially oriented, supporting ten of the fourteen hotels listed in the 1856 municipal valuation. James Watson was a resident of Emerald Hill in the 1860's. He wrote:

There was no continuity of houses connecting with the city, the houses did not reach down from the upper part of Clarendon-street to the Sandridge-road, and there was none between that road and the river. The river-bank was higher than the adjoining land, which was a marsh right back beyond the Sandridge-road, which had been constructed on it, and higher up to behind the barracks to the three chain road which connected the Hill with St. Kilda-road. As many people walked to their occupation or business in the city every day a plank road had been erected across this swampy land. This footway was about 4 feet wide, built about the same height above the ground, with a handrail on one side. One of these was a continuation of Clarendon-street, and another of Moray-street joined up with one which was parallel with the river-bank that led up to the Falls Bridge.

The section bounded by Montague, Park, Moray and York Streets was the most intensely settled. The main street was already Clarendon Street although the principal public buildings were around Cecil Street and included the mechanics' institute, court house and municipal offices. St. Vincents Place was at that time unoccupied. Road surfaces were rough and there were constant arguments about where the levels should be set. The correct decision had important implications for drainage and at times involved lowering



roadways by several feet, leaving the original buildings literally high and dry. Evidence of this can still be seen at St. Lukes church where a bluestone wall in Dorcas Street marks the difference between the original and new street level. The street grid included accommodation for a market whilst the impact of the St. Kilda railway was softened by its situation in a cutting with bluestone overbridges linking both sides of the township. Nevertheless, development on the west side lagged behind that on the east (PPHR 2018:27-28).

Houses, 131 & 133 Cobden Street

This section of Cobden Street between Clarendon and Moray streets was subdivided and offered for sale as early as 1854. A plan of subdivision shows the northern side divided into regular building allotments served by a rear laneway, while the southern side was comprised of larger allotments that extended through to Raglan Street (SLV). Further subdivision of the southern side occurred during the late 1850s and 1860s.

It appears this pair of houses was built in 1859 for George P. McKelvey (or McKilvey). The 1859-60 rate books list McKelvey as the owner of two four-room brick and slate houses in Cobden Street, valued at 42 pounds. The occupants were Alkin Thistlethwaite and Robert More (RB). Cobden Street was substantially developed by that time and rate book records list many houses, mostly of two or three rooms and constructed of timber, with a smaller number of brick, iron and 'zinc'.

The houses remained in the ownership of the McKelvey family for many years. By the 1860s they were numbered as 26 & 28 (RB) and by 1893 they were renumbered as 30 & 32 (RB), the numbering that is shown on the Melbourne & Metropolitan Board of Works plan prepared in 1895. The MMBW plan shows the houses with verandahs at front and rear, and small 'closets' (outdoor toilets) in the rear yards. The description of the houses remained constant all this time (RB).

References

Melbourne & Metropolitan Board of Works Detail Plan Nos. 533 & 534, dated 1895

Port Phillip Heritage Review (PPHR), Volume I, Version 27 2018

South Melbourne Rate Books (RB) 1859-60, nos. in rate 1394 & 1395, 1866 (1452 & 1453), 1885 (6511, 6512), 1893 (5999, 6000)

State Library of Victoria (SLV), *Plan of subdivision of sections 30, 31, 32, 33 and 35, Emerald Hill [cartographic material]*. (Victoria Suburban & Country Plans). (1854). Melbourne: Campbell & Fergusson, lithographers

Description

This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

Comparative analysis

No information.

Assessment

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



Recommendations

2016: Retain in the HO440 Emerald Hill Residential precinct as a Significant place
1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

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

Other studies

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

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



City of Port Phillip Heritage Review

Place name: **Maisonettes**
Other names: Flats

Citation No:
881



Address: **2 Crimea Street, St Kilda**

Heritage Precinct: St Kilda East

Category: **Residential: Flats**

Heritage Overlay: HO6

Style: **Postwar: Brutalist**

Graded as: Significant

Constructed: **1977-78**

Designer: **Michol Design**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The maisonettes, designed by Michol Design and constructed in 1976-77, at 2 Crimea Street, St Kilda are significant. The front fence and mature landscaping comprising predominantly native species, laid out in accordance with a plan by Harry Lucy & Associates also contributes to the significance of the place.

Non-original alterations and additions to the place are not significant.

How is it significant?

The maisonettes, front fence and landscaping at 2 Crimea Street, St Kilda are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style. This is demonstrated by the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition. The setting of the townhouses is complemented by the original front fence and landscaping scheme. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change

History

Higher density living in St Kilda

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)

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



Place history

Crimea Street was created c.1870 and by the end of the nineteenth century was almost fully developed. The 1897 MMBW plan shows this property contained a typical Victorian villa.

The Victorian house on this property was demolished in 1976 and in 1977-78 Riv Nominees constructed this complex of seven maisonettes for Breski Constructions. Michol Design of 442 Springvale Road, Glen Waverley, prepared the plans and consulting engineers were Beauchamp & Huggard. Harry Lucy & Associates, 158 Powlett Street, East Melbourne, designed the landscaping scheme, which included the front fence.

In the 1980s, permits were issued to install garage doors to the open car spaces.

References

- Heritage Victoria, 'Assessment of Cultural Heritage Significance & Executive Director recommendation to the Heritage Council. Former Hoyts Cinema Centre', 17 January 2014
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1360, dated 1897
- St Kilda Council building permit no.6272 issued 22 December 1976; 9762, issued 4 May 1983

Description

This is block of seven two storey maisonettes that show the influence of the Brutalist style. Distinctive aspects of the design include the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the painted surfaces that contrast with the pale grey rendered surfaces of the first floor battered walls.

Internally, each maisonette on the ground floor has a garage (originally, these were open car ports and the garage doors were added later) with an adjacent open plan living and kitchen area that opens on to a small courtyard. Above, there are two bedrooms (except for the unit at the west end, which has one), each with built-in robes that are expressed externally as the jutting battered walls.

Pedestrian access to the flats is via a path along the north boundary, and car access is via driveway along the south.

The front brick and timber paling fence is original and some of the mature trees and shrubs were planted as part of the approved landscaping scheme. This includes the mature Lemon-scented gum in the north-east corner of the property, as well as Grevilleas, Callistemons and Boronia species.

Comparative analysis

Heritage Victoria (2014) provides the following history of the Brutalist style and its introduction into Victoria:

Architecture of the 1950s and 1960s

A reaction to the abstraction and apparent simplicity of International Modernism emerged in the post-war period, with architects exploring alternative modes. In Australia architects in the early 1960s explored the humanist works of Frank Lloyd Wright and the ideas of Brutalism in different ways. From the early 1960s there was a change in aesthetic preferences, and the slick glass curtain walled buildings of the 1950s, such as the former ICI House at 1 Nicholson Street, East Melbourne by Bates Smart & McCutcheon (1955-58, VHR H786), lost favour. Concrete became the favoured material and the skeletal appearance of 1950s buildings began to give way to solid more modelled forms. This can be seen in a number of city office buildings including the Former BP House (1962-64), Victorian State Offices (1962-68, VHR H1526), National Mutual Life Centre (1965), Former BHP House (1969-72, VHR H1699) and Eagle House (1970-1-71, VHR H1807).



The uniformity of pre-war Modernism was challenged in the 1950s by New Brutalism, a term coined by London architects Peter and Alison Smithson. Built on the work of modern architecture pioneer Le Corbusier, and largely inspired by his design for the Unité d'Habitation in Marseilles (1952), this robust architecture became widely accepted around the world. Brutalism incorporated ideas of integrity in expression of materials (especially brick and off-form concrete), structure and function, and often gave rise to dramatic sculptural forms. The term is also closely associated with Le Corbusier's beton brut, or concrete in the raw, where the natural state of the material remains when the formwork is removed. The imprint of the construction boards in the final finish was considered an honest use of such a material.

Although the movement was originally European the influence in Australia came more from built works in North America and Japan. The Brutalist movement dominated construction in post-war Japan and the new western thinking led to such innovative architectural designs as the Hiroshima Peace Centre, designed in the 1950s by Kenzo Tange, and combining the Le Corbusier style of modernist architecture with the forms of the traditional tombs of the rulers of old Japan. Kenzo Tange's mature works are built of concrete left as rough as possible and used for dramatic effect.

From the 1950s western architects began to realise that traditional Japanese construction had the simplicity, lightness and openness that western architects had been advocating, and began to take an interest in the work of contemporary Japanese architects. The architect and critic Robin Boyd became fascinated by Japanese architecture in the 1960s and was an advocate for an appreciation of the striking concrete buildings of post-war Japan. In 1962 he published a book on the work of Kenzo Tange (and in 1968 New Directions in Japanese Architecture). Tange's later works, such as the Kagawa prefectural office (1955–58), are notable for restraint of design and the employment of the traditional Japanese aesthetic in modern technical terms.

Brutalism in Australia and Victoria

In the early 1960s in Australia architects tended to draw primarily on the visual attributes of Brutalism. Evidence of the style was at first mainly found in brick buildings (for example the so-called 'Sydney School' houses). Concrete was used but not yet in the form of the beton brut with the dramatic forms that characterised much Japanese, European and American architecture of the 1950s. The first example of the use of beton brut in Australia was at the Hale School Memorial Hall in Perth by Marshall Clifton with Anthony Brand, completed in 1961, which displayed a strong Japanese influence. In Melbourne among the earliest and most well-known Brutalist buildings are the Plumbers and Gas Fitters Union Building by Graeme Gunn (1967-71, VHR H2307) and the 1969-79 work from the office of Daryl Jackson, such as Harold Holt Swim Centre by Kevin Borland and Daryl Jackson (1969, VHR H69).

There are few examples of the Brutalist style in Port Phillip. The St Kilda Library, designed by Enrico Taglietti and constructed in 1972-73, is the finest example of the Brutalist style in the municipality. This block of maisonettes is a rare example of the style applied to a residential building. The most distinctive aspect of the design is the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition in the Brutalist manner.

Assessment

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

Recommendations

Retain in heritage overlay HO6, and change the heritage status on the Port Phillip Heritage Policy Map to Significant.



Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Shops and Flats**
Other names: -

Citation No:
888



Address: **254-256 Dandenong Road, St Kilda East**

Heritage Precinct: St Kilda East

Category: **Residential: Flats**

Heritage Overlay: HO6

Style: **Interwar Moderne**

Graded as: Significant

Constructed: **c.1870, c.1920**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

This building was assessed for the St Kilda 20th century architectural study 1992, which includes the following statement of significance:

A notable 1920s conversion of a three storey Victorian residence into apartments. The juxtaposition of sharply defined volumes forms creating a stepped composition to Dandenong Road, the crowning of these by a strong, reeded Art Deco derived cornice and the inclusion of shops in the ground floor of the complex together create one of St Kilda's most distinctive and bizarre compositions. Recent alterations, including the painting of the render finish and the addition in red brick of an additional shop have down graded the appearance of the buildings, nevertheless they are an unusual example of the distinctive St Kilda building type involving the conversion of an earlier building.

The 1992 Study did not include a comparative analysis in support of this assessment. A desktop review carried out for the 2016 study has found that, although this building is of interest as an early example of a flat development in Dandenong Road, it does not meet the threshold of local significance. However, it remains a Significant place within the HO6 St Kilda East heritage precinct.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

No information.

Description

This building comprises a Victorian residence converted during the interwar period into a three-storey apartment block. The building comprises rectilinear forms creating a stepped composition to Dandenong Road, on either side of the stairwell, which is surmounted by a strong, reeded Art Deco derived cornice. There are shops in the ground floor of the complex.

Alterations include the painting of the render finish and the addition in red brick of an additional shop.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in Heritage Overlay as a Significant place.

Primary source

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

Other studies

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

Ward, Andrew, *Port Phillip Heritage Review, Version 1*, 1998



City of Port Phillip Heritage Review

Place name: **House**
Other names: -

Citation No:
640



Address: **331 Esplanade East, Port Melbourne**

Heritage Precinct: Port Melbourne

Category: **Residential: House**

Heritage Overlay: HO1

Style: **Victorian Italianate**

Graded as: Significant

Constructed: **1884**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The house, constructed by 1887 at 331 Esplanade East, Port Melbourne is significant. This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

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

How is it significant?

The house at 331 Esplanade East, Port Melbourne of local representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well detailed example of a late Victorian Italianate house constructed of timber. The asymmetric front elevation is characteristic and this house is notable for degree of architectural elaboration, external intactness, and construction on the property line. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 before beginning a long and steady decline (PPHR 2018:27-29).

House, 331 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards Park. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the west side of Esplanade East north of Spring Street was offered for sale in 1884. Thomas Smith purchased Allotment 5 in February 1884. Subsequently, this property was combined with lots 5 and 6 and re-subdivided to create a series of properties facing Raglan Street, as well as a rear right-of-way and the narrow triangular lot that is now 331 Esplanade West (Radcliffe).

It appears that this house was constructed by 1887 for Warren Thomas, a labourer of Port Melbourne. In the rate book for that year it is described as a five-roomed wooden house, which was vacant (RB). By 1897, when it was owned by Irwin W. Brinton and occupied by John Mackay, it was numbered as 331 (RB).

References

Port Phillip Heritage Review (PPHR), Volume 1, Version 27 2018

Port Melbourne Rate Books (RB) 1887, no. in rate 2159, 24 January 1891 (2328), 22 January 1895 (2318), 9 February 1897 (161)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983



Description

This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

Comparative analysis

This small house is unusual for its asymmetric front elevation and its relatively elaborate treatment. It is comparable in form to the house at 222 Moray Street, South Melbourne (c. 1860), which has a mock timber block front in imitation of ashlar, with projecting wings to each side of a recessed front verandah. Unlike 331 Esplanade East, the projecting wings are gabled. The degree of elaboration of the front elevation of this house, with pilasters and bracketed cornice, appears to be unequalled among small timber houses in Port Melbourne.

Assessment

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

Recommendations

2016: Retain in the HOI Port Melbourne precinct as a Significant place

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

Primary source

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

Other studies

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

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Vol. 4, 1995



City of Port Phillip Heritage Review

Place name: **Railway cutting and bridges**
Other names: **St Kilda Railway**

Citation No:
2311



Address: **221-351 Ferrars Street & 332A Park Street, South Melbourne**

Heritage Precinct: Emerald Hill

Category: **Transport: Railways**

Heritage Overlay: HO440

Style: **Victorian**

Graded as: Significant

Constructed: **1856-57, 1890**

Designer: **William Elsdon**

Amendment: **C52, C161**

Comment: **Revised citation**

Significance

What is significant?

The railway cutting extends for about 800 metres between the former South Melbourne and Albert Park railway stations. Originally excavated in 1856-57 as part of the St Kilda branch line of the Melbourne & Hobson's Bay Railway Company, this landscaped cutting includes three bluestone bridges at Dorcas, Park and Bank streets.

How is it significant?

The railway cutting and bridges are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Aesthetically, the railway cutting is of significance as an important vista between the railway stations at South Melbourne and Albert Park. Extending in a straight line for almost a kilometre, this notably long view can be appreciated from several vantage points including the road bridges at Dorcas, Bank and Park streets, the footbridge at Coventry Street, and the level crossing at Bridport Street. The bridges themselves are important visual elements, punctuating the vista, while the grassed embankments and mature trees also contribute to its aesthetic qualities. It contrasts with many other early railway cuttings (eg that in Alma Park) which tend to be curved. (Criterion E)

Historically, the railway cutting and road bridges are of significance for their associations with the initial development of Melbourne's railway network in the 1850s. Although much of the actual railway infrastructure was removed following the line's conversion to a light rail, the cutting itself remains as one of the oldest and longest in the inner city area, while the three bluestone bridges are also rare and significantly early surviving examples of their type. (Criteria A & B)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

The first railway line in the present-day City of Port Phillip, and also the first public steam train service in Australia, was the 2½ mile (3.6 kilometre) link between Sandridge Pier to Flinders Street, which was laid out from 1852 by the Melbourne & Hobson's Bay Railway Company. This opened on 12 September 1854 and such was its success over the next twelve months that the company, having returned an eight percent dividend to its shareholders, decided to erect a branch line to St Kilda. A public meeting was held in December 1855 to consider possible routes; A proposal to locate the line to the south and west of the hill was rejected by residents, who considered that it would hinder their access to the beach, and it was subsequently decided that the line should be on the east of the hill, along Moray Street. Early the following year, this option was also dropped when a select committee deemed it too expensive. Instead, it was decided that the new line should neither follow the east or west of the hill but, rather to extend through the centre of it, parallel to Ferrars Street.

Construction of the branch line commenced in Spring 1856, with 200 workmen under the direction of the company engineer, William Elsdon, who had replaced its original engineer, James Moore, in December 1854. The new line turned off the main Sandridge railway soon after the Flinders Street terminus, extending 3 miles (4.8 kilometres) to a purpose-built station building on Fitzroy Street. Completion of the project was delayed due to difficulties with the original contractor, who was eventually replaced by another from Sydney, and the new line opened on 13 May 1857. Over the next few years, the Melbourne & Hobson's Bay Railway Company upgrading both of its lines, which included the duplication of tracks and the opening of new stations. On the St Kilda branch, stations were opened at Emerald Hill (now South Melbourne) in September 1858, and at Butts (now Albert Park) in November 1860.

References

Leo Harrigan, *Victorian Railways to '62*, pp. 38-43.

Susan Priestley, *South Melbourne: A History*, pp. 86-87.

Description

The railway cutting extends for 800 metres between Coventry Street and Bridport Street, corresponding, approximately, to the portion of railway line between what are now the South Melbourne and Albert Park light rail stations. The cutting is crossed at Dorcas Street, Bank Street and Park Street by three bluestone bridges of identical design. Each of these comprises, at the lower level, a central segmental-arched opening with rock-faced voussoirs, flanked by smoother battered piers, and thence by rock-faced abutments. The upper level, with smoother ashlar masonry, is delineated by two projecting courses of smooth-faced



stonework. On the inside of this wall, facing the road, the stonework has a bush-hammered finish with a smooth border, and there are some iron spike railings. The bridge closest to South Melbourne station also has an engraved panel bearing the name of the original engineer, William Elsdon, and the date 1857.

The steeply sloping sides of the railway cutting are grassed, and there are also a number of mature pepper trees (*Schinus molle*, a ubiquitous element along railway reserves such as these) and other plantings. A number of buildings have been erected alongside the railway cutting, variously fronting Ferrars Street or Ferrars Place. The scout hall, on Ferrars Place near Bridport Street, is a utilitarian red brick structure with buttress-like brick piers and a broad gabled roof. The premises of the South Melbourne Cycle Club at 335-337 Ferrars Street is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes. There is also row of townhouses, of quite recent origin, at 339-349 Ferrars Street..

Comparative analysis

The railway cutting at South Melbourne can be compared to a small number of similar cuttings in the inner metropolitan area. In terms of its early date, it is most comparable to the cutting that runs between Windsor Station and Alma Road, East St Kilda. The railway line between Windsor and North Brighton opened on 19 December 1859, being part of a longer route to Brighton Beach that was laid out by the St Kilda & Brighton Railway Company, in several stages, from 1858. The cutting, which is approximately 600 metres long, bisects Alma Park and includes the road bridges at Chapel Street and Dandenong Road. The cutting retains some historic infrastructure, including red brick bridges and retaining walls (within the City of Stonnington), while the portion through Alma Park (within the City of Port Phillip) is delineated by rows of mature pepper trees. While this cutting is clearly of some aesthetic and value, it is of a curving form and thus lacks the continuous vista qualities that are so strongly evident at South Melbourne. A second cutting, in the portion between Hotham Street and Elsternwick Station, is straighter but shorter (about 500 metres), and this is located within the City of Glen Eira. Other railway cuttings in the inner suburbs also tend to be of curved profile, and are generally shorter, and of more recent origin, than the example at South Melbourne. The cutting between Brewster Street and

Glenbervie station in Essendon, which dates from 1872, is about 500 metres long and is also of a gently curving form. Like the cutting at South Melbourne, it has roadways running parallel to it. Slightly different is the example that runs between Jolimont and West Richmond Stations. This is a distinctive element in that local landscape, as it actually runs below houses and incorporates two bridges and a long viaduct beneath Wellington Parade. Laid out during 1901 as part of the railway line between Princess Bridge and Collingwood, this cutting is also about 600 metres long, and curves at a particularly sharp angle.

Further east is the substantial railway cutting between Burwood Road and Camberwell Station, which dates from 1882. This is about 800 metres long, and, with multiple tracks, is considerably wider than its counterpart at South Melbourne. It is also curved, thereby lacking the same vista qualities. It is of aesthetic significance in its own right, but its character is more industrial; the western portion, running parallel to Burwood Avenue/Auburn Parade, having vast buttressed red brick retaining walls, some with early painted advertising signage.

Assessment

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



Recommendations

Retain in heritage overlay HO440, and change the heritage status on the Port Phillip Heritage Policy Map to Significant.

Primary source

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

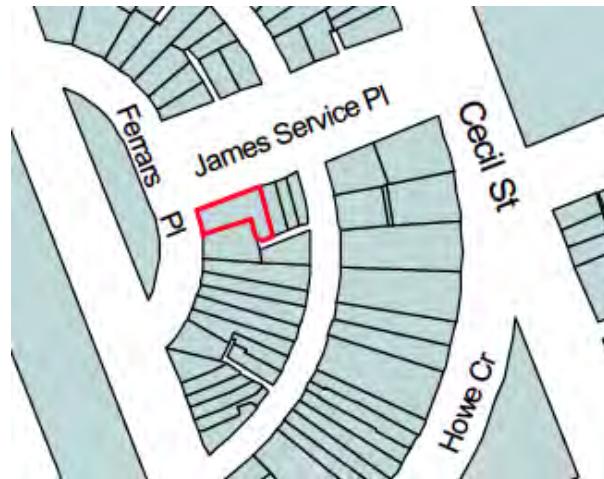
Other studies



City of Port Phillip Heritage Review

Place name: **House**
Other name:

Citation No:
987



Address: **15 Ferrars Place,
South Melbourne**

Heritage Precinct: St Vincent Place East

Category: **Residential: House**

Heritage Overlay: HO441

Style: **Victorian**

Graded as: Significant

Constructed: **c.1866**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C161**

Comment: **Revised citation**

Significance

What is significant?

The house, constructed by 1866, at 15 Ferrars Place, South Melbourne is significant. The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron front fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

How is it significant?

The house at 15 Ferrars Place, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The house is of historic significance as a rare example of a 1860s house in South Melbourne and as one of the first houses built on the St Vincent Place subdivision. (Criteria A & B)

The house is of architectural significance as early terrace house, which is notable for retaining its original verandah decoration. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Prior to 1865, block 38 Ferrars Place (originally Service Crescent) does not appear in the South Melbourne Rate Books and the St Vincent Place subdivision of which this was a part had not begun to be built upon. However by 1866 a George Wharton was listed as the owner of an 'unfinished' six-roomed brick and slate house given an initial N.A.V. of £50 (RB, 1865-66). Wharton was a master tailor and occupied this house until the early 1870s (RB, 1869-70) when he sold to George Anthoness, a commercial traveller (RB, 1873-74).

By 1882 the property was listed as having ten rooms with an N.A.V. of £58 and was occupied by Walter Rayson, a draper (RB, 1881-82). Immediately prior to the turn of the century and during the economic depression of the 1890s, the building had decreased its N.A.V. to £31. At that time, it was occupied by Patrick Corrigan, a police constable (RB, 1888-89).

References

South Melbourne Rate Books (RB)

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

Description

The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

Comparative analysis

No information.

Assessment

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



Recommendations

Retain in heritage overlay. Change status on Port Phillip Heritage Policy Map to Significant.

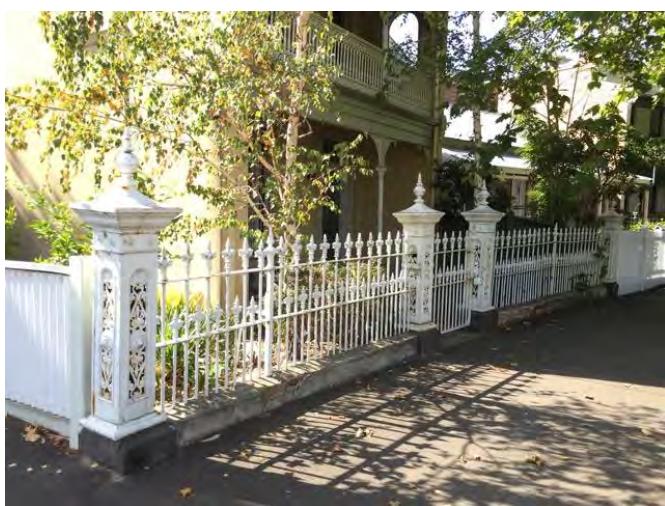
Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Ritz Mansions**
Other names: Flats, Park Lake

Citation No:
1486



Address: 171 Fitzroy Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO129

Style: Interwar: Stripped Classical

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: No

Designer: Ernest H. Long

Amendment: C29, C161

Comment: Revised citation

Significance

What is significant?

'Ritz Mansions', designed by Ernest H. Long and constructed in 1927, at 171 Fitzroy Street, St Kilda is significant. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is above the entrance doors.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

Non-original alterations and additions are not significant.

How is it significant?

'Ritz Mansions' at 171 Fitzroy Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as the largest apartment block constructed in St Kilda during the interwar period and demonstrates the boom in flat development that occurred in the suburb after World War I. It is an example of the large mansion-style apartments that became an increasingly popular residential alternative for wealthy residents during the interwar period. The association with the neighbouring Ritz Hotel, which originally provided meals for the residents, is also of interest. (Criterion A)

It is architecturally significant as a fine example of the mansion apartment blocks constructed during the interwar period. It is notable because of its grand scale, being one of the largest interwar apartment blocks not only in St Kilda, but also Melbourne. Also of note is the survival of some of the interior decoration to the foyer and the lift cage. (Criterion D)

It has aesthetic significance as a landmark building, which is notable for the bold massing to both of the street facades that feature tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades, as well as the entrance canopy on Fitzroy Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda

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

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

The building of flats accelerated during the 1920s:

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



achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Ritz Mansions

The 'Ritz Mansions', a four storey building containing 27 flats, was constructed in 1927 to a design by Ernest H. Long for F.N. Levin and the Levin Investment Co.. The builder was H.M. Levine (BP). The Levin family also owned the adjoining Ritz Hotel, which had been constructed by 1923 (RBA 2016:6).

References

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

RBA Architects & Conservation Consultants, 171 Fitzroy Street, St Kilda Heritage Report, March 2016

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.6794, issued 28 April 1927

Description

This grand urban apartment block of the 1920s is one of the very few buildings of its type in Melbourne that approaches a truly cosmopolitan character in its scale and setting. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy supported by two metal columns on pedestals to either side, and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is in relief gilded lettering above the entrance doors.

Alterations to the Fitzroy Street elevation include the rendering of the original face brickwork, and the creation of new shop fronts at ground floor level, and removal and replacement of the original entrance steps and doors. The brickwork to the Pattison Street elevation has also been overpainted. Additions have been made on the roof level.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

Comparative analysis

No information.

Assessment

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



Recommendations

Retain in heritage overlay HO129. Amend the HO schedule to specify that the interior controls apply only to the public foyers and lift cage.

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

Place name: **Ripponlea Railway Station**
Other names: -

Citation No:
329



Address: **11-13 Glen Eira Road & 3 Glen Eira Avenue, Ripponlea**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Category: **Railway Station**

Heritage Overlay: HO137

Style: **Edwardian: Arts & Crafts**

Graded as: Significant

Constructed: **1913, c.1925**

Victorian Heritage Register: Yes, H1588

Designer: **Victorian Railways (John Hardy)**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

The Ripponlea Railway Complex is of State significance (H1588). Please refer to the Victorian Heritage Register for the statement of significance. The local statement of significance is as follows:

What is significant?

The Ripponlea Railway Station complex, constructed c.1913, at 11-13 Glen Eira Road, Ripponlea is significant. The Up and Down station buildings, brick and bluestone platform retaining walls to each side and connecting timber and steel footbridge, interwar shops on the east side, all set within associated parklands with mature landscaping, which includes mature Canary Island Palms and other palm species, all contribute to the significance of the place.

Both station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings.

How is it significant?

The Ripponlea Railway Station complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its ability to demonstrate the expansion of the suburban railway network and settlement of Ripponlea and Elwood after the turn of the century. The area around Glen Eira Road, east of the railway was mostly developed from around the First World War and this was the reason for construction of a station. The surrounding gardens are also significant as one of the few examples of railway reserves that have been used to provide public gardens. The shops on the east side also demonstrate the practice of developing station land to provide commercial returns. (Criterion A)

It has architectural significance as a rare example of an Edwardian era station complex comprising both up and down station buildings and a connecting footbridge. The complex is notable for its high degree of intactness. (Criterion D)

It has aesthetic significance for the Arts & Crafts details to the station buildings and the picturesque setting created by the surrounding public parklands, and timber footbridge. (Criterion E)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

The railway running to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).



References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

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

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

Description

The Ripponlea Railway Station is an Edwardian-era station complex that includes the Up (i.e., towards Melbourne, west side) and Down (toward Sandringham, east side) station buildings, platforms and a connecting timber and steel footbridge. The station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valances. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings. The platforms have brick walls with bluestone coping.

The station is set within the Burnett Grey gardens, which contain mature plantings of Canary Island Palms and other palms, which were popular during the interwar period and provide a related setting. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

Comparative analysis

Ward and Donnelly have identified Edwardian timber stations under the overall heading Gisborne Group. Within that group are five sub-groups covering design variations; Macedon (7 stations), Ripponlea (4), Donald (4), Mansfield (5) and Yarra Glen (3). Ripponlea Station is the only 'very important' station in the sub-group and with Mentone, the only station in Melbourne regarded as very important in the Gisborne group.

The Ripponlea Railway Complex is included on the Victorian Heritage Register.

Assessment

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

Recommendations

Retain in heritage overlay HO7. Change to Significant on the Port Phillip Heritage Policy Map.

Primary source

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



Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2, Volume 1, 1984*

Other images



City of Port Phillip Heritage Review

Place name: **Burnett Grey Gardens**
Other names: -

Citation No:
1495



Address: **11-13 Glen Eira Road, Ripponlea**
Category: **Parks & Gardens**
Style: **Interwar**
Constructed: **c.1920-c.1940**
Designer: **St Kilda Council Parks & Gardens Committee**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO137

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

The Burnett Grey Gardens form, with the Ripponlea Station, the urban design centrepiece of its precinct. The gardens create a tranquil, traditional foreground to the station and retain remnants of their original formal planting and landscaping, including its Canary Island Palms and the lava rock seats which are so characteristic of St Kilda's parks and gardens.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years
7. Government services: 7.4 St Kilda

History

The railway to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United

Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).

References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

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

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

Description

The Burnett Grey Gardens is an interwar park, which contain mature specimen plantings of Canary Island Palms and other palms set within lawns. Palms were popular during the interwar period and provide a related setting for the station and the interwar housing along the west side of Morres Street. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up (west side) station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

Comparative analysis

No information.

Assessment

No information.



Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Elwood Post Office (former)**
Other names: **Cafe**



Citation No:
1992



Address: **75 Glen Huntly Road, Elwood**
Category: **Post Office**
Style: **Interwar: Stripped classical**
Constructed: **1925**
Designer: **H.J. Mackennal**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: Elwood: Glen Huntly Road, Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former Elwood Post Office, constructed in 1925, at 75 Glen Huntly Road, Elwood is significant. It is a single storey building in the interwar Classical style with ruled, rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

The apartment building at the rear of the post office and other non-original alterations and additions are not significant.

How is it significant?

The former Elwood Post Office is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as the first post office within Elwood. It is associated with the growth of the suburb during the interwar period and demonstrates the development of Elwood Junction as a local shopping centre. (Criterion A)

It is aesthetically significant as one of the key buildings dating from the interwar period that surround this intersection. Stylistically, the Classically based detailing relates to the former State Bank opposite, both of which contrast with the other buildings around the intersection. (Criterion E)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.7 Establishing and maintaining communications
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

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

History

Post offices

John Batman was appointed as the first postmaster in 1836 and in 1842 the first government building for postal services in Melbourne was opened at the corner of Elizabeth and Bourke streets (NAA). The first post offices outside of Melbourne were often established in shops or municipal buildings before a permanent building was provided. For example, the Emerald Hill Post and Telegraph Office opened on 3 October, 1857 and operated from what is now 319-321 Clarendon Street, later moving to within the south-east corner of the newly completed South Melbourne Town Hall (PPHR Citation 1101).

As Victoria grew in the wake of the gold rush the Colonial government began to construct permanent post offices in suburban Melbourne and regional centres. At Port Melbourne, a post office was erected in 1861 at the corner of Bay and Rouse streets and formed part of a cluster of early government buildings, including the Police Station and Court House located opposite, the (demolished) telegraph station on Bay Street immediately to the south, and the Customs House on the corner of Nott and Beach Streets (PPHR Citation 246). At St Kilda the Post Office was opened in March 1876 on a site in High Street (now St Kilda Road) at the corner of Inkerman Street in what was then the main shopping district in St Kilda (PPHR Citation 165).

After Federation in 1901, the Commonwealth government assumed responsibility for postal services and embarked on a major building program that saw many new permanent post offices established in towns throughout Australia. In Port Phillip, the first new post office built by the Commonwealth was opened at South Melbourne in 1913.

Elwood Post Office

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

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the



intersection of Meredith and Addison streets. Elsewhere, modestly-scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910, which was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:33-34).

Retail development also expanded significantly during the 1910s. At the same time that isolated corner shops began to spring up in the suburb's north-east, a shopping strip began to spread along that portion of Tennyson Street near the new Presbyterian church and the burgeoning subdivisions of Rothesay Avenue (1911) and Austin Avenue (1914). More extensive commercial expansion occurred along Ormond Road and Glenhuntly Road, spurred by the opening of the new tram routes. The intersection of the two tram routes marked an important regional shopping precinct known as Elwood Junction, with the distinctive form of the Alderley Building (1920) on the prominent corner of these two roads. By 1930, there were almost thirty businesses along the north side of Ormond Road (PPHR 2015:34).

The growth of the suburb soon led to the need for an improved postal service. Elwood Post office was constructed around 1925, partly as a result of lobbying by the St. Kilda Council late in 1923. It was located within the burgeoning retail centre at Elwood Junction (Cooper 1931:14-6).

References

Cooper, J.B., *The History of St Kilda: from its first settlement to a City and after 1840-1930*, City of St Kilda, Melbourne, 1931, Volume 2

National Archives of Australia (NAA), Post office records – Fact sheet 50
<http://www.naa.gov.au/collection/fact-sheets/fs50.aspx> [accessed 18 April 2016]

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

Description

The former Elwood Post Office is a single storey building in the interwar Classical style with rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

While the original building remains relatively intact, an apartment block has been constructed at the rear, which partly projects over the roof, and there are also additions on the east side.

Comparative analysis

The post offices built during the interwar period were all of standard designs of the Commonwealth Department of Works and Railways when Percy Ohm was Director General of Works, and H.J. Mackennal was Works Director.

The former Elwood Post Office compares with the Balaclava Post Office in Westbury Street, built at the same time to a different design, but with similar Classical detailing. Despite the additions at the side and



rear the original form of the former Elwood Post Office remains legible and the detailing to the main elevations is intact.

Assessment

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

Recommendations

Retain in heritage overlay HO8, as a Significant place.

Primary source

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

Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2, Volume 1*, 1984

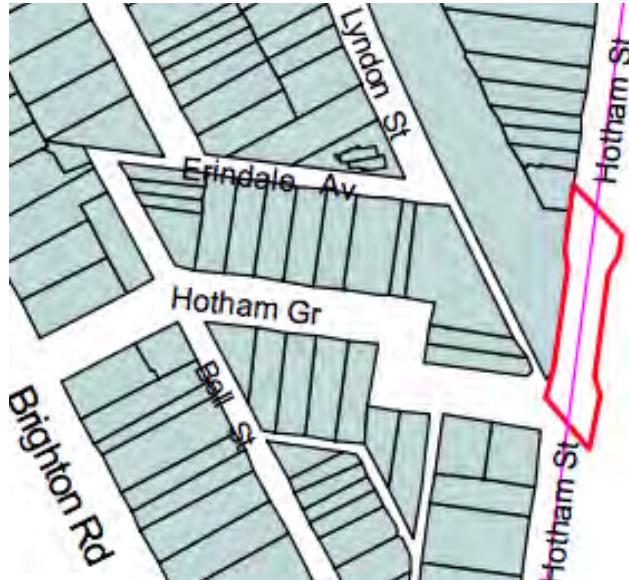
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3*, 1992



City of Port Phillip Heritage Review

Place name: **Road over Rail Bridge**
Other names: **Brighton & Sandringham Railway**

Citation No:
338



Address: **Hotham Street,
Ripponlea**

Heritage Precinct: **None**

Category: **Transport: Railway**

Heritage Overlay: **HO150**

Style: **Victorian**

Graded as: **Significant**

Constructed: **1859-60**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

This bridge was constructed in 1859-60 and complements the bridges at Carlisle, Nightingale and Grosvenor Streets (q.v.) as part of one of the earliest railway lines in Melbourne. The beams supporting the roadway are presumably a replacement.

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on 24 November 1857. The work was undertaken for the St. Kilda and Brighton Railway Co. by the

contractor William Randle who was awarded the contract in August 1858. The first train ran on 3rd December 1859 and there were 11 bridges on the single line of railway included in the work. The Hotham Street Bridge was one of these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on 1st September, 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one. The company's assets were sold to the Government on 1st July, 1878. In 1881 the Minister of Railway requested an inspection of the condition of bridges along the railway in anticipation of the construction of a 'second line of way' between Windsor and Elsternwick. This bridge was described as having stone abutments and wings, built for a double line, with the roadway carried on hardwood beams with a span of 42 feet. The parapet was of corrugated iron, framed with hardwood. It was in 'good repair' (*The Argus*, 23 December 1881, p.7).

On 25 November 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick.

References

Harrigan, L.J., "Victorian Railways to '62" VR Public Relations and Betterment Board, 1962

Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883.

Description

Road over rail bridge with skewed bluestone abutments and wrought iron girders and balustrade.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **J. Kitchen & Sons Pty Ltd
(former)**

Citation No:
48

Other names:



Address: **164 Ingles Street, 14 Woodruff Street, Port Melbourne**

Heritage Precinct: None

Category: **Industrial: office and factory**

Heritage Overlay: HO164

Style: **Interwar Stripped Classical**

Graded as: Significant

Constructed: **1925, c.1945**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The former J. Kitchen & Sons Pty Ltd complex comprising the administrative offices, constructed in 1925, at 164 Ingles Street, and the remnant factory at 14 Woodruff Street, Port Melbourne, is significant. The former office is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance. The east elevation has similar detailing to the facade and contains large metal or timber framed windows. Internally, the building retains some original fabric and spaces including timber partitions, doors and architraves etc., terrazzo and mosaic tile to floors and to dado height in the entrance foyer and the front stairwell, the front door and timber panelling and revolving doors, as well as original cornices and capitals to the ceilings and columns in the foyer. A notable feature is the surviving section of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons. The other surviving building is the two-storey brick factory at the corner of Woodruff Street. This has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment.

Non-original alterations and additions to the buildings are not significant.

How is it significant?

The buildings associated with the former J. Kitchen & Sons Pty Ltd complex at 164 Ingles Street & 14 Woodruff Street, Port Melbourne are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The former J. Kitchen buildings are historically significant for the capacity to demonstrate the scale of the company's undertaking in Port Melbourne as well as its long standing presence at this site, commencing c.1858 when it was seen to be sufficiently remote from settled areas for a noxious industry. The office is important also for its capacity to demonstrate the company's enlightened attitude to workers' conditions, accommodating a social hall for their enjoyment. The complex is important for its capacity to recall the products manufactured at this site which became in many instances household words throughout the nation. Together with the former premises of Felton Grimwade and Co. these two buildings survive as evidence of the principal industrialists in Ingles Street during the nineteenth century. (Criterion A)

The office has architectural significance as an exceptionally imposing commercial building in the Classical Revival manner of the inter-war period outside of the City centre. The architectural and aesthetic significance of the place is also enhanced by the survival of some of the original interior layout and details particularly the entrance foyer, the stairwell and the remnant section of the double height central office space. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

4. Industry: 4.1 Sandridge; 4.5 Growth and prosperity

History

John Kitchen arrived in Australia in 1856 and together with his three sons established the firm of J. Kitchen and Sons, which within thirty years had become the largest soap making firm in Australia. By 1890 it had premises in Victoria, New South Wales and Queensland and New Zealand with its principal works at Ingles Street, Port Melbourne and at Alexandria, near Sydney. Products manufactured included "Velvet", "Witch" and "Anchor" laundry soaps; "Persil", "Solvol" and "Electrine" candles. An important by-product was glycerine used for explosives, medicinal purposes and in the tobacco industry.

The Kitchen family began making tallow candles from butcher's scraps in the backyard of their Emerald Hill (South Melbourne) house, but were soon ordered out as a noxious trade (Raworth 2016:2). The company moved operations to Sandridge (Port Melbourne) by 1859, first to a site at the corner of Crockford and Ingles streets and then to the present site in Ingles Street by 1860. The company expanded considerably over the next few decades and by 1884 had acquired the whole of the land bounded by Inglis, Boundary and Woodruff streets. When the company merged with the Apollo Stearine Candle Co. in February 1895 it became the pre-eminent candle manufacturer in eastern Australia, and by the time of its merger with the British firm Lever Bros. in 1914, it employed over 1000 workers (Raworth 2016:3).

With the expansion of the company more office space was required. In 1908 the offices were relocated to 10 Queen Street, Melbourne but soon outgrew those premises and so a decision was made to construct a



new purpose-built Administrative Offices building on part of the Ingles Street site. The new offices, constructed in 1925, were described in 'Advance' (the J. Kitchen & Sons company journal) as 'one of the most up-to-date blocks of offices in the Commonwealth, combining loftiness, dignity and stability' (cited in Raworth 2016:3-4). The architect of the offices has not been identified, but Raworth (2016:3) identifies H.W. & F.B. Tompkins as a potential candidate as they designed the former Yorkshire Fire & Life Insurance Building, which shares many architectural similarities with this building. The Yorkshire Fire & Life Building was constructed c.1922 on an adjoining site to the former Queen Street offices of J. Kitchen & Sons.

The interiors featured a mosaic tiled floor in the foyer having the monogram of J. Kitchen & Son worked into the centre, while mosaics and terrazzo covered the lower walls to the staircases, and doors and timberwork were of polished maple. The main office spaces were situated around the perimeter of the first floor, opening onto a balcony that overlooked the ground floor. At second floor level there was a spacious hall for social purposes designed to accommodate 700 people with a kauri dance floor. The social club organised dances, smoke nights, table tennis competitions and picnics, and there was a tennis club, a cricket club and a football club (Raworth 2016:5).

The construction of the offices was the beginning of a major period of expansion and by the early 1930s the complex had expanded significantly to cover 15 acres, manufacturing a range of products ranging from cleaning products to margarine (Pratt). A series of aerial photographs dating from 1939 show a series of factory buildings occupying the whole of the area between the offices and Woodruff Street to the north (SLV). Further expansion occurred in the early post-war period (Lovell Chen).

By 1924, Lever had fully acquired the business and the company was later known as Kitchen & Lever, then Unilever and, by 1976, Unichema. The company remained at this site until the 1990s and after they relocated the office building remained vacant for almost two decades, while the associated factory buildings surrounding it were demolished. The exception is the building at the corner of Woodruff Street. This appears to have been constructed c.1945 to replace earlier buildings as it is not shown in the 1939 images, but appears in a 1945 aerial.

In 2016 the office building was in the process of being converted into apartments, and the remnant factory was vacant and awaiting redevelopment, while townhouses were being constructed on the surrounding land.

References

'Advance', 7/25, v.2, no.7

Bryce Raworth Pty Ltd, 'Analysis of proposed works at 164 Ingles Street, Port Melbourne with respect to heritage issues. Assessment of heritage impacts', March 2016

Lovell Chen, 'Heritage Impact statement. Former J. Kitchen & Sons Pty Ltd factory site, 14 Woodruff Street, Port Melbourne', August 2017

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.18

Pratt, Ambrose (ed.), 'The National Handbook of Australia's Industries', The Specialty Press Pty. Ltd., 1934, pp. 280-82

State Library of Victoria (SLV) 'Factories of J. Kitchen & Sons, manufacturers, in area bounded by Ingles, Munro and Boundary Streets, Port Melbourne', Charles Daniel Pratt (Airspy), February 1939

Description

The former J. Kitchen & Sons Pty Ltd offices is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical



strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance.

The east elevation, which once faced toward a side street that no longer exists, has similar detailing to the facade and contains large metal or timber framed windows. This contrasts with less architecturally resolved western elevation, which would have originally been concealed by adjoining factory buildings, where the facade detailing only partially returns around the corner.

The interior of the building remained very intact until recently. Of note was the double height central space surrounded by a continuous balcony at first floor level, with partitioned offices around the perimeter. Original fabric included timber partitions, architraves etc., use of terrazzo and mosaic tile to floors and as dados to the front stairwell and in some of the ground floor offices, and the front door and entrance vestibule including revolving doors. Recent works have uncovered surviving sections of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons, as well as original cornices and capitals to the foyer and ceilings and columns that had been hidden by a false ceiling.

However, works to convert the building to apartments will result in the loss or modification of much of the original interior fittings and spatial layout. The major change has been the loss of the central double height space of which only a small section will remain, including part of the original balcony, at the south end and the reconfiguration of other spaces including the former social club hall to create seven apartments. The main foyer will remain largely intact, although the ceiling will be lowered, and remaining details including terrazzo and mosaics to the walls and floors have been preserved. The front stairwell will also remain largely intact, including the terrazzo floors and dado, and brass and metal balustrades (The second stair case in the north east corner has been removed). Timber architraves and skirtings were salvaged during demolition and have been re-used in the new apartments. Externally, windows have been sympathetically restored to the main elevations and the render has been repair and replaced. On the roof top a garden has replaced the gabled roof of the social hall.

The other surviving building is the two-storey brick factory, constructed c.1945, at the corner of Woodruff Street (14 Woodruff Street). It has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment. Alterations to this building include the replacement of the first floor windows (the original ground floor windows were extant in 2015 and in 2017 had been boarded up), and there are later additions to rear facing Woodruff Street.

Other buildings associated with the operations of Kitchen and Sons Pty. Ltd. that once surrounded this building have been demolished and townhouses have been constructed on the land. This includes the building immediately to the south of the remaining factory, constructed c.1935, which was demolished in 2016. The 1998 heritage study described this building as follows:

... the two and three storeyed red brick premises at the Ingles Street/Woodruff Street intersection. They exhibit a range of architectural treatments including a stripped Classical facade to Ingles Street having raised pavilions in stucco and red brick with stepped parapets and steel framed windows.

Comparative analysis

No information.

Assessment

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



Recommendations

Retain in the heritage overlay. Reduce HO164 to apply only to the former J. Kitchen & Sons Office building at 164 Ingles St and the remnant factory building at 14 Woodruff St and associated land as defined by the title boundaries.

Primary source

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

Other studies

Ward, Andrew, *Port Phillip Heritage Review, Version 1*, 1998

Other images

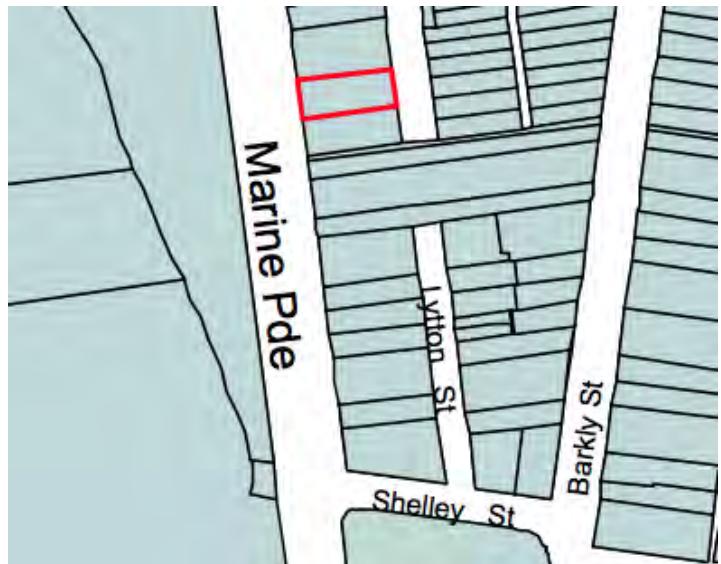


Former J. Kitchen building at 14 Woodruff Street

City of Port Phillip Heritage Review

Place name: **Woy Woy**
Other names: Flats

Citation No:
2055



Address: **77 Marine Parade,
Elwood**

Heritage Precinct: None

Category: **Residential: Flats**

Heritage Overlay: HO301

Style: **Interwar Functionalist**

Graded as: Significant

Constructed: **1936**

Victorian Heritage Register: No

Designer: **Mewton & Grounds**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda and Elwood

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

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

The building of flats accelerated during the 1920s:

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



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

Woy Woy

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

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

References

(1) Conversation with the owner, 1990

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

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

St Kilda Council building permit No 9416 (plans missing)

Description

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

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

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

Comparative analysis

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



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

Assessment

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

Recommendations

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

Primary source

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

Other studies

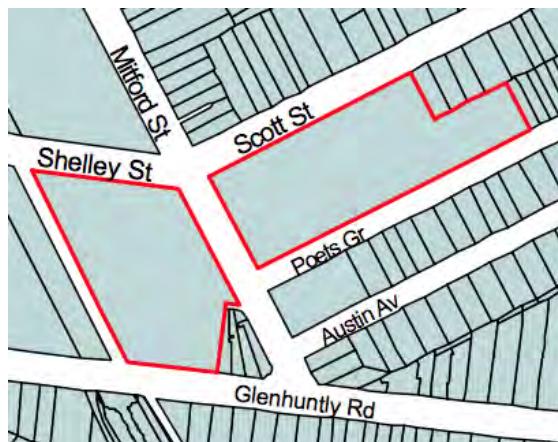
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992



City of Port Phillip Heritage Review

Place name: **Elwood Central School No.3942**
Other names: **Elwood Primary School**

Citation No:
801



Address: **49 Scott Street & 161 Mitford Street, Elwood**

Heritage Precinct: None

Category: **School (State)**

Heritage Overlay: HO260

Style: **Interwar Free Classical**

Graded as: Significant

Constructed: **1916-17 & 1926**

Victorian Heritage Register: No

Designer: **Public Works Department, G.E. Greenwood, E. Evan Smith**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The former Elwood Central School No. 3942, now Elwood Primary School, at 49 Scott Street and 161 Mitford Street, Elwood, is significant. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end. The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapeted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping. Other early buildings include some timber, skillion roof shelter sheds that probably date from the mid-twentieth century.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrances in the east wing of the 1917 school and the porch of the 1926 school, and the line of Planes that define the now closed section of Mitford Street.

Non-original alterations and additions to the 1917 and 1926 schools and other buildings on the site are not significant.

How is it significant?

The Elwood Primary School is of local historic, architectural, aesthetic and social significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its associations with the massive expansion of State education during the early twentieth century and also demonstrates the growth of Elwood during the same time. (Criterion A)

It is architecturally significant as a fine and intact example of an early twentieth century school complex. The multi-level courtyard plan of the 1917 school and the plan of former infants' school comprising a central hall with attached classrooms demonstrate the philosophy and development of State school design after 1901. Both buildings are also notable for their fine Classical detailing, which is a defining characteristic of Edwardian and interwar schools. The setting of the buildings is also enhanced by the mature trees. (Criteria D & E)

It has social significance as a school that has been used continuously for almost 100 years. (Criterion G).

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

6. Education: 6.2 Government intervention

History

Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.

New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded from the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.



Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.

Schools in the early twentieth century

The onset of the economic depression in the early 1890s brought school building to a halt for almost a decade. From 1885 to 1901 most school building work was confined to additions and relocations, and from 1894 to 1899 no new schools were built (Peterson 1993:5). Consequently, by the early 1900s there was a backlog of school buildings and in 1902 when Frank Tate was appointed Director of Education he reported an 'appalling heritage' of buildings deteriorating in a 'discreditable state' since the early 1890s. To redress the shortage Tate oversaw another ambitious building program and in the period until 1920, 650 new schools were built. According to Peterson (1993:11) in 1908 alone 44 new schools were built, but the peak of building was in 1915, which was surpassed only in 1921-25 when 248 country and 27 city schools were built.

Elwood Primary School

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

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

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

Elwood Primary School, originally known as Elwood Central State School, was opened in June 1917. The *Prahran Telegraph* described the opening ceremony under the heading of 'Elwood Elated':

Out on the edge of the barren moor which fringes the Elwood Canal, a state school, two storied, and of brick, has arisen, and Elwood on the hill looks down approvingly, and on Thursday afternoon put on its best bit and tucker and sallied forth to take part in the official opening ceremony. The whole of South St. Kilda has grown wonderfully of recent years, and the handsome and commodious building - for it really does look well, with its exceptionally spacious



playground - was much needed. It was built to accommodate 400 pupils, but already there are 530 on the roll. Still here is ample space for additions, and these were contemplated in the original plan, the present structure being little more than one-third of the complete design. It has relieved the Brighton road and Elsternwick State Schools of many of their scholars, possibly 300 or more. (*Prahran Telegraph*, 30 June 1917, p.8)

Present at the opening were the Minister for Education, the Mayor of St Kilda (Cr H.F. Barnet) and several councilors, members of the school committee and local residents. The Mayor presented the school with a Union Jack, which was 'unfurled accompanied by the sound of bugles, the Mayor making a characteristic patriotic speech' (*Prahran Telegraph*).

As Elwood continued to grow additions to the school were soon needed. On 15 December 1926 a new infants' school was opened by the State Attorney-General, Mr. Eggleston, who laid the foundation stone in the presence of the Minister for Education, Sir Alexander Peacock, the Director of Education, Mr. Frank Tate, members of the school committee and local residents (*The Argus*, 16 December 1926, p.9). G.E. Greenwood prepared the plans of the infants' school, acting under the direction of Chief Architect, E. Evan Smith (Burchell, 1999:66).

References

- Blake, L.J. (ed.), *Vision and realisation: A centenary history of State education in Victoria*, Volume 3, Melbourne: The Government Printer, 1973
- Burchell, Lawrence, *Halls for learning. Infant school architecture in Victoria 1900-1939*, Coburg, 1999
- Peterson, Richard, *Historic Government Schools: a comparative study*, Heritage Management Branch, June 1993
- 'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

Description

The Elwood Primary School occupies a large site in Scott Street that now encompasses the southern section of Mitford Street. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end.

The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapeted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping.

The grounds contain some timber, skillion roof shelter sheds that probably date from the mid-twentieth century.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrance in the east wing of the 1917 school and the porch of the 1926 school, and the line of Planes (*Platanus sp.*) that define the now closed section of Mitford Street.

Comparative analysis

As noted in the History, almost all of the schools in Port Phillip were established during the nineteenth century and added to in the early twentieth century.



Elwood, opened in 1917 and extended in 1926, is the only school in Port Phillip established within the Edwardian and early interwar period in Port Phillip. Peterson (1993:17-18) identifies three types of schools built during the Edwardian period (1900-1920). They are:

- 7.2 Edwardian: Pavilion infants (1907-15)
- 7.3 Edwardian: Timbered gables (1901-27)
- 7.4 Edwardian: Parapet entrance (1904-27)

Of these, Type 7.4 is relevant to the 1916 building at Elwood. Peterson (1993:17) describes the typical features as:

Red brick with red terra cotta Marseilles tile hip roofs. Occasional half hips. Chimneys with broad roughcast band and mouldings, sides sometimes stepped. Up-draft shaft ventilators. Large windows in pairs to quadruples. Octagonal saucer-shaped fleches and finials. Wavy parapets occasionally project above (and sometimes through) the eaves line, sometimes carrying a name plate lettered similarly to the architectural drawings. Generally, standard sized classrooms off spine corridors. Transitional to Type 8.0. Three main types have been identified: Courtyard, Assembly hall cluster and Anachronistic monumental.

Type 8.0 is 'Classicising'. This is a type that began in about 1926 and continued until 1934 and demonstrates the influence of E. Evan Smith, chief architect from 1922 to 1929). Peterson (1993:18) describes the characteristics as:

Palladian plan (rectangular, U or H shaped). Axial, with symmetry either implied or actual. Use of corridors, courtyards or verandahs, as access. Simple low-pitch hip roofs (occasionally gables facing the street), with Neo-classical parapet over the entry. Often rendered brickwork with dark Marseilles tiled roofs. Verandahs. Emily Macpherson College is the prototype. 6 types have been identified: the courtyard with verandah type, the corridor plan type, the hall type plan, the E-plan type, the two-storey monumental type and the single or double room type.

Elwood Primary School demonstrates the transition from Type 7.4 to Type 8.0. The 1916-17 building facing Scott Street is an example of Type 7.4 with a courtyard plan, while the 1926 infants' school is an example of the Type 8.0 with a hall plan.

Assessment

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

Recommendations

Extend HO260 to include 161 Mitford Street and update the HO schedule entry accordingly.

Primary source

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

Other studies

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



Other images



City of Port Phillip Heritage Review

Place name: **Free Kindergarten of St Kilda and Balaclava**

Citation No:
746

Other names:



Address: **23 Nelson Street, St Kilda**

Heritage Precinct: **None**

Category: **Free Kindergarten**

Heritage Overlay: **HO214**

Style: **Interwar Stripped Classical**

Graded as: **Significant**

Constructed: **1925**

Victorian Heritage Register: **No**

Designer: **Alec S. Eggleston & Best Overend**

Amendment: **C32, C161**

Comment: **Revised citation**

Significance

What is significant?

The Free Kindergarten of St Kilda and Balaclava, designed by Alec S. Eggleston and Best Overend and opened in 1925, at 23 Nelson Street, St Kilda is significant. It is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window as in the main façade. There is one tall brick chimney. Other original details include the metal vent covers.

Within the side yard is a very large Pepper Tree (*Schinus molle var. areira*).

Non-original alterations and additions to the building are not significant.

How is it significant?

The Free Kindergarten of St Kilda and Balaclava and the Pepper Tree are of local historic, social and architectural significance to the City of Port Phillip.

Why is it significant?

The building is of historic and social significance as the oldest example in the City of Port Phillip and is associated with the significant growth of the free kindergarten movement during the interwar period. (Criteria A & B)

The building is of architectural significance as a fine and intact example of an early Free Kindergarten. (Criteria D)

The Pepper Tree is significant as a very early specimen, which is associated with the early residential development of this area. (Criterion A)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people, 8.4 Forming community organisations

Port Phillip thematic environmental history

6. Education: 6.3 Other schools

History

The modern system of pre-school education in Victoria is essentially a twentieth century phenomenon, which traces its origins back to the Free Kindergarten movement of the early 1900s. The movement was driven by philanthropic women who recognized the need for free early childhood education, particularly for the poor. Victoria's first free kindergarten opened at Burnley in 1906 and the formation of the Free Kindergarten Union (FKU) in 1909 led to the establishment of several new centres across Melbourne. In 1910, alone, four new centres opened at Fitzroy, central Melbourne, South Melbourne and Prahran (Built Heritage 2010:15).

The first free kindergartens occupied existing buildings, as few communities could afford to erect their own premises and this established a tradition of temporary accommodation in church halls and other buildings. Victoria's first purpose-built kindergarten was the Lady Northcote Free Kindergarten, opened in 1912, but it was not until the 1920s that other purpose-built centres were established in Melbourne. From 1922 to 1925 at least six new purpose-built kindergartens opened in Melbourne and by the mid-1920s there were more than twenty across the metropolitan area. By 1939 this number had increased to thirty (Built Heritage 2010:15).

In the City of Port Phillip the Lady Northcote Free Kindergarten was the first to be established. The kindergarten commenced in a hall in Port Melbourne, before moving to a purpose-built centre in Buckhurst Street, South Melbourne. Opened in February 1912, this was, as noted above, the first free kindergarten constructed in Victoria. The land for the building was donated by the vestry of St Barnabas Church, and the kindergarten was supported by 'ladies of Toorak' who, upon finding there was no need of one in their own district, 'turned their attention to a less prosperous suburb' (*The Australasian*, 23 September 1911, p50; *The Argus* 10 February 1912, p.20).

The St Kilda Free Kindergarten was established in 1911 following a meeting of local citizens, including the clergy of all denominations, held at 'Monkstadt', the residence of Mrs. Frank Grey Smith. It was intended that the kindergarten would serve the 'poor and crowded parts of St Kilda' in which Balaclava was included (*Malvern Standard*, 1 July 1911, p.3). The chairman at the meeting described St Kilda as being a 'composite city':



On the side it had perhaps more advantages than many of the suburbs, and the same time one could find squalid byways close to its fine highways. It was for the residents of these overcrowded and congested parts that the kindergarten was specially needed.

After the initial meeting a committee of 27 women was set up to oversee the foundation of a kindergarten, which opened in September 1911 in the Australian Natives Association (ANA) Hall in Blanche Street, St Kilda. It was affiliated with the FKU, which provided grants for maintenance and toward the purchase of a piano. In February 1912 the centre moved to four rooms in a building in Inkerman Street, a position that was considered more central and in a 'poorer district'. It also provided additional space and a large garden (*The Prahran Telegraph*, 29 June 1912, p.3).

In 1916 the committee purchased a building on the present site in Nelson Street and a Bazaar was held at the new premises in October of that year to raise funds and attract interest from parents of children who might attend (*The Australasian*, 21 October 1916, p.36). The building, however, was too small and planning soon began to expand the premises. A building fund was commenced and eventually sufficient funds were raised to commence building in January 1925.

The new kindergarten building was opened in December 1925 in the presence of a large crowd. The Mayor of St Kilda, Cr. George Cummings, performed the opening ceremony in lieu of Countess of Stradbroke. Others in attendance included Mrs. T. a'Beckett (president of the FKU), Mr. Levey (representing the Felton Bequest), Mr. F.W. Eggleston and Miss N.C. Weigall (hon. secretary of the kindergarten). Alec S. Eggleston and Best Overend were the honorary architects. The building cost was £4,000 (*Prahran Telegraph*, 4 December 1925, p.6).

The kindergarten comprised a main hall, two classrooms, a director's room, kitchen, cloakroom and a babies room, whilst at the rear there was a staircase leading to a second storey where a room was set aside for voluntary helpers and there was a flat for the caretaker. At the time of opening, 80 children attended the kindergarten and this was expected to increase to 100 in the following year. The kindergarten was under the supervision of a Miss Harcourt with two assistants and 23 voluntary helpers (*Prahran Telegraph*, 4 December 1925, p.6).

References

Built Heritage, *Survey of post-war built heritage in Victoria. Stage Two: Assessment of community and administrative facilities*, 2010

Description

This is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window. There is one tall brick chimney. Other original details include the metal vent covers.

Within the former playground is a very large Pepper Tree (*Schinus molle var. areira*). This appears to be over 100 years old and so pre-dates the building of the kindergarten. Other trees including a Lemon-scented Gum, a Casuarina and Blue Gum are more recent (c.1970s-2000s) plantings.

Comparative analysis

No information.



Assessment

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

Recommendations

Retain in heritage overlay.

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Surrey Court**
Other names: **Flats**

Citation No:
362



Address: **71 Ormond Road, Elwood**

Heritage Precinct: None

Category: **Residential: Flats**

Heritage Overlay: HO220

Style: **Interwar Old English**

Graded as: Significant

Constructed: **1933**

Victorian Heritage Register: No

Designer: **J.H. Esmond Dorney**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

Surrey Court flats, designed by J.H. Esmond Dorney and constructed in 1933, at 71 Ormond Road, Elwood are significant. This is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides. Notable features include the half-timbered first floor gabled sections above the arched carriageways, the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber bargeboards of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. There are several chimneys either face brick or painted. The landscaping, which so enhances the building's architecture with its neatly clipped privet hedges in the courtyard and behind the low brick front fence, also contributes to the significance of the place.

How is it significant?

Surrey Court flats at 71 Ormond Road, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Surrey Court is significant as a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in Port Phillip. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda & Elwood

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

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

The building of flats accelerated during the 1920s:

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



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

Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles that defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. 1, pp.34-5).

Surrey Court Flats

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

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

The electric tram along Ormond Road encouraged development along its length, and there was a flurry of building in the decade from 1915 to 1925 and by the late 1920s most of the street was developed. After a pause in development during the Great Depression of the early 1930s the remaining sites were built on. One of these was at 71 Ormond Road where 'Surrey Court' flats were built in the latter half of 1933 for Surrey Court Pty. Ltd. to the design of architect J.H. Esmond Dorney.

References

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

St Kilda Council Building Permit No. 8290 issued 23 June 1933 (includes working drawing). Permit No. 8362 issued 2 October 1933 for extra flat.



Description

'Surrey Court' is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically (the original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, does not appear on the drawings, and was apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber bargeboards of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments.

The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known: the window openings look rather too small and bare without them.

The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

Comparative analysis

The work of architect, J.H. Esmond Dorney, in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade and 'Windermere' at 49 Broadway.

'Surrey Court' is notable for its fully enclosed courtyard planning, which is reminiscent of the balconied compounds of the inns of Tudor England. This arrangement is unique in Port Phillip and perhaps Melbourne. For example, none of the Old English flats designed by Robert Hamilton (all situated within the City of Stonnington), who is considered one of the foremost practitioners of the Old English style, have a fully enclosed plan. In Port Phillip, 'Tudor Court' at 9-11 Eildon Road is based on a U-shaped plan, while 'Hartbury Court' at 11 Milton Street forms a L-shape, and 'Clovelly' at 136 Alma Road is rectangular building with projecting bays.



Apart from the courtyard the planning and massing at 'Surrey Court' is relatively ordinary and relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. To be fair, however, this is true of many interwar Old English style flats. The motifs themselves are accordingly somewhat disparate and uncoordinated when compared to the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: 'Hampden', 74 Barkly Street (1919), and 'Hartpury Court' (1923).

Nevertheless, as an elaborate piece of almost theatrical flat design, it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Road, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

Assessment

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

Recommendations

Amend Map 8HO by extending HO220 to include the whole of 71 Ormond Road.

Primary source

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

Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, Volume 1, 1984

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



Other images



City of Port Phillip Heritage Review

Place name: **Flats House**
Other names:

Citation No:
791



Address: **15 Robe Street, St Kilda**
Category: **Residential: Duplex, House**
Style: **Interwar: Stripped Classical**
Constructed: **c.1880, c.1924**
Designer: **Unknown**
Amendment: **C29, C161**
Comment: **Revised citation**

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

Significance

What is significant?

The house (former duplex) at 15 Robe Street, St Kilda is significant. This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-like appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door with arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows.

Post-1945 alterations and additions and the front fence are not significant.

How is it significant?

The house and former duplex at 15 Robe Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a representative example of the conversion of a Victorian villa into a two storey duplex, which is a distinctive St Kilda building type. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164



blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

15 Robe Street

The 1873 Vardy Plan of this area shows that this property was vacant and it appears a house was first constructed c.1880 for Joshua Cushing (SM). The 1897 MMBW plans shows that it was an asymmetrical villa that faced toward Robe Street with a three sided bay window and return verandah. By this time the occupant was Henry Jarrett (MMBW, SM).

It appears that this remained a single residence until about 1924 when the owner L.L. Davies obtained a permit for 'B. Add' (BP). L.L. Davies was still the only resident listed in the 1930 Directory, but by 1935 there were two occupants: Roy Michaelis in 15 and L.L. Davies in 15A (SM).

Around 2008 the property was sold and the building was converted to a single residence.

References

- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1369, dated 1897
- O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University
- 'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873 (West Ward, Map 8)
- Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015*
- Sands & McDougall Directory (SM), 1925-1940
- St Kilda Building Permit (BP) No.5767, issued 25 June 1924
- Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-like appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door and arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows. Changes include the glazing in of the ground floor sunroom and part of the first floor balcony.

The c.2008 renovation did not dramatically change the external appearance of the house or garage, apart from the modification/removal of the lower part of the external staircase and the removal of some of the non-original glazing to the first floor balcony. A sympathetic metal front fence was installed along the boundaries to Acland and Robe streets.



Comparative analysis

As a nineteenth century house converted to a duplex in the early twentieth century, 15 Robe Street is representative of a distinctive St Kilda building type. ‘Conversions’ were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats ‘into disrepute’. Sawyer cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor...

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these transformative conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is ‘Marli Place’, 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed conversions include ‘Grosvenor Mansions’ (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and the nearby ‘Carnong Courts’ (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and ‘Carnong Court’ is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

The former duplex at 15 Robe Street is a representative example of the conversion type where the original structure has been almost completely enveloped. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building’s austere box-like form.

Assessment

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

Recommendations

Retain as a Significant place in the HO5 St Kilda Hill Heritage Precinct.

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

Place name: **B.A.L.M. Paints Factory
Administration Building
(former)**

Citation No:
8

Other names:



Address: **2 Salmon Street, Port
Melbourne**

Heritage Precinct: None

Category: **Factory**

Heritage Overlay: HO282

Style: **Interwar Modernist**

Graded as: Significant

Constructed: **1937**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The former B.A.L.M. Paints factory administration building, to the extent of the building as constructed in 1937 at 2 Salmon Street, Port Melbourne, is significant. This is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the horizontality of the composition. There is a tower towards the west end with a flag pole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

Non-original alterations and additions to the building are not significant.

How is it significant?

The former B.A.L.M. Paints factory administration building at 2 Salmon Street, Port Melbourne is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically important (Criterion A) as evidence of the importance of the locality as part of Melbourne's inner industrial hub during the inter-war period, also recalling the presence of other paint manufacturers at Port Melbourne including Glazebrooks, also in Williamstown Road.

It is aesthetically important (Criterion E) as administrative headquarters in the European Modernist manner, comparing with Holeproof (Box Hill) and Pilkington-ACI (Braybrook). (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

4. Industry: 4.5 Growth and prosperity

History

In 1937 the British Australian Lead Manufacturers Pty. Ltd. (B.A.L.M.) and the associated Australasian United Paint Company Ltd. (United) erected new premises at this site (SM). The Commonwealth Litharge and Red Lead Pty. Ltd., red lead manufacturers were also located here. The companies manufactured and/or distributed paints and varnishes, "Dulux" finishes, "Duco" lacquers and specialised paint products.

In 1955 BALM Paints commenced a major construction programme, which included constructing five completely new sites in four Australian states and New Zealand, as well as re-organisation and enlarging of all existing plants and provision of additional staff amenities. In Melbourne, a new factory was constructed in McNaughton's Road, Clayton, which was opened late in 1957. Meanwhile, at this site in Williamstown Road major additions were made including a £50,000 brick amenities block, a two-storey administration block, seven 'Arcon' 80ft x 30 ft buildings and linking of the two present factories into one. The new factory and additions enabled the company to supply the Victorian market without drawing on the company's factories in Sydney and Adelaide (*The Beverley Times*, 14 July 1955, p.6).

B.A.L.M. retained a presence at Salmon Street until the 1960s (SM). However, by 1973 (SM) the buildings were occupied by the division of mineral chemistry of the C.S.I.R.O, which remained there until the 1990s.

The building was designed by W.J. Grassick, architect and engineer, who was responsible for a number of factories in Melbourne's industrial suburbs (Grow 2008:20)

References

Grow, Robin, *Port Melbourne Walk*, Art Deco Society, 2008:20

Sands & McDougall Directory (SM)

Description

Since it was originally assessed in 1998 the manufacturing buildings of the 1937 factory complex have been demolished and replaced. The front sections of the administrative building, however, have been retained and restored and the addition has been set back from the facades of the building and has a neutral appearance.

The surviving 1937 administrative section is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the



horizontality of the composition. There is a tower towards the west end with a flagpole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

Comparative analysis

No information.

Assessment

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

The significance of the building relates primarily to the distinctive Modernist form and detailing of the administrative offices, which have been retained. The additions have not adversely affected the significance of the place, as the form and detailing of the original building is still legible.

Recommendations

Retain in the heritage overlay. Change address in HO schedule to '2 Salmon Street, Port Melbourne'

Primary source

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

Other studies

Ward, Andrew, *Port Phillip Heritage Review, Version 1*, 1998

Other images

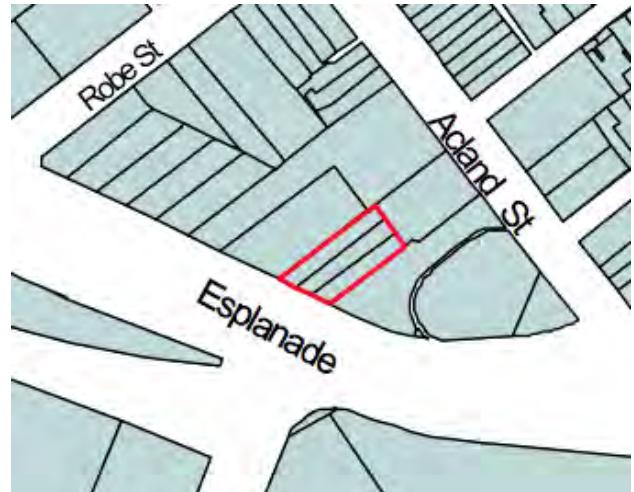




City of Port Phillip Heritage Review

Place name: **Hile Terrace**
Other names: -

Citation No:
2141



Address: **26-28 The Esplanade, St Kilda**

Heritage Precinct: St Kilda Hill

Category: **Residential: Terrace**

Heritage Overlay: HO5

Style: **Victorian Italianate**

Graded as: Significant

Constructed: **1885**

Victorian Heritage Register: No

Designer: **William Pitt**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

'Hile Terrace', designed by William Pitt and constructed in 1885, at 26-28 The Esplanade, St Kilda is significant. 'Hile Terrace' is a restrained example of the Victorian Italianate 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls. There is also the original cast iron palisade front fence with large rendered piers embellished with cornices and string courses.

Non-original alterations and additions are not significant.

How is it significant?

'Hile Terrace' at 26-28 The Esplanade, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an illustration of the desirability of The Esplanade as a residential address during the nineteenth century. (Criterion A)

It is aesthetically significant as a relatively intact boom-era terrace row, which is notable for the unusual and fine detailing including the Serlian windows with collettes at ground level and the semi-detached columns to the party walls, and is complemented by the original front fence (Criteria D & E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St. Kilda during the 1840s and 50s has its origins in the attraction of the place as a residential location by the sea and after the 1850s as a well-connected residential area, served by a suburban railway from 1857 and with Yan Yean water from 1860. St. Kilda retained its importance as a seaside resort for "Marvellous Melbourne" throughout the nineteenth century and as a desirable address for Melbourne's elite. A view of the Esplanade c.1870 captures the spirit of the age with the activity on the footpaths overlooking the bay and the sailing ships at anchor (PPHR 2016:26-29).

The population of St Kilda grew rapidly during the building boom of the 1880s, rising from 12,000 in 1881 to 19,000 by 1890.

Hile Terrace

'Hile Terrace', comprising three eight-roomed brick houses, was erected by 1886 as an investment for William Branch. The terrace was named after Sophia Hile, the widowed sister of the owner who occupied one of the houses. The first residents of the other houses were William Brown, a solicitor and James Wilson, a 'gent' (RB). The architect was William Pitt who invited tenders for 'Terrace of three houses, Esplanade, St Kilda' in January 1885. At the same time Pitt also called tenders for a terrace of four houses on a site Acland Street immediately behind this property, also for William Branch (*The Argus*, 1 January 1885, p.2).

Branch retained ownership of 'Hile Terrace' and 'Hile Villas' (the terrace of four houses in Acland Street) until his death in 1895. In May 1895 these two buildings and other property owned by Branch throughout Melbourne were offered for sale. 'Hile Terrace' was described as 'Three handsome brick houses' each containing drawing and dining rooms, four bedrooms, kitchen, bathroom and scullery. The sale notice added:

This is most desirable property, well built, fitted and finished in a superior manner, having elegant verandahs and balconies and ornamental iron palisade fencing, and occupies one of the picked positions in this popular maritime suburb, commanding an extensive and pleasing view of the foreshore, the bay, and shipping. Rental, £170 per annum. (The Argus, 16 May 1895, p.2)

William Pitt, architect

William Pitt (1855-1918) was born in Melbourne and was an architect, public servant and politician working in Victoria, Australia in the later part of the nineteenth century and early twentieth century. Commencing practice in 1879, Pitt that year won first prize for his design for the Melbourne Coffee Palace, the city's first temperance hotel, which, built in Bourke Street, became one of the tallest buildings in Melbourne. In 1883 another award-winning design was used for 'Gordon House' a complex of 'improved lodging houses and



dwellings' in Little Bourke Street. Pitt was highly sought after during the land boom in Melbourne, working almost solely in commercial architecture and becoming one of the most prolific proponents of eclecticism, in particular the Gothic revival and Second Empire styles of architecture. He was responsible for such Melbourne landmarks as the Princess Theatre (one of many theatres he designed in Melbourne, Adelaide, Sydney and New Zealand), and the Oldfleet and Rialto Buildings in Collins Street. In Port Phillip, Pitt designed the St Kilda Town Hall (1889-90) and the former Albion Hotel (Clarendon Hotel), 209-215 Clarendon Street, South Melbourne (1891) (ADB).

References

Australian Dictionary of Biography (ADB) <http://adb.anu.edu.au/biography/pitt-william-8058> [viewed 24 January 2017]

National Trust of Australia (Victoria) File No. 3364

Port Phillip Heritage Review (PPHR), Volume 1, Version 19 2016

St Kilda Rate Books (RB) 25 January 1886, nos. in rate 3,317-3,319

Description

'Hile Terrace' is a restrained example of the Victorian 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with colonnettes at ground level and the semi-detached columns to the party walls.

Overall, 'Hile Terrace' is relatively intact, and is complemented by the original cast iron palisade fence with large rendered piers embellished with cornices and string courses. Additions have been made at the rear.

Comparative analysis

'Hile Terrace' is one of several surviving 'boom era' terraces in St Kilda. Perhaps the finest is 'Marion Terrace' at 14-24 Burnett Street, which is significant as a unique example in Victoria of a terrace influenced by the French Second Empire style and is included on the Victorian Heritage Register for this reason (H1802). More comparable examples include the terrace pairs at 7 & 9 Acland Street, 10 & 12 Crimea Street, and 16-18 & 18-20 Park Street, and the trio at 9-13 Dalgety Street. 'Hile Terrace' is of comparable integrity and intactness to all of these places and is notable for unusual features including the Serlian windows with colonnettes at ground level and the semi-detached columns to the party walls that perhaps reflect the involvement of William Pitt in the design.

'Hile Terrace' is now also one of only three surviving relatively nineteenth century residential buildings in The Esplanade – the others are 'Marli Terrace' at nos. 3-7, which dates from the 1850s and was converted to flats c.1911, and the house at no.25, which was converted to apartments in the interwar period and is no longer recognizable as a nineteenth century dwelling.

Assessment

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

Recommendations

2016: Retain in the HO5 St Kilda Hill precinct as a Significant place



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

Primary source

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

Other studies

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

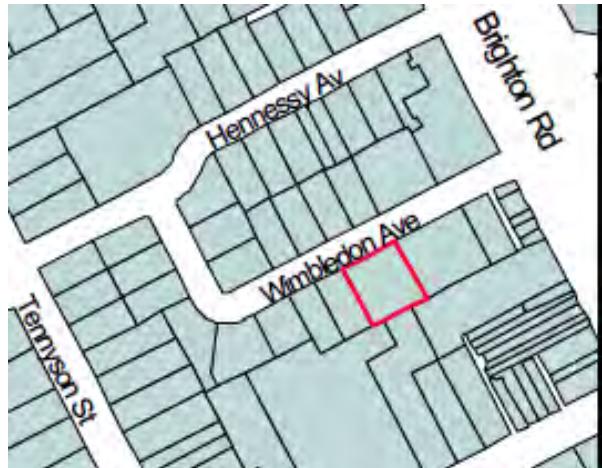
Nigel Lewis and Associates, *St. Kilda Conservation Study, Area I*, 1982



City of Port Phillip Heritage Review

Place name: **Flats**
Other names: -

Citation No:
911



Address: **5 Wimbledon Avenue, Elwood**
Category: **Residential: Flats**
Style: **Interwar Moderne/Freestyle**
Constructed: **1930, 1941**
Designer: **Walter Mason**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea
Heritage Overlay: HO7
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The flats, constructed in 1941 to a design by Walter Mason as the conversion of a residence built in 1930, at 5 Wimbledon Avenue, Elwood are significant. This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The front fence is not significant.

How is it significant?

The flats at 5 Wimbledon Avenue, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are significant as part of an intact group of interwar flats and bungalows in Wimbledon Avenue. Architecturally, they are significant as a comprehensive conversion of a house to apartments. The arrangement of a wide variety of window types, across the facades of the building, the cantilevered first floor room to the south eastern corner of the building and the stair tower with its octagonal window and feature brickwork create a distinctive architectural composition and set this building apart from others in the street. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda & Elwood

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas (PPHR, Vol. I, pp.34-5).

Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor



Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles the defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. I, pp.34-5).

Flats, 5 Wimbledon Avenue

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

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

Wimbledon Avenue, together with Hennessy Avenue, was created in the early 1920s as a consequence of the subdivision of two mansion estates: 'Wimbledon' and 'Rothermere'. Unlike some other mansions, both survived and have been converted to flats, 'Wimbledon' at 2 Wimbledon Avenue, and 'Rothermere' at 14 Hennessy Avenue. The first house in Wimbledon Avenue was constructed in 1920, and the first block of flats was erected at the corner of Hennessy Avenue in 1926. By 1940 the street was almost completely built up.

Esther and Roy Isaacs purchased No.5 Wimbledon Avenue in 1929 and in 1930 they erected a house on the site. Designed by architect, Walter Mason, this was a single storey residence with attached garage in the fashionable Spanish Mission style. In 1941 the Isaacs once again engaged Walter Mason to prepare plans to convert the house into four flats, which were completed that year.

Roy was an importer, with a business at 96 Flinders Street, Melbourne. Of interest is that, according to title records, the Isaacs changed their surname to 'Isles' in 1941. The construction of the house and the flats was financed by mortgages to Alfred Binger in 1930 and 1941 (LV).

References

Land Victoria (LV) Certificate of Title Vol. 5615 Fol. 891

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

St Kilda Council building permits nos. 7671, issued 9 January 1930 (house), 10716 issued 17 January 1941 (flats)

Description

This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a



corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The original render finish has been over-painted, otherwise the flats are very intact. The original front fence identified in 1992 has been replaced with a new front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO7. Change heritage status on Port Phillip Heritage Policy Map to 'Significant'.

Primary source

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

Other studies

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



B.2b Revised – existing HO places (minor updates)

Place	Page No.
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Citation 602, Shops, 383-387 Bay Street, Port Melbourne	5
Citation 447, Flats, 3 Byrne Avenue, Elwood	8
Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne	10
Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne	15
Citation 74, The Canterbury, 236 Canterbury Road, St Kilda	19
Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East	22
Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne	24
Citation 964, House, 44 Finlay Street, Albert Park	27
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Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea	47
Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea	49
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Citation 1103, St Vincent de Pauls Girls Orphanage (former), 179-197 Napier St, South Melbourne	75
Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood	78
Citation 365, Shops & residences, 157-59 Ormond Road, Elwood	80
Citation 771, Shops & residences, 161-67 Ormond Road, Elwood	82
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Citation 1008, Bendigonia (former), 25 Queens Road, Melbourne	92
Citation 1050, Newburn, 30 Queens Road, Melbourne	94
Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne	97
Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne	100
Citation 2149, Stanhill, 34 Queens Road, Melbourne	103
Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne	105
Citation 1005, Lanark (former), 55 Queens Road, Melbourne	107
Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne	110
Citation 2227, Myer House (former), 72 Queens Road, Melbourne	112
Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne	115
Citation 215, House, 83 Queens Road, Melbourne	118
Citation 1106, Middle Park Primary School No.2815, 194 Richardson Street, Middle Park	120
Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne	123
Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne	128
Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne	131
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Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne	135

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Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne	139
Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne	141
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Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne	154
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Citation 949, Flats 14-20 Victoria Street, St Kilda	165
Citation 950, Flats 17 Victoria Street, St Kilda	167

City of Port Phillip Heritage Review

Place name: **State Savings Bank of Victoria
(former)
Commonwealth Bank**

Citation No:
95

Other names:



Address: **133-35 Acland Street, St Kilda**

Heritage Precinct: Elwood St Kilda
Balaclava Ripponlea

Category: **Commercial: Bank**

Heritage Overlay: HO7

Style: **Postwar**

Graded as: Significant

Constructed: **1969**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

A good example of small-scale bank architecture dating from the 1960s. The essentially symmetrical facade cleverly expresses an asymmetrical plan generated by the bank's functional duality: on one side expressing public accessibility, on the other, solid security. The symmetry of the double curved awning resolves this duality and the fine marble facings enhance the sense of formality. The canopy and the height of the parapet continue the dominant characteristics of the streetscape. The setback of the building contributes a small public space to the Acland Street footpath.

Thematic context

Victoria's framework of historical themes

6. Building Victoria's industries and workforce: 5.5 Banking and finance

Port Phillip thematic environmental history

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

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-



City of Port Phillip Heritage Review

Place name: Houses
Other names: Residences

Citation No:
58



Address: 1 & 2 Alfred Square, St Kilda
Category: Residential: House
Style: Victorian: Italianate
Constructed: c.1855 & c.1858
Designer: Unknown
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO16 (No.1) & HO17 (No.2)

Graded as: Significant

Victorian Heritage Register: No

Significance

These two residences are very early buildings in St Kilda and are the only surviving remnants of smaller cottages from the 1850s around Alfred Square, an important locality in the early history of St Kilda.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The residence at 2 Alfred Square, St Kilda appears to have been erected in 1855 while the adjoining residence at 1 Alfred Square was built by 1858. Alfred Square on the foreshore was reserved for public purposes when land in St Kilda was first subdivided and sold in 1842 and remains in use as such today. The original address in the rate books (1858) was given as The Promenade although by 1873 four residences were situated on this northern boundary of Alfred Square and were numbered 1 and 2 Alfred Square.

References

Rate Books, City of St Kilda, 1858 (earliest rate book available): 316, Patrick McGrath (owner), William Turner (occupier), 6 room brick and stable, N.A.V. 204 (this is now 2 Alfred Square); 317, Thomas Grosbie (owner) Nathan Taylor (occupier), 7 room brick, N.A.V. 212.10.0 (this is now 1 Alfred Square).

Roll Map of Melbourne, Lands Department, Kearney, 1855.

'St. Kilda by the Sea', 1913, photo entitled 'The Summer Location of the Palais Cinema' shows this group of cottages in the background.

'Study of St Kilda, Investigation Project', Department of Architecture, University of Melbourne, 1979

Vardy, Plan of the Borough of St Kilda, 1873.

Description

Both houses are single storey with slate, hip roofs, but are not identical. By 1873 both houses had front verandahs and Number 1 has retained this concave verandah, which displays cast iron valencing, and the only other decoration on the plain facade are paired consoles below the eaves. The earlier residence at 2 Alfred Square appears to have undergone greater change and a timber porch has replaced the verandah, which itself may not have been original. Both residences have rectangular fenestration and substantial chimneys above the roof.

Intactness

Although 1 Alfred Square appears to be reasonably intact, 2 Alfred Square appears to have suffered greater alterations to its original fabric. The verandahs shown on the Vardy Plan of 1873 are not shown on the Kearney maps of 1855.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary heritage study

Nigel Lewis & Associates, *St Kilda Conservation Study*, 1982

Other heritage studies

Ward, Andrew, *Port Phillip Heritage Review, Version 1*, 1998

Other images

-



City of Port Phillip Heritage Review

Place name: **Shops**
Other names: -

Citation No:
602



Address: **383-387 Bay Street, Port Melbourne**

Heritage Precinct: Port Melbourne

Category: **Retail and wholesale: Shop**

Heritage Overlay: HOI

Style: **Federation Arts & Crafts**

Graded as: Significant

Constructed: **1925**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

383-7 Bay Street is of local significance. The simple Arts and Crafts design of the facade, with exposed eaves, raised central parapet projecting through the roof, and roughcast panel, is unusual in Port Melbourne and remains substantially intact. The intact bronze shop windows are original and are good examples.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Though the rate information relating to these three shops is somewhat unclear, it would appear that the

buildings were constructed in 1925. The site had been occupied since the nineteenth century by the Naval Brigade Hotel. Immediately to the south of the hotel were three nineteenth century brick shops. By 1924, the hotel had come into the ownership of Dennis Ryan, whose family had been residents of Port Melbourne since the 1860s. The hotel was described in the rate books for this year as a fourteen-roomed brick hotel, valued at £80 (1). The following year, however, two different premises were listed on the site of the hotel. The first was a ten-roomed brick shop, valued at £80, and the second was a brick shop, with the number of rooms not specified, valued at £50. (2) The larger premises were occupied by another member of the Ryan family, Joseph John Ryan, a boot retailer, while the smaller building was occupied by a milliner, Ruby Anderson.

It is possible that the ten roomed premises used by Ryan actually comprised two separate shops used jointly, while the third shop was leased by a different tenant, and so, was listed separately. No building permit application for the demolition of the hotel and the construction of the shops appears in the Port Melbourne Building Register, however, and the origins of the buildings remain unclear. It is possible that the hotel building may have been retained and absorbed into the shop development.

By the 1920s, a great deal of pressure had been placed on hotel licensees in Victoria by the Licenses Reduction Board. Many hotels in inner-suburban municipalities such as Port Melbourne were de-licensed in the first three decades of the twentieth century, while those which were not de-licensed, were pressured to improve the standard of their premises and the Naval Brigade Hotel was one of seven in Port Melbourne that the Licensing Court recommended for closure (Record, 10 March 1923, p.3 'Port Melbourne Hotels'). It may be that by the 1920s, the Naval Brigade Hotel had become rundown and required upgrading works. Because of its location in Port Melbourne's main shopping strip, the hotel's closure and demolition and the construction of the three shops which survive on the site today may have been a more profitable solution for owner, Dennis Ryan.

References

1. Port Melbourne rate book, 1924-5, no. 734.
2. Port Melbourne rate book, 1925-26, nos 729-730.
3. D. Bick et al. *St. Kilda Conservation Study. Area 2. Vol. 1.* p. 176.

Description

This building comprises two ground floor shops with a central entrance to the first floor offices. The front elevation, mainly brick with panels of smooth and roughcast render, is painted, but probably was unpainted originally. The facade to the upper floor has a pair of brick piers defining a centre bay rising above the eaves of the gabled roof and enclosing a tall segmental-arched rendered parapet. Two additional piers rise above the roof at each end of the facade. The two central piers have ball finials on moulded caps. The first floor windows have plain rectangular openings, the centre window having a roughcast panel below and the flanking windows having moulded sills. The bronze-framed shop windows are original and have glazed tiles below. The cantilevered awning is not original.

Comparative analysis

The Arts and Crafts design of 383-7 Bay Street is atypical in Port Melbourne and relatively uncommon among shops in other suburbs. Perhaps the best comparable example is Brinsmead's Pharmacy, 71-73 Glen Eira Road, Ripponlea (Sydney Smith and Ogg, 1918), notable in particular for its elaborate and intact Edwardian shop front and fittings. Like 383-7 Bay Street, this building is designed in an Arts and Crafts style with transverse gabled roof, but is more elaborate, having also a front facing gable and stepped gable parapets.



Assessment

No information.

Recommendations

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

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Volume 2, 1995

Other studies

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

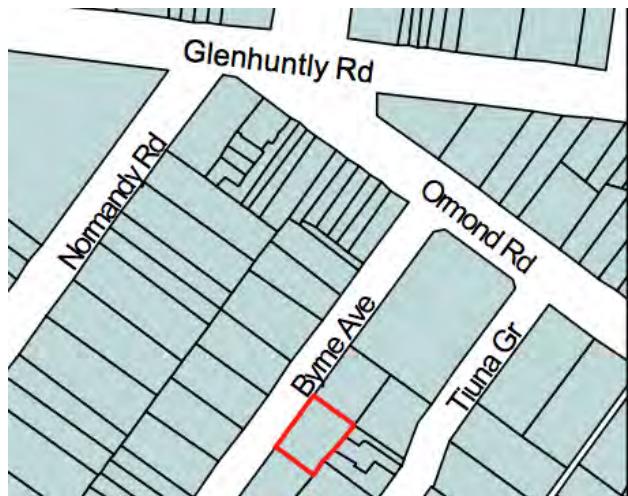
Other images



City of Port Phillip Heritage Review

Place name: **Newhaven Flats**
Other names:

Citation No:
447



Address: **3 Byrne Avenue, Elwood**
Category: **Residential: Flats**
Style: **Interwar: Arts & Crafts**
Constructed: **c.1925**
Designer: **Unknown**
Amendment: **C29, C160**
Comment: **Revised citation**

Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

An imposing and almost entirely intact block of flats highlighted by extremely unusual use of a skin of copper cladding to the flared canopies of its two front window bays. It is the best of an important series of similarly scaled flats that stretch down the eastern side of the street. The intact front fence, brickwork and detailing contribute to its significance.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression & recovery: the interwar years

History

No information.

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary heritage study

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

Other heritage studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

Other images



City of Port Phillip Heritage Review

Place name: St Vincent de Paul Boys' Orphanage
(former)
Other names: MacKillop Family Services



Citation No:
2313



Address: 231-241 Cecil Street & 199-201
Napier Street & 34 Church Street,
South Melbourne

Heritage Precinct: Emerald Hill Residential

Category: Religion, Institutional: Orphanage

Heritage Overlay: HO466

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1855, 1870-75, 1902, 1925, 1935

Victorian Heritage Register: Yes, H2170

Designer: George & Schneider (1855) John B.
Denny (1867), Leonard Terry
(1900), Kempson & Conolly (1902)

Amendment: C52, C160

Comment: Revised citation

Significance

The former St Vincent de Paul Boys' Orphanage is included on the Victorian Heritage Register (H2170) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former St Vincent de Paul Boys' Orphanage comprises a large double-storey rendered brick building on a two-acre site. The original portion (built 1855-58) has a central tower and arched loggia, flanked by wings (built 1870 and 1875) also with loggias. There is an attached double-storey rendered brick wing to Napier Street (1902), some red brick outbuildings along Raglan Street (1925), and, within the grounds, an early timber hall (1866), a handball court (1925) and a grotto (1935). Founded by the St Vincent de Paul Society in 1854, the orphanage was operated by the Sisters of Mercy from 1861 and then by the Christian Brothers from 1874 until its closure in the late 1990s.

How is it significant?

The former St Vincent de Paul Boys' Orphanage is of historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the former orphanage is significant as the oldest Roman Catholic Orphanage in Victoria. It is also one of the oldest surviving charitable institutions of its type in the state, comparable in date only to the former (and somewhat more intact) Geelong Orphan Asylum at Herne Hill, also dating from 1855. Its physical fabric provides valuable evidence of many aspects of denominational welfare over many decades, retaining dormitories, school rooms, staff quarters, a chapel, a grotto and even a 1920s handball court. At the local level, the former orphanage also provides evidence of the substantial institutional presence maintained by the Roman Catholic Church in South Melbourne from the mid-nineteenth century.

Aesthetically, the former orphanage is significant as a rare, if substantially altered, example of an institutional building in the Italianate style that was fashionable in Victoria in the 1850s. Despite several subsequent phases of extension and remodelling, the nineteenth century form of the building still remains strongly evident, as is some of the original Italianate detailing such as the central tower, arcaded loggias, Serlian windows and triangular pediments. Later additions to the main frontage, executed in stages between 1870 and 1936, have remained sympathetic to the original Italianate style.

A number of other components of the site are of aesthetic significance in their own right, including the chapel (added 1905), with windows by noted stained glass designer William Montgomery, the Picturesque Gothic schoolroom in the south-east corner (1866), with its pointed arch vent and scalloped bargeboards, and the grotto (1935), a rare surviving example of its type.

The entire complex, still occupying its original two acre site bounded by Cecil, Napier, Church and Raglan streets, retains a prominent presence in this part of South Melbourne, and its principal frontage to Cecil Street, with its elongated rough-cast facade, arcaded loggias and distinctive tower, remains as an important element in the historic streetscape.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The former Roman Catholic Orphanage in South Melbourne, the first of its kind in Victoria, traces its origins back to a modest enterprise that was begun in 1854 by Father Gerald Ward, founder of the first local branch of the St Vincent de Paul Society. His orphanage was initially based in a small cottage in Prahran, which soon became overcrowded. In early 1855, the government granted a two acre site on the corner of Cecil and Raglan Streets, and the foundation stone for the new purpose-built co-educational orphanage was laid on 8 October. The new building, designed by architects George & Schneider in the then-fashionable Italianate style, was to have a H-shaped plan, comprising a central single-storeyed arcaded block with a squat tower, flanked by double-storey wings containing dormitories for each sex.

Construction, however, was delayed, and when the first children took occupancy in 1857, the building was still unrendered and lacked bathroom and kitchen facilities. Father Ward died early the following year, and a Committee of Management was subsequently created to operate the orphanage. Its first priority was the completion of the building, for which architect Patrick Scanlan called tenders in April 1858. Its second priority was to segregate the genders, and a site for a separate girls' orphanage, on the other side of Church Street, was granted in 1859. Construction, however, did not actually commence until 1863, two



years after the Sisters of Mercy (then based in Fitzroy) had assumed control of the orphanage, at the specific request of the Archbishop.

In this way, the original building became the boys' orphanage but, even despite the removal of the female orphans, overcrowding remained a problem. In November 1866, architect J.B. Denny called tenders for 'additions to Catholic Orphanage, Emerald Hall', which included a new schoolroom and dormitory. Four years later, architect Leonard Terry called tenders for considerable alterations and additions' to the orphanage. This included the complete gutting of the original 1858 building, which was then refitted internally to create new refectory, reception rooms, and dormitories with nurses' rooms. A new wing was also added on the north side, with kitchen, laundry and washrooms to the ground floor, and another dormitory above. A second wing, with an infant's school and yet another dormitory, was added to the south side of the main building in 1875, following the transfer of the boys' orphanage from the Sisters of Mercy to the Christian Brothers, who had arrived in Victoria only a few years earlier.

The MMBW map of South Melbourne, prepared around the turn of the century, shows that the complex then comprised the main block fronting Cecil Street, and towards the rear, a contiguous row of brick and timber outbuildings. Fronting Napier Street was a stretch of vacant land, then used as a vegetable garden, and a timber schoolroom, presumably the same one added in 1866 by architect J.B. Denny. In 1902, a new wing was built on this frontage, and the old timber schoolroom was relocated to the south-eastern corner of the complex (where it still remains). Designed by prolific Catholic architects Kempson & Conolly, the new double storey block cost £2,500 and had a schoolroom on the ground floor with yet another dormitory above. Three years later, the same architects were retained to design a new 250-seat chapel, to cost £1,200. Described by the Advocate as 'a beautiful and devotional structure', it included an embossed zinc ceiling supplied by W.H. Rocke & Co, and windows by Melbourne's leading stained glass artist, William Montgomery.

By the 1920s, the premises was once again in need of upgrading, described in the Advocate as being 'out of date and lacking many conveniences necessary for carrying on the orphanage work'. A proposal was made to relocate to an entirely new site, with a prominent Catholic estate agent donating 110 acres in Preston for the purpose. This, however, was later sold for £5,000 and the money used to fund extensive building works at South Melbourne. Completed during 1926, these works included repair and renewal of the main block, redecoration of the chapel, a new laundry and lay staff quarters fronting Raglan Street, and an upgraded playground with swings, bars, maypole and four handball courts. As reported in the Advocate, 'every portion of the orphanage has been improved and the whole scheme was carried out regardless of cost and with attention to thoroughness and completeness'.

Subsequent additions included a grotto, which was built at the rear of the main building in late 1935. Modelled on the famous Shrine of Our Lady of Lourdes, it was a gift from Monsignor Collins, from the nearby Church of SS Peter & Paul. The following year saw the orphanage's last substantial phase of renovations. Described in the Advocate as 'handsome and striking ... in keeping with the design of this fine home', this work included the extensive remodelling of the Cecil Street frontage and the provision of sleepout balconies, a club room for senior boys and a new dining room.

References

- Miles Lewis (ed.) 'Australian Architecture Index'
Karen Twigg. *Shelter for the Children : a History of St Vincent de Paul Child and Family Service, 1854-1997*, Alphington, 2000.
Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria, pp. 50-51.
Advocate. 13 Mar 1880, p 10; 26 Sep 1891, p 9; 29 Nov 1902, p 16; 13 May 1905, p 17; 4 Feb 1926, p 14; 19 Dec 1935, p 16; 26 Mar 1936, p 15; 23 Apr 1936, p 22



Description

The orphanage site, bounded by Cecil, Napier, Church and Raglan streets, comprises several structures built between 1855 and 1936. The principal block, on Cecil Street, is a substantial double-storeyed hip-roofed rendered masonry building, itself made up of components from several phases of addition. Its elongated and symmetrical Cecil Street façade comprises a central projecting bay, surmounted by a squat tower and flanked by pavilion-like wings. Each bay has an arcaded loggia at ground floor (one since infilled), with rectangular windows above. The windows to the central bay have timber-framed double-hung sashes, variously with blind arches, pediments or moulded spandrels, while the windows to the flanking wings have larger multipaned steel-framed sashes. The entire façade has a roughcast rendered finish, enlivened by plain rendered stringcourses, parapet copings and window surrounds. Despite the extent of alteration, several elements of the original 1858 building still remain evident, most notably the pairs of windows flanking the central loggia (with triangular pediment to first floor and a Serlian motif below, both evident on the earliest illustrations of the building) and the tower itself (which still retains a immature loggia of round arched windows, although its original pyramidal roof has been removed or rebuilt behind a stepped and capped parapet).

There are two double-storeyed rendered buildings along Napier Street. That closest to Cecil Street (built 1870) has a hipped roof of corrugated galvanised steel with moulded chimneys, while the other (built 1902) has a slate-clad gambrel roof, with ridge vents. Both have bays of segmental-arched windows with projecting sills and multi-paned double-hung sashes. The corresponding block on Raglan Street (built 1875) is similar in scale, form and detailing. The Raglan Street frontage is otherwise taken up by some red brick buildings (built 1926) with rendered banding, hipped slate roofs and rectangular windows. A tall tapered chimney marks the former laundry block. On the Church Street side is a weatherboard hall with a gabled roof of corrugated galvanised steel, scalloped timber bargeboards and a Gothic-arched louvred vent. This building, relocated from the northern boundary in 1902, may date back to 1866. One of the brick handball courts (built 1925) survives alongside, fronting the courtyard. This area is otherwise distinguished by a row of mature deciduous trees, and by the grotto (built 1935), attached to the rear of the main building. This is built of volcanic rock and contains a statue of the Virgin Mary amidst rampant ground cover planting.

Comparative analysis

The former St Vincent de Paul Boys' Orphanage in South Melbourne was one of a large number of denominational charitable institutions that were established in Victoria from the mid-nineteenth century. As such, comparisons can be drawn on numerous levels.

At the local level, the orphanage is most comparable to its Protestant counterpart, the Melbourne Orphan Asylum, located nearby on a ten-acre site bounded by Dorcas, Cecil, Clarendon and Park streets. Not only was it comparable in scale, intent and location, but also in date – its foundation stone was laid in September 1855, only a month prior to St Vincent de Paul's. The vast complex, however, no longer exists, as the orphanage was relocated to Brighton in 1877 and its South Melbourne property was sold to the council as the site for the present Town Hall.

Locally, St Vincent de Paul's Boys' Orphanage can also be seen in the context of the substantial institutional presence that the Roman Catholic church maintained in South Melbourne in the second half of the nineteenth century, which included the adjacent St Vincent de Paul's Girls' Orphanage (1863-67), the Carmelite Priory on Beaconsfield Parade (1886), the Loretto Convent at Albert Park (1889) and the Convent of the Good Shepherd and the Magdalen Asylum for Penitent Women, also on Beaconsfield Parade (1892). The boys' orphanage, however, stands out the earliest of these.

More broadly, St Vincent de Paul Boys' Orphanage is notably early when compared to other charitable institutions across Victoria. It was the first Roman Catholic orphanage, predating regional examples such as



St Augustine's Boys' Orphanage in Newtown (1857), Our Lady's Girls' Orphanage, Newtown (1864), as well as the much later suburban institutions such the Girl's Reformatory at Oakleigh (1883), St Vincent's Home for Men in Fitzroy (1887), St Joseph's Home for Destitute Children in Surrey Hills (1890), St Joseph's Foundling Hospital in Broadmeadows (1901) and St Aidan's Orphanage in Bendigo (1903). Compared to its Protestant counterparts, St Vincent de Paul Boys' Orphanage predates the example at Ballarat (1865; demolished) and Brighton (1877) but is otherwise contemporaneous with the former Geelong Orphan Asylum at McCurdy Road, Herne Hill (also built 1855). The latter, a fine bluestone building in the Tudor Revival style, is also considerably more intact than its counterpart at South Melbourne.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

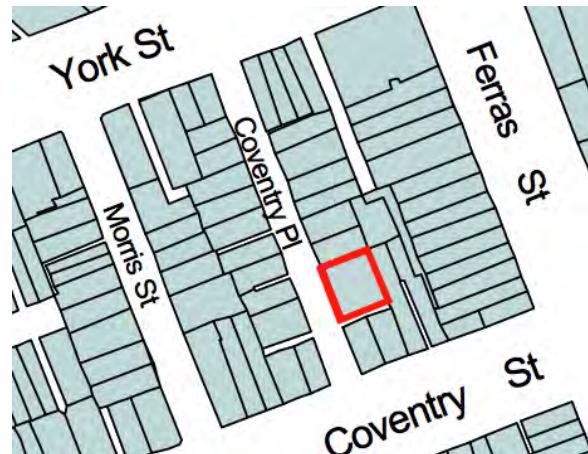
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City of Port Phillip Heritage Review

Place name: Prefabricated Cottage
Other names: Singapore House

Citation No:
2221



Address: 17 Coventry Place,
South Melbourne

Heritage Precinct: Emerald Hill
Residential

Category: Residential: House

Heritage Overlay: HO367

Style: Victorian

Graded as: Significant

Constructed: 1854

Victorian Heritage Register: Yes, H1958

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

The Prefabricated Cottage at 17 Coventry Place, South Melbourne is included on the Victorian Heritage Register (H1958) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The house is historically significant (Criterion A) as representing a phase of importation of Singapore houses to Victoria in the 1840s and 1850s. This in turn illustrates the extraordinary historical, economic and cultural circumstances of the time. It relates to the more general phenomenon of international prefabrication in the nineteenth century, and it parallels the trade in Chinese and other buildings to California. The house in Coventry Place is the only identified Singapore building of this period in Victoria, or in the world, to be identified still standing on its original site. It is also important in the context of South Melbourne, where the first sale of land by the Crown was explicitly designed to facilitate the construction of buildings outside the scope of the Melbourne Building Act. As a result South Melbourne always had more prefabricated houses than any other part of Melbourne. In the vicinity of Coventry Street there were prefabricated buildings of timber and zinc, and more than twenty of iron, two of which survive.

The house is of scientific significance (Criterion F) as one of only a small number of buildings exhibiting the use of Malayan timbers such as dedaru and meranti, Malayan and/or Chinese carpentry details, early wallpapers, and other aspects of 1850s construction.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The house stands on a part of allotment 7, section 4, believed to have been bought from the Crown by F Smith late in 1852, together with the adjoining allotment 6. The first Crown land sales in South Melbourne had been held on 18 August 1852, and the originally sold land in sections 1, 2, 3 and 6, together with sections 4 and others that followed, formed a deliberately isolated area of development outside the scope of the *Melbourne Building Act*. The intention was that building below the standard of the Act could proceed more cheaply, but without the risk of fire spreading to the previously established suburbs. The result was that wooden and other buildings - which were permitted in Melbourne proper only if 'insulated' by a considerable setback from the lot boundaries - proliferated in South Melbourne in the absence of such restrictions. A large proportion of the building that resulted consisted of 'portable' (now called prefabricated) houses, mainly from Britain but including a small minority from Singapore, and possibly elsewhere.

Coventry Place was privately created street cutting through allotments 7 and 12, and would have required cooperation between Smith and Edwin Stooke, purchaser of allotment 12 (or their successors). The date of this has not been established, but must have preceded the erection of the present building. The first evidence of a building on the site is a rate book entry of 1854, in the Lonsdale Ward of Melbourne, when John Watson (later to be described as a civil servant) is the owner and occupier of a four-roomed weatherboard house and stable.

In 1855 Emerald Hill became the first municipality created under Clarke's *Municipal Corporations Act*, and rate book entries over the next decade variously describe the property as being of wood, or of wood and zinc, and as being one of four rooms plus an outhouse or a kitchen, or as five rooms. It is hard from this to establish when the skillion extension was added, but probably no later than 1859 when the house is first described as being of five rooms. The zinc, which appears to have been the roofing, is also mentioned in 1859 but not in 1854, and it may therefore have been added during the intervening period.

J. Moore had become the owner by 1869, but Watson remained in occupation until at least 1872. By 1874 it had been acquired by William Jenman (variously described as licensed victualler, publican, or gentleman), and by 1898 it was in the hands of his executors. David Carnegie, a shipwright, was Jenman's tenant from 1872 into the 1880s, and the David Gray, a builder, by 1890. Mrs Louisa Schranik leased the house by 1900 and by 1910 had bought it.

References

City of Melbourne Rate Book, Lonsdale Ward: 1853, pp 33-40; 1854, p 51, rate no 1068. PROV VPRS 5708/P2, Units 6 & 7

Emerald Hill Rate Book: August 1856, rate nos 660 ff, 1859-60, 1861-2, 1865-6, p 74, rate no 2193; 1872-3, p 89, rate no 2986; 1875-6, p 76 PROV VPRS 8264/P2

South Melbourne Rate Book: 1890-91, p 53, rate no 2031; 1900-01, p 19, rate no 687; 1910-11, p 19, rate no 690. PROV VPRS 8816/P1

Melbourne & Metropolitan Board of Works, plan no 19, South Melbourne, 1894..



- Charles Daley, *The History of South Melbourne* (Melbourne 1940).
- Susan Priestley, *South Melbourne, a History* (Melbourne 1995).
- City of South Melbourne, *South Melbourne's Heritage*.
- Miles Lewis, 'The Diagnosis of Prefabricated Buildings', *Australian Journal of Historical Archaeology*, 3 (1985), pp 56-69
- Miles Lewis, 'The Portable House' in Robert Irving [ed], *The History and Design of the Australian House* (Melbourne 1985), pp 274-289.
- Miles Lewis, 'The Asian Trade in Portable Buildings', *Fabrications*, 4 (June 1993), pp 31-55

Description

A four-roomed house framed in exotic (believed Malayan) timbers, with a later skillion extension at the rear and a detached shed to the north. Externally the house has been rendered, aluminium windows inserted in the façade, the roof clad in corrugated iron, and all original features are concealed except for the crossed top plates, characteristic of Malayan carpentry, which are visible at the south-west corner, and a single protruding plate at the north-west corner. Internally there has been substantial alteration to the south-east room, where the wall to the passage has been removed, and angled brick fireplace built in one corner, and the ceiling height lowered. More generally the floor height has been raised, the internal surfaces have been relined, and the former rear windows and other joinery removed. Where the floor have been opened the original bearers can be seen, and were the wall lining has been lifted a wide range of nineteenth century wallpaper fragments are exposed, and original coded markings on structural timbers are visible. The roof space is highly intact, displaying the characteristic features of such houses including a row of king posts, a sub-ridge beam, and marked timbers; inconsistencies in the boarded roof cladding are taken to be original, but there is evidence that a former trap or dormer window on towards the south has been removed.

Condition: apparently sound. Integrity: visibly low, but structurally high.

Comparative analysis

No information.

Assessment

No information.

Recommendations

2001: It is recommended:

- That the building be listed as Significant and included in the Heritage Overlay in the Port Phillip Planning Scheme.
- That the building be nominated for the Victorian Heritage Register.
- That the National Trust be approached to develop a submission for the World Heritage Listing of prefabricated buildings in the City of Port Phillip, together with others elsewhere. To this end documentation should be assembled on 17 Coventry Place and on other prefabricated houses of the period in the City, including 391 Coventry Street; 399 Coventry Street; former corner of Montague St & Patterson Place, now at Swan Hill; rear of 306 Bank Street; 34 Waterloo Crescent, St Kilda; and the former 30 Longmore Street, St Kilda.



- That an approach be made to the Government of Singapore to appraise it of the existence and importance of this building and to seek assistance in obtaining information upon the manufacture of such structures.
- That, possibly with assistance from Heritage Victoria, (a) an expert (Mr Jugo Ilic) be engaged to identify the timbers in the structure, (b) a measured drawing survey of the fabric be commissioned, and (c) an archaeological survey of the site be commissioned with special reference to the sub-floor space.

Primary source

RBA Architects and Conservation Consultants, *Heritage Appraisal, 17 Coventry Place, South Melbourne, St Kilda [Victoria]* 2001

Other studies

Miles Lewis, '17 Coventry Place, South Melbourne', 2001

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

Other images



City of Port Phillip Heritage Review

Place name: **The Canterbury**
Other names: **Flats**

Citation No:
74



Address: **236 Canterbury Road, St Kilda**

Heritage Precinct: Middle Park & St Kilda West

Category: **Residential: Flats**

Heritage Overlay: HO73

Style: **Edwardian Art Nouveau**

Graded as: Significant

Constructed: **1914, 1919**

Victorian Heritage Register: Yes, H1836

Designer: **H.W. & F.B. Tompkins**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

The Canterbury is included on the Victorian Heritage Register (H1836) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The Canterbury is one of the first block of flats built in St Kilda, one of the very earliest in suburban Melbourne and is also important for its design. Blocks of flats were first built in Melbourne's suburbs in the 1910s, almost all in the latter half of that decade. The Canterbury was built in the middle of 1914, though without the third floor which was added in the middle of 1919, reflecting the rapid development of St. Kilda at that time. In design terms this building illustrates the transition between Art Nouveau inspired architecture of the 1900s to the heavily detailed classicism of the early 1920s. It is unusual in form and adds to St Kilda's dominant character of residential flats.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression & recovery: the interwar years

History

Architects H.W. and F.B. Tompkins designed 'The Canterbury' for Mrs Gurney and they were constructed by W. Picol (or Picot), builder in the middle of 1914. The estimated cost was £1,581 (BP). The third floor was added in the middle of 1919 by the builder McDonald for the then owner Mrs M. Wright, the estimated cost being £500 (BP).

References

City of St. Kilda building permit records (BP) No. 2287 granted 12/5/1914, contains working drawing, No. 3860 granted 12/4/1919, contains floor plan

Description

'The Canterbury' is a red brick building of four storeys that is vertical in form: this being accentuated by the division of the front façade into three main vertical sections. The protruding bay of red brick is plain and merely incorporates one window at each level, the lower one being arched. The central section, is a curved tower element with octagonal roof, which incorporates windows and shield-like decorative elements in the spandrels between. This tower section curves back towards a third vertical section of alternating windows and curved lattice work bays, with an Ionic pilaster corner support.

According to building records, 'The Canterbury' was constructed with 'cement and brick walls... concrete floors to balconies... first floor hollow block concrete... flat roof 'rubberoid' concrete mullions to oriel windows'. As built each of the first three floors contained one flat, containing a dining room facing the sea, a bedroom at the front and a kitchen and bathroom. The later top floor contained two flats, each of two main rooms, requiring the balcony area to be part of a room. The so-called oriel window was apparently heightened and the cupola re-used.

Externally 'The Canterbury' is largely intact. The first and second floor front balconies have been enclosed, though the third floor one was built enclosed and forms part of a room. The building has been repainted externally.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

David Bick, *St. Kilda Conservation Study, Area 2, 1985*



Other studies

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

Nigel Lewis & Associates, *St. Kilda Conservation Study, Area 1*, Final report, 1982

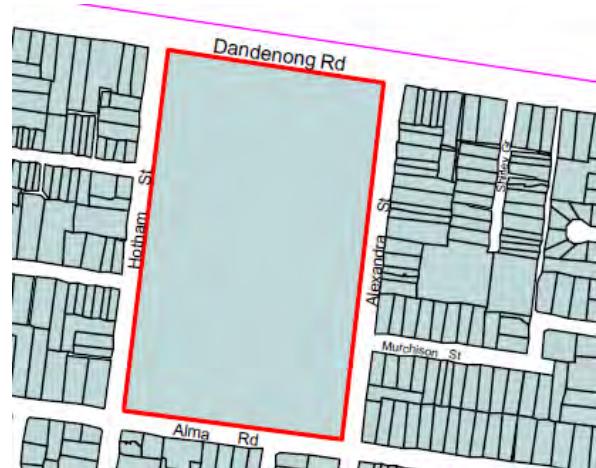
Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study*, Volume 3, 1992



City of Port Phillip Heritage Review

Place name: **St Kilda Cemetery**
Other names:

Citation No:
320



Address: **260-288 Dandenong Road,
St Kilda East**

Heritage Precinct: None

Category: **Cemetery**

Heritage Overlay: HO455

Style: **Victorian**

Graded as: Significant

Constructed: **c.1855-1900**

Victorian Heritage Register: Yes, H1081

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

The St Kilda Cemetery is included on the Victorian Heritage Register (H1081) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

St. Kilda Cemetery is one of Melbourne's oldest cemeteries and is closely associated with the settlement of greater Melbourne, being the principal cemetery during the 19th century south of the Yarra River. There are a large number of important memorials and the graves generally have a high level of intactness. The tall fences along the street frontage and the size of the cemetery make it a local landmark. St. Kilda Cemetery is particularly associated with the history and settlement of St. Kilda.

Thematic context

History

St. Kilda Cemetery was opened on the 9th of June 1855(2) and originally extended from Hotham Street to Orrong Road, being reduced to its present 20 acres later. The deed of grant from the Government to the Trustees was issued on the 7th of February 1861 and the cemetery continued in use throughout the 19th century, despite some local objectors. On the 31st of December 1900, the cemetery was closed as all the land had been used. It was reopened in 1928 to allow the Trustees to raise funds for maintenance.

References

H.B. Foot surveyor, 'Plan of Portions Marked in the Parish of Prahran', 1853, Crown Lands and Survey Department, in Public Records Office, Laverton, shows denominational layout

John Butler Cooper, *The History of St. Kilda. From its first settlement to a city and after 1840 - 1930*, City of St. Kilda, Melbourne, 1931, vol. I, pp. 35-38

L.P. Planning, 'National Estate Cemetery Study', unpublished, Melbourne, c. 1980.

J.E.S. Vardy, Plan of the Borough of St. Kilda compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, map no. 3 North Ward

Description

St. Kilda Cemetery is fenced by solid brick walls on the side (east and west) frontages with iron palisade fences to the entry (north and south) frontages. The entry gates are set in a wide semi-ellipse and the stone posts are finely carved. The cemetery is divided into denominational areas, each showing a diversity in types of monuments, as does the cemetery generally. One grave has three large iron crosses.

A memorial lawn has been established along part of the Dandenong Road frontage, with a flat roofed toilet /administration block on the other side of the main gate.

This cemetery is in good condition and well kept. The memorials are in mostly good condition and vandalism has been minimal generally. There are established avenues of plane trees within the road reserve along part of the Dandenong Road and Alexandra Street frontages.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Avenue planting of exotic trees in the streets around the cemetery would materially enhance the surrounding environment as well as the cemetery itself.

Primary source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2, Volume 1, 1985*

Other studies

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

Other images

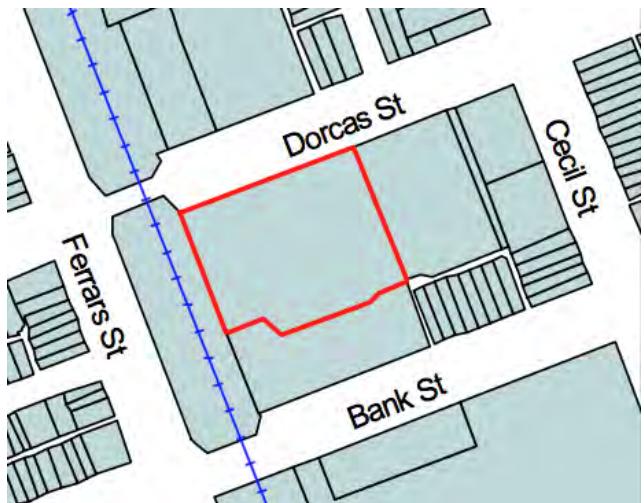
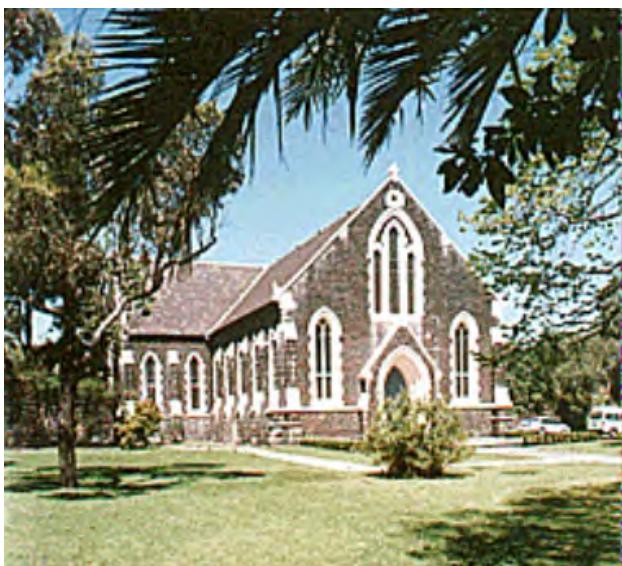
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City of Port Phillip Heritage Review

Place name: Presbyterian Church (former)
Other names: Fincham & Hobday Organ

Citation No:
1116



Address: 317-329 Dorcas Street,
South Melbourne

Heritage Precinct: Emerald Hill Residential

Category: Religion: Church & Organ

Heritage Overlay: HO112

Style: Victorian Gothic

Graded as: Significant

Constructed: 1860-67 (Church),
1891 (Organ)

Victorian Heritage Register: Yes, H2195 (Organ)

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

The former Presbyterian Church is of significance as one of the earlier churches built in the South Melbourne area. The extant Fincham and Hobday organ enhances the significance of the church, as does the retention of large curtilage around the building.

The Fincham & Hobday organ is included on the Victorian Heritage Register (H2195) as an object of State significance. Please refer to the VHR citation for the statement of significance for the organ.

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

On 21 April 1867 (3) the Emerald Hill Presbyterian Church was opened for worship, additions being made to the earlier 1860 bluestone building at a cost of £567 (1, 2, 3, 4). The tower, shown on the original plan was never erected (5). By 1887, although the church membership was booming, its financial situation had suffered with the substantial alterations to the session house, vestry and organ loft (6). The Fincham and Hobday organ, built in Richmond in 1891, and now contained within the gallery, is a fine example of its type and is one of the largest two-manual Fincham organs of its Period to survive essentially intact (7).

In 1911 tenders were called for painting the church and for replacing the ceiling with steel panels (8). By 1930 the Dorcas Street congregation had amalgamated with the Clarendon Street Presbyterian Church (9), the building of the latter congregation being used for worship (10). The church at 317-29 Dorcas Street is now occupied by the Uniting Church and retains a substantial tract of land free from buildings.

References

- 1 J. Walsh, ' Brief Histories of the Churches in the Parish of South-Port-Parks' 1977, held in South Melbourne Local History Collection LH 275
- 2 'Jubilee History of South Melbourne', p. 69
- 3 *ibid.*
- 4 *ibid.*
- 5 J Walsh, loc.cit.
- 6 *ibid.*
- 7 National Trust of Australia (Vic.) File No. 4605
- 8 J Walsh, loc.cit.
- 9 C. Daley, 'History of South Melbourne', pp. 175-176
- 10 Refer to Citation for 223 Dorcas Street

Description

The church is built in basalt in a cruciform plan with an octagonal apse. In reflection of its relatively early date, externally it is quite sparse of detailing with stylistic derivation being Gothic, expressed in elements such as the pointed tripartite windows.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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



Other studies

Andrew Ward, *Port Phillip Heritage Review, 1998*

Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
964



Address: 44 Finlay Street, Albert Park

Heritage Precinct: Albert Park Residential

Category: Residential: House

Heritage Overlay: HO442

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1881

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

44 Finlay Street is of significance as an investment property built for the leading South Melbourne businessman, W.P. Buckhurst and for the intricate nature and the substantially intact state, of the timber decoration.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

William Parton Buckhurst, the highly successful South Melbourne real estate entrepreneur built a row of speculative houses in Finlay Street, including No. 44, in 1881-82 (1). This six-roomed wooden dwelling was first rated at £14 (2). The following rateable period of the N.A.V. had jumped to £34 and was then owned and occupied by William Robertson, a tailor (3). After about six years, ownership passed to Thomas Brown, a 'manufacturer', who leased it to Henry Green, a miner (4). By 1900 Brown and Green still owned and occupied the property.

References

- 1 City of South Melbourne Rate Books, 1881-1882
 - 2 ibid.
 - 3 ibid, 1882-1883
 - 4 ibid, 1890-1901
-

Description

The house, while a small building and built as an investment property, was given some very unusual quirks of detailing that remain substantially intact. The house is clad in timber to represent Ashlar blocks, but is dominated by the projecting gable and the decoration under it. The barge board has an accentuated scalloped edge and turned timber finial and drops, while the bay window under has – all in timber – bold castellation drowning it, a moulded cornice, hood moulds terminated with consoles to each of the three double hung sash windows, and the whole is flanked by pilasters. Despite such intricate work in timber, the building remains substantially intact. The main elements that have not survived are the frieze and capitals to the verandah.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

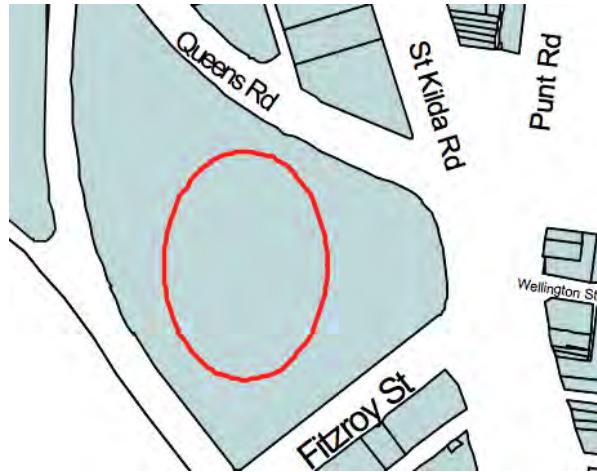
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City of Port Phillip Heritage Review

Place name: St Kilda Cricket Ground
Other names: Junction Oval

Citation No:
1482



Address: 150-180 Fitzroy Street, St Kilda

Heritage Precinct: Albert Park

Category: Recreation: Cricket Ground

Heritage Overlay: HO463

Style: Federation/Edwardian, Interwar

Graded as: Significant

Constructed: c.1856 to c.1930

Victorian Heritage Register: Yes, H2234

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

The St Kilda Cricket Ground is included on the Victorian Heritage Register (H2234) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The St Kilda Cricket Ground has its own small claim to international significance as the longest serving home ground site of any cricket club in the world. Its playing surface is also known as one of the finest in the world. As a venue, it is of historical significance on several counts: as one of the earliest established sites in St Kilda (predating the formation of the Municipality); in its associations with the early days of organised cricket and the genesis of Australian Rules football in Victoria; as one of the original VFL home grounds; and as a communal focus in St Kilda in an era in which so much of the civic identity of each of Melbourne's inner suburbs was invested in its sporting teams. Though none of its architecture is outstanding, its four grandstands, and, behind them, an array of red brick out-buildings, walls and entrance gates, are strong examples of their type and have survived virtually untouched from the first half of the century. Numerous structures associated with the ground's use for cricket and football are evocative reminders of the oval's history and of the days of pre-commercialised sport. The grandstands, structures and relics together have a strong and coherent character. Their physical presence is of great significance to the identity of St Kilda. They hold the collective memory of generations of St Kilda followers; a virtual sacred site in Melbourne's sporting culture.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

7. Government services: 7.3 St Kilda

8. Ways of life: 8.3 St Kilda

History

The St Kilda Cricket Ground has occupied a prominent place in the history of the City since the St Kilda Cricket Club played its first match there in 1856 (1). No other cricket club in the world has played on the same site for a longer period. The oval is said to be one of the finest playing surfaces in the world, and it has been graced by many of Australia's greatest cricketers, of which the St Kilda Club produced more than its share (2). The St Kilda Football Club also had a long association with the ground. Football matches were played on the adjacent "Alpaca Reserve" as early as 1864 (3). The Football Club's links were severed, amidst bitter controversy, in 1965 when it relocated to Moorabbin. For generations of St Kilda residents the ground had been a focal point of the City's civic identity within the sports-mad Melbourne metropolis (4). Along with its venerable association with Victorian cricket, the Junction Oval still holds a permanent place in Melbourne's folklore as one of the original VFL football grounds. Between 1972 and 1983 the Fitzroy Football Club used the oval as its home ground and Sheffield Shield cricket has been played at the ground. The ground's record attendance was 46,973 in 1950 (5).

References

- (1) 'Centenary Report of the St Kilda Cricket Club', 1956.
 - (2) Conversations with Mr Orm Bird, Secretary of the St Kilda Cricket Club.
 - (3) Cooper, John Butler. *The history of St Kilda*, Volume 2 p.35; see also Volume I pp. 310-312.
 - (4) Longmire, St Kilda. *The show goes on*, pp 212-213; see also pp. 11-13.
 - (5) Rodgers, 'The Complete Book of VFL Records', p 127
-

Description

(The following description was prepared in 1992. Since that time the R.L. Morton Stand and the Racecourse Stand have been demolished and other changes made)

The architecture of the ground reflects the days before big money and ground rationalization by the VFL began to change the face of its suburban venues. Of the three larger grandstands, two are of the old style timber variety: the Kevin Murray (formerly G.P. Newman) Stand, built in 1925, and the Don Blackie, Bert Ironmonger Stand of 1934. The two are identical in style: built on red brick bases housing changing rooms and other facilities, roofed with long, pitched roofs supported at the front on eight slender posts and sporting over each end bay smaller forward-facing gabled sections with flagpole finials. Ornamental treatment is limited to the bracket supports at the top of the columns, but the visual effect of both grandstands is rich in character and old fashioned charm.

The third major grandstand is the R.L. Morton Stand. Though built only a couple of years after the Blackie Ironmonger Stand, it is a complete departure into modern functionalism. Its reinforced concrete and its minimally supported curving cantilevered steel roof lack the character of the older stands, but it is nonetheless a strong example of its type and an indispensable part of the ground's character. The ground's oldest stand is a modest timber structure between the social club and the scoreboard. Known as the "Racecourse Stand", it was shifted from the old Elsternwick Racecourse to its present location in the 1920s. Also of considerable note are the red brick perimeter walls, entrance gates and facilities and out-buildings behind the grandstands, all dating from around the 1930s.

Associated structures, such as the outer terracing, the scoreboard, kiosks and press boxes, though of no architectural significance, are integral parts of the ground and its historical use. Relics of the VFL era, such



as the timber bench seating around the boundary fence, the coaches' boxes on the boundary line, and the Cyclone fenced players' races are all evocative reminders of the Saturdays of old when the ground would shake to the roar of 30,000 or more parochial football fans.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: **Maisonettes**
Other names: **Alcazar**

Citation No:
327



Address: **3 Glen Eira Road, Ripponlea**

Heritage Precinct: Elwood, St Kilda, Balaclava, Ripponlea

Category: **Residential: Flats**

Heritage Overlay: HO372

Style: **Interwar Spanish Mission**

Graded as: Significant

Constructed: **1929**

Victorian Heritage Register: No

Designer: **P.J. Brunning Pty Ltd**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

This building is one of the few blocks of maisonettes built during the 1920s or '30s and is most probably the only such block in the Spanish Mission style in Melbourne. Maisonettes were uncommon in the first decades of flat building in Victoria, during the 1910s, '20s and '30s. The Spanish Mission style was popular in the latter half of the 1920s and was almost always used for more expensive buildings than the norm. The nature of maisonettes, each with their own stair, make them more costly to build than flats, which was no doubt the reason for using this style. The building is well detailed with an individual porch on timber brackets to each pair of entrances, with their angled reveals. The bay windows are clad in octagonal tiles, each with a graded colouring. Each maisonette has a first floor balcony.

The maisonettes are complemented by a courtyard garden which includes a mature bull bay magnolia (*Magnolia grandiflora*), privet, and concrete pond which all date from c.1930s. It is of historic and aesthetic significance to the locality of Ripponlea.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression & recovery: the interwar years

History

P. J. Brunning Pty. Ltd. were the owner/builders for this building, which was constructed in the latter half of 1929. The drawings were drawn by K. Hooker in July 1929. The subdivision of Brunnings Nursery to the north in 1926 resulted in much of the surrounding building stock and there are several Spanish Mission style houses (BP).

References

City of St. Kilda building permit records (BP) No. 7515 granted 5/7/1929, includes working drawing

Description

This two-storey building contains eight maisonettes arranged on an irregular site in one long block, with two smaller wings forming a courtyard at the northern end. Construction is in rendered brickwork with clinker brick accents with a cement tiled roof. Face brickwork frames the pairs of arched front doors, with angled reveals and quoins. The tiled porch roofs are supported on shaped timber brackets and dwarf face brick walls define each entry. Windows are timber, multi-pane upper and single pane lower sashes to each. The arched balcony openings (now enclosed) are framed with barley twist pilasters on brick corbels. Each maisonette contains lounge, dining room and kitchen /breakfast room on the ground floor, with two bedrooms, bathroom and balcony on the first floor. A wall with an arched opening to the right of the main building facing Glen Eira Road has Cordoba tiles.

The courtyard garden contains a mature bull bay magnolia (*Magnolia grandiflora*), privet, and concrete pond, and concrete pathways which all appear to date from c.1930s. The brick fence to the front and side boundary with mild steel front gate appears to be contemporary with the maisonettes.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

David Bick, *St. Kilda Conservation Study, Area 2, 1985*

Other studies

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

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study, Volume 3, 1992*

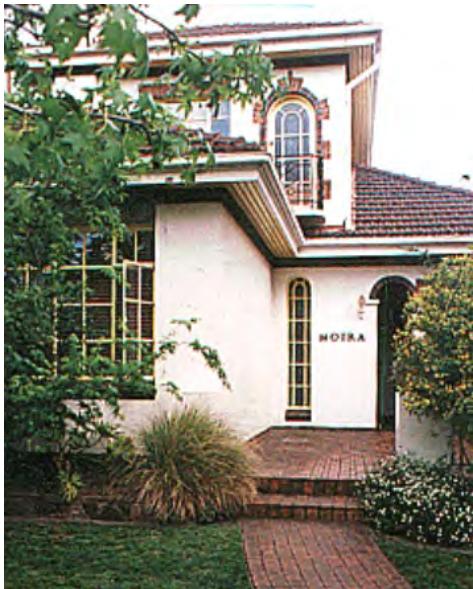


City of Port Phillip Heritage Review

Place name: **Moira**

Other names:

Citation No:
1497



Address: **16 Glen Eira Road,
Ripponlea**

Heritage Precinct: St Kilda, Elwood, Balaclava,
Ripponlea

Category: **Residential: House**

Heritage Overlay: HO7

Style: **Interwar:
Mediterranean &
Functionalist**

Graded as: Significant

Victorian Heritage Register: No

Constructed: **c.1930s**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

Perhaps St Kilda's finest example of this particular architectural style: a hybrid of Mediterranean and Functionalist influences, which had some currency in the 1930s. It is especially notable for its finely detailed tapestry brick and plasterwork, and its diverse range of exquisite steel framed windows. Almost all features of the building including its garden paths and front fence are intact.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information

References

Description

Perhaps the best example of the rare 1930s hybrid Mediterranean-Functionalist architectural style in St Kilda. It is notable for its finely detailed tapestry brick and plaster work, and its diverse range of exquisite steel framed windows. Even the metal lettering of the name "Moira" is of a quality far above the ordinary. The yellow of the window frames and eaves linings is a felicitous touch. The canvas awning is the only feature that does not contribute to this gem of a house.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Milverton**
Other names: **Flats**

Citation No:
1498



Address: **22 Glen Eira Road, Ripponlea**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Category: **Residential: House**

Heritage Overlay: HO7

Style: **Interwar: Old English & Spanish Mission**

Graded as: **Significant**

Constructed: **c.1930s**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

A sprawling two storey block of flats notable for its elongated stepped form, and the way in which each step is treated as with its own, individual set of stylistic motifs. These motifs are quotations from styles as diverse as Spanish Mission and Old English. The composition is unified by its consistent building materials and the thematic use of variegated brick trim and banding. The form of the building on this corner site is of importance to the surrounding streetscapes of the precinct.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Shops & residences**
Other names: -

Citation No:
1499



Address: **31-37 Glen Eira Road,
Ripponlea**

Heritage Precinct: St Kilda, Elwood,
Balaclava, Ripponlea

Category: **Commercial: Shops**

Heritage Overlay: HO7

Style: **Federation: Freestyle**

Graded as: Significant

Constructed: **c.1910s**

Victorian Heritage Register: No

Designer: **J.R. Daley**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

Four shops with dwellings above forming part of a very important streetscape. Like the shops further east (45-67) the upper facades are intact and unpainted. Their chimneys and chimney pots are integrated into their parapets, an extremely unusual feature, which gives the streetscape its distinctive punctuated skyline. Shop No. 35 is the only one with its original shop front fittings.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Shops & residences**
Other names: -

Citation No:
1501



Address: **57-67 Glen Eira Road,
Ripponlea**

Heritage Precinct: St Kilda, Elwood,
Balaclava, Ripponlea

Category: **Commercial: Shops**

Heritage Overlay: HO7

Style: **Federation: Freestyle**

Graded as: Significant

Constructed: **c.1910s**

Victorian Heritage Register: No

Designer: **J.R. Daley**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

Six shops with dwellings above forming part of a very important retail strip streetscape. Like the shops further west (31-37 and 45-55) the upper facades are intact and unpainted and have their chimneys and chimney pots integrated into their parapets, an extremely unusual design feature which gives the streetscape its distinctive punctuated skyline. The shop fronts seem to have all been refitted in the 1930s with Nos. 65-67 only recently destroyed. No. 59 is of special note having all the original signage of the footwear shop opened there at the time of the 1930s refit.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

Description

Style: Federation Freestyle. Two storey shops and dwellings.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: **Shop & residence**
Other names: -

Citation No:
1502



Address: **60 Glen Eira Road,
Ripponlea**

Heritage Precinct: St Kilda, Elwood, Balaclava,
Ripponlea

Category: **Commercial: Shops**

Heritage Overlay: HO7

Style: **Federation: Arts &
Crafts**

Graded as: Significant

Constructed: **1918**

Victorian Heritage Register: No

Designer: **Arthur Plaisted**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

An excellent example of corner shop and dwelling of this period by the noted architect Arthur Plaisted. The significant surviving elements of the building include the tall rendered frieze and bracketed cornice, and the porthole and verandah openings of the diagonally symmetrical front portion. Several unfortunate alterations have been made to the street facades, however, some of the window openings are intact (though unsympathetically glazed), and the red brick and render finishes are as original. One of the most important individual elements in this significant retail strip streetscape.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This corner shop and dwelling was designed by the important architect Arthur Plaisted in 1918 for the owner J. Durston.

References

St Kilda Council building permit no. 3670

Description

This corner shop and dwelling, designed by the important architect Arthur Plaisted, was one of the three or four best pieces of shop-and-dwelling architecture to be found in St Kilda (compare 71-73 Glen Eira Rd, 90 and 121 Ormond Rd). Its strength is still to be seen in the upstairs front section, which is still fairly intact. The rest of the building has been largely ruined. Permit drawings show the Quat Quatta Ave elevation as a charming composition of irregularly sized and placed windows, a 45 degree sloping roof and parapet at the end, and an unusual asymmetrical arched entry porch. The porch has now been completely bricked over, the windows (except for the two port holes in the first floor corner) have been unsympathetically reglazed, and the awnings have been lost to a particularly unfortunate steel deck replacement. The shop itself, as is normal, has long since been refitted.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-



City of Port Phillip Heritage Review

Place name: **Glen Eira Road Bank Group**
Other names: State Savings Bank, E.S&A Bank,
Bank of Australasia

Citation No:
333



Address: **74, 76 & 78 Glen Eira Road,
Ripponlea**

Heritage Precinct: St Kilda, Elwood,
Balaclava, Ripponlea

Category: **Commercial: Bank**

Heritage Overlay: HO7

Style: **Interwar: Classical Revival,
Greek Revival, Georgian
Revival**

Graded as: Significant

Constructed: **1922-1930**

Victorian Heritage Register: No

Designer: **Sydney Smith & Ogg (1922),
Twentyman & Askew (1927-
28), A & K Henderson (1930)**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

This group is opposite Brinsmead's Pharmacy and is part of a conservation area.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This group comprises three bank buildings built next to each other between 1922 and 1930. The easternmost and earliest, the former State Bank, built in 1922 is in a Classical style derived directly from

the Edwardian Baroque of the 1900s and 1910s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg & Serpell, but has been more extensively altered. The adjacent number 76 was built for the English, Scottish & Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The architects of this building were Twentyman & Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and, unlike the other two banks, which were specially built, this was two shops, extensively rebuilt to the designs of A. & K. Henderson Architects in 1930.

References

St Kilda Council building permit records:

1. No. 4818 granted 10/5/1922, includes working drawing (builder E.H. Plaisted);
2. No. 7030 granted 22/11/1927, includes working drawing (builder G. Reid)
3. No. 7831 granted 22/10/1930, includes working drawing (builder W. Machlin). Additions to the rear no. 11,081 granted 3/11/1944 (builder A. Deseter)

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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



Other images

