

# 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

**Category:** Residential: Houses

**Style:** Federation/Edwardian

**Constructed:** 1910-1912

**Designer:** James Downie

**Amendment:** C161

**Comment:** New citation

**Heritage Precinct:** None

**Heritage Overlay:** Recommended

**Graded as:** Significant

**Victorian Heritage Register:** No

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## 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-Noradjuia 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.

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## 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 and 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.

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## Assessment

No information.

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## 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

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## Primary source

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

## Other studies

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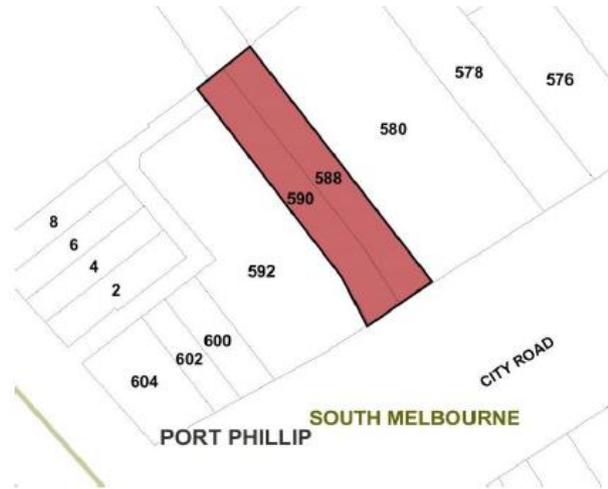
## Other images

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# City of Port Phillip Heritage Review

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

**Citation No:**  
**2410**



**Address:** 588-590 City Road, South Melbourne

**Heritage Precinct:** None

**Category:** Retail & Wholesale: Shops and residences

**Heritage Overlay:** Recommended

**Graded as:** Significant

**Style:** Victorian

**Victorian Heritage Register:** No

**Constructed:** 1879

**Designer:** Unknown

**Amendment:** C161

**Comment:** New citation

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## Significance

### What is significant?

The pair of double storey Victorian era shops with residences, constructed in 1879 for Robert Henderson, at 588-590 City Road, South Melbourne is significant.

Non-original alterations and additions are not significant.

### How is it significant?

The pair of shops with residences at 588-590 City Road, South Melbourne is of local historic and representative significance to the City of Port Phillip.

### Why is it significant?

It is significant as an early (pre-1880) and relatively rare remaining example of a commercial building in this once thriving commercial locale close to the border of South Melbourne and Port Melbourne. (Criterion A)

It is significant as a relatively rare example of an unpainted bluestone commercial building. The upper façade is representative of a relatively simple commercial façade of the pre-1880 period, pre-dating the more

elaborate shopfronts of the boom period of the 1880s. Detailing includes the face bluestone finish, the parapet with dentil cornice below a moulded string course, the arched pediments inscribed with the date of construction (1879) and flanked by scrolls, the rendered pilasters at the outer edges of the building, the paired rectangular window openings (sills and lintels and quoining have been painted), and rendered chimneys. Also important are the original windows, which survive in 588 City Road, and the bluestone plinth and threshold at 590 City Road. (Criterion D)

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## Thematic context

### Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

### 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

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## History

This pair of shops and residences was constructed in 1879 as an investment for Robert Henderson who owned multiple properties in the immediate vicinity.

Edward Wallis, a builder, purchased this property (part of CA 10, Section 51, Township of Emerald Hill in October 1867. He was recorded (as Edward 'Wallace') in the 1868 South Melbourne Rate Book as the owner of land '40 & 160 feet' with a Net Annual Value (N.A.V.) of 6 pounds.

In 1868, he transferred the land to Robert Henderson. The rate books record that Robert Henderson owned many properties in the surrounding area during the late nineteenth century. By 1876 his holdings included the four, four-roomed brick houses at 1-7 Boundary Street, the land and timber cottages to the rear of these houses off Clyde Place, the City Road Hotel and several shops immediately to the north at nos. 201 to 207 (he was listed as owner/occupier of no.207) and 211 Sandridge Road (now City Road). This property was vacant at that time, and remained so in 1878 (RB).

Henderson himself is a little elusive and appears to have moved around a bit. From 1869 to 1871 a Robert Henderson, cab proprietor, lived at 112 Bank Street, Emerald Hill just three blocks to the south east of Sandridge Road. He had moved out the following year but a Robert Henderson, no recorded occupation, lived at 207 Sandridge Road in 1872 – 1876, and then appeared in neighbouring Pickles Street in 1879 when he began renting 207 Sandridge Road along with his other investment properties (SM 1867-1882).

This pair of shops is first listed in 1879 rate book. No. 199 (the present no.590) was vacant and described containing seven rooms and constructed of stone with a N.A.V. of 70 pounds. No. 197 was occupied by John Brown, a baker, and was described as a seven-roomed stone building with a brick house and a higher N.A.V. of 100 pounds (RB). Mr Henderson continued as owner of these buildings and the surrounding properties described above.

This pair of shops, by then numbered as 191 and 193, is shown on the MMBW Detail Plan No. 492 produced in 1895. By that time, the surrounding area had been almost fully developed with shops and residences. The City Road Hotel was at the corner of Boundary Street and Meagher's Hotel was diagonally opposite at the corner of Pickles Street.

Henderson (if he remained the owner) rented these two properties out to a variety of tenants. Number 191 (588) was occupied by John Brown baker, William McLean grocer, and then Jones & Son Undertakers from c.1896 to c.1915. By 1920 the building had been renumbered 588 City Road and was occupied by Robert Patterson, a carrier.

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Number 193 (590) was occupied by a number of different tenants with an occasional vacancy until the early 20<sup>th</sup> century when William Taylor began operating a laundry there for at least twenty years.

## References

Land Victoria (LV), Certificate of title Vol. 1983 Fol. 409

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 492, dated 1895

Sands & McDougall Directories (SM) 1865-1942

South Melbourne Council rate books (RB), 1868 (no. in rate 3046), 1876 (4186-4194, 4197-4200), 1877 (4225), 1878 (4312), 1879 (5489, 5490).

Notes from David Helms, Heritage Advisor, City of Port Phillip

## Description

This pair of Victorian era, double story bluestone shops and residences is located on the northern side of City Road, between Montague Street and Boundary Street, close to the boundary between South Melbourne and Port Melbourne. The streetscape of this section of City Road is currently dominated by commercial properties built or substantially altered in relatively recent times. A nineteenth century shop front with intact upper facade is still evident at number 602. On the southern side of the road, buildings are mostly residential, with an intact row of Federation era houses remaining. A nineteenth century hotel building on the corner of Pickles Street still operates as a hotel.

The building is set right on the street frontage. The upper façade of both shops is very intact. Designed as a pair, the detailing is simple with a moulded parapet running across the width of the unpainted bluestone face. A moulded stringcourse has a dentil cornice below. Each shop has an arched pediment inscribed with the date of construction (1879) flanked by scrolls. Rendered pilasters run down the outer edges of the pair of shops. Pairs of rectangular window openings punctuate the upper façade with stone sills, lintels and quoining currently painted white. Each building has a hipped roof with corrugated iron cladding and there are rendered chimneys with cornices.

At the ground level, the shopfronts have been remodelled - number 590 retains a bluestone plinth and threshold, but these have been removed on number 588. Windows have been replaced in number 590 but may be original in number 588. Canvas window hoods have been added on number 588.

## Comparative analysis

588-590 City Road, South Melbourne is comparable to the following shops in the City of Port Phillip, which are located outside the original Emerald Hill subdivision and development, and were constructed pre-1880.

### **397 Bay St, Port Melbourne (HO87)**

The citation for this shop states:

*397 Bay Street is of local significance. Constructed probably before 1863, it is among the earliest surviving shops in Bay Street, and its bluestone construction is unusual in the area.*

The building at 588-590 City Road is comparable as an unusual example of a surviving bluestone shop/residence building in the area. Both buildings were constructed prior to 1880, although the Bay Street example is earlier (c.1863). The Bay Street building has a coursed rubble façade, now painted white, and transverse gabled roof whereas the City Road building has a smoother, unpainted bluestone façade and a hipped and gable roof set behind a parapet. At ground level, shopfronts have been altered on both buildings.

### **235-237 & 239-241 Bay Street, Port Melbourne (Both Significant in precinct HO1)**



The citations for these property state:

*235 - 37 Bay Street is of local significance. Like the adjacent pair of shops at 239 - 41 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah. They are important streetscape elements.*

*239 – 41 Bay Street is of local significance. Like the adjacent pair of shops at 235 - 7 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah.*

The City Road shop/residences compare favourably with these two other paired shop/residence buildings. All are dated pre-1880, although the examples above are earlier than the City Road building (235-237 dated 1869 and 239-241 dated 1871). All three buildings have intact upper facades with the simplified detailing typical of the pre-1880s boom period, including corniced parapets and paired rectangular window openings. Number 239-241 also has quoining to the building edges and urn finials at either end of the parapet. The Bay Street examples have a rendered finish to the façade. The City Road building compares favourably with detailing including pediments over each shop and a dentil cornice. Importantly, the building also has a face bluestone finish visible to the front and sides of the building.

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## Assessment

No information.

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## 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

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## Primary source

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

## Other studies

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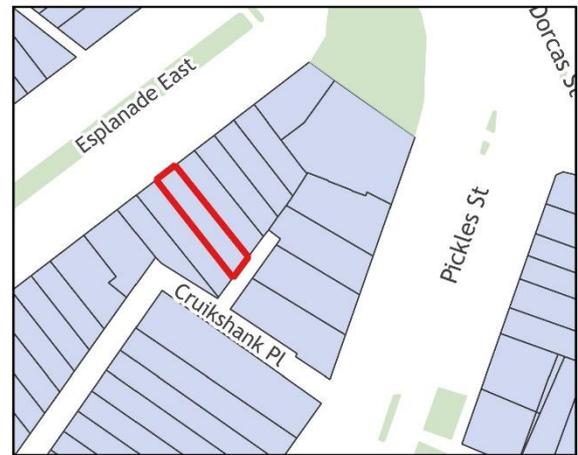
## Other images

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# City of Port Phillip Heritage Review

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

**Citation No:**  
**2411**



**Address:** 324 Esplanade East, Port Melbourne

**Heritage Precinct:** Port Melbourne

**Category:** Residential: House

**Heritage Overlay:** HO1

**Style:** Early Victorian

**Graded as:** Significant

**Constructed:** 1876

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## 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)

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## Thematic context

### Victoria's framework of historical themes

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

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## 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

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## 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.

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## 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.

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## 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.

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## Recommendations

2016: Retain in the HO1 Port Melbourne precinct as a Significant place

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

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## 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:** 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

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## Significance

### *What is significant?*

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

Non-original alterations and additions are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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

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

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## Thematic context

### Victoria's framework of historical themes

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

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## 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

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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.



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## 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 adaptation 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. Uprturned 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).

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## 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.

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## 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.



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## Primary source

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

## Other studies

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## Other images

