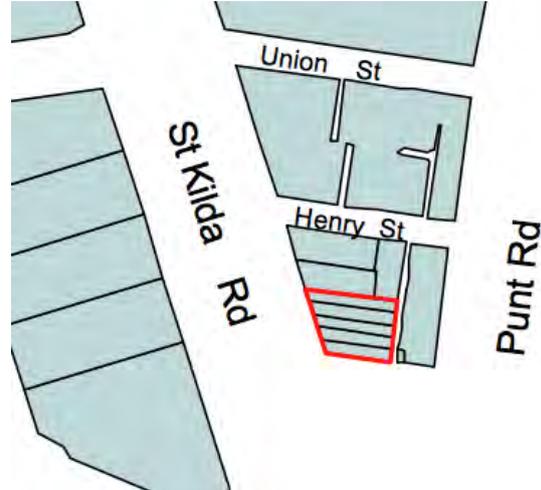


City of Port Phillip Heritage Review

Place name: Laymore Terrace
Other names: -

Citation No:
1



Address: 645-49 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Terrace

Heritage Overlay: HO257

Style: Victorian Italianate

Graded as: Significant

Constructed: 1880-82

Victorian Heritage Register: No

Designer: Phillip Treeby

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

-

History

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

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

Over the next two years, Treeby built a terrace of five houses on this land. The houses were described identically as "brick, 6 rooms, NAV 30 pounds". By February 1883, all houses had been leased to professional people among them Phillip Treeby, an architect. The other occupants were merchants Fink,

Betts and Tedmiratzki (?), Henry Cordner, an accountant, John Timms, a gentleman and E.C. Waddington, a photographer. The NAV of each house was 70 pounds.

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

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

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

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

References

H.L. Cox, “Hobson Bay and River Yarra”, 1866, SLV, Map Section

Kearney, 821.09A, 1855, SLV, Map Section

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 546, 537, 538, 640 & 649 (shows intersection of Albert and St Kilda Roads) and 648 & 909 (shows St Kilda Road south of Union Street), dated 1897

St. Kilda Rate Books: 1880-83, 1886, 1890-91, 1895-96, 1899-1900, VPRS 2335, PROV.

Sands & McDougall Directories: 1901, 1922, 1939, 1951, 1961

Description

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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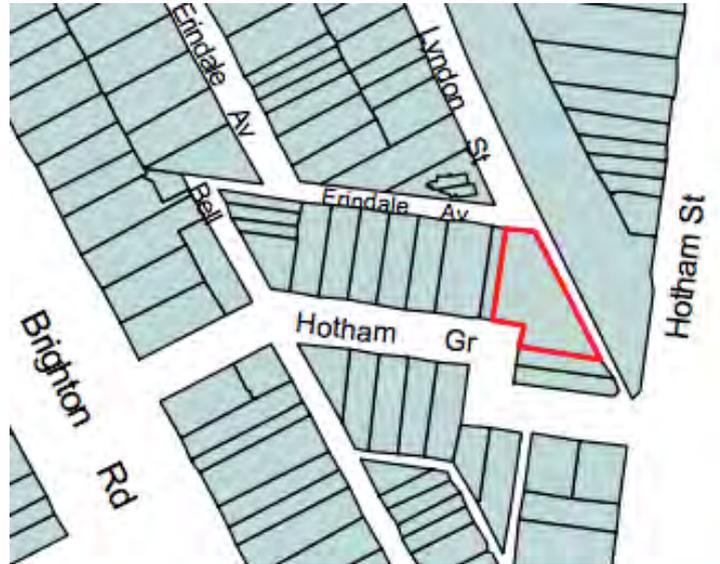
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City of Port Phillip Heritage Review

Place name: **House**
Other names: **Ulverston**

Citation No:
31



Address: **23 Hotham Grove,
Ripponlea**

Heritage Precinct: None

Category: **Residential: House**

Heritage Overlay: HO149

Style: **Victorian: Italianate**

Graded as: Significant

Constructed: **1887**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

At Crown land sales, J.M. Holloway purchased portions 259, 268 and 269, which consisted of about 11 acres of the wedge of land where Brighton Road and Hotham Street met. Holloway of Northampton

Buildings in Acland Street, subsequently had the area surveyed for a housing estate by surveyor, S.W. Smith. Each allotment had two frontages or the benefit of a magnificent Right-of-Way, 15ft wide.

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

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

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

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

References

J.E.S. Vardy, Plan of the Borough of St. Kilda, c.1873, South/14.

MMBW litho plan no.48, undated.

Parish Plan of Prahran, Borough of St. Kilda. SLV, Map Section, 820 bje St. Kilda Rate Books: 1887-91, 1889-1900. VPRS 2335, PROV.

Plan of Subdivision of Portions 259, 268 and 269 Parish of Prahran", undated. SLV, Map Section, Vale Collection, Book 4A, P.172.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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



Other studies

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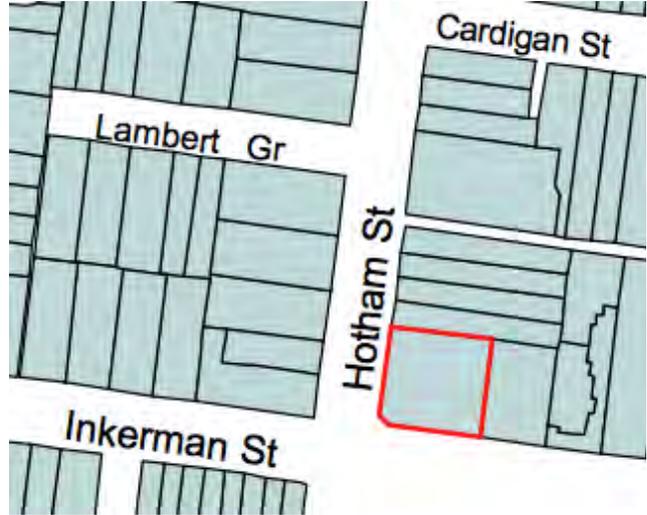
Other images

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City of Port Phillip Heritage Review

Place name: Uniting Church
Other names: Congregational Church

Citation No:
33



Address: 72 Hotham Street, St Kilda East

Heritage Precinct: None

Category: Religion: Church

Heritage Overlay: HO152

Style: Victorian: Gothic Revival

Graded as: Significant

Constructed: 1887-88

Victorian Heritage Register: No

Designer: Beasley & Little

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Among the early independent churches in Victoria was the Congregational Church. Its parishioners and interests spread to East St. Kilda in the 1860s accompanied by the desire for a purpose built meeting place.

An early church was erected in 1868 in Westbury Street on the western side between Inkerman and Carlisle Streets. It was relocated in 1885 at a site purchased for the purpose of erecting a new church. The site was on the north east corner of Hotham and Inkerman Streets and had frontages of 100 feet to Hotham Street and about 166 feet to Inkerman Street. It was part of portion 161A, which had been purchased from the Crown by J. Sutherland and had in part, been subsequently acquired by E. Watson.

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

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

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

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

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

References

Barnes, Jack 'A History of the East St. Kilda Congregational Church', East St. Kilda Uniting Church Parish Council, 1995.

Lewis, M. (ed), *Victorian Churches: their origins, their story and their architecture*, National Trust, 1991, p.85. MMBW litho plan no.47, dated 1935.

Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.

Vardy, J.E.S., "Plan of the Borough of St. Kilda", 1873(?), North/7.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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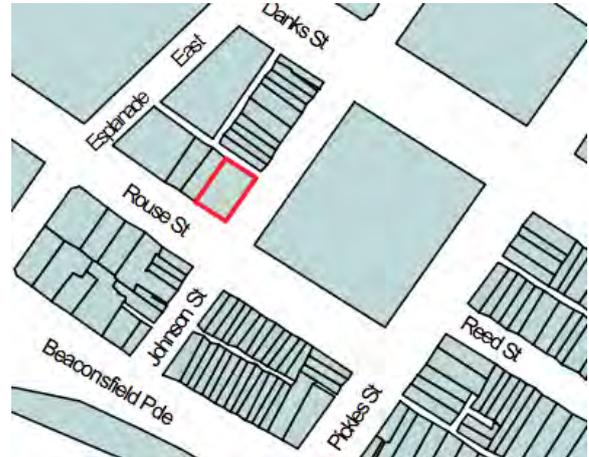
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City of Port Phillip Heritage Review

Place name: Colonial Sugar Company Store
Other names: CSR Store

Citation No:
55



Address: 33 Johnston Street (former 38 Rouse Street), Port Melbourne

Heritage Precinct: None

Category: Industry: warehouse

Heritage Overlay: None

Style: Vernacular

Graded as: Nil

Constructed: 1902

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

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

References

Port Melbourne Rate Books: 1900-1910, 1915-16, 1920-21, 1925-6, 1930-31.

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

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

U'Ren, N., and Turnbull, N., "A History of Port Melbourne", OUP, 1983, pp.114, 142, 144-45

Description

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

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

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

Condition: Unsound, building is leaning over Johnston Street.

Integrity: High.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from HO442.

Primary source

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

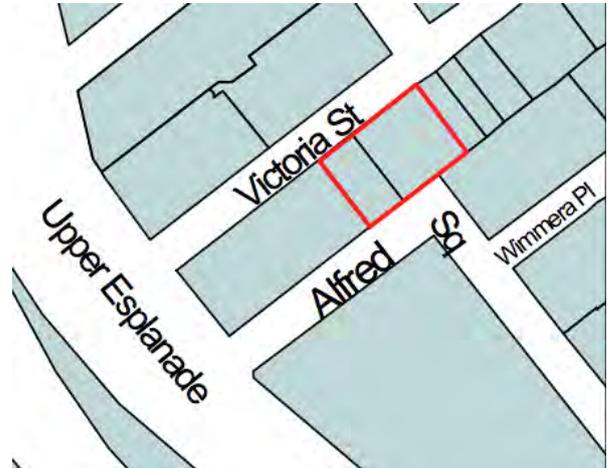
Other studies

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

City of Port Phillip Heritage Review

Place name: Houses
Other names: Residences

Citation No:
58



Address: 1 & 2 Alfred Square, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: House

Heritage Overlay: HO16 (No.1) & HO17 (No.2)

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1855 & c.1858

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

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

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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, HI836

Designer: H.W. & F.B. Tompkins

Amendment: C29, C160

Comment: Revised citation

Significance

The Canterbury is included on the Victorian Heritage Register (HI836) 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 'ruberoid' 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: House
Other names: The Mansion

Citation No:
215



Address: 83 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO328

Style: Victorian Italianate

Graded as: Significant

Constructed: c.1883

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

The residence, now in Queens Road, was once situated with other mansions in the fashionable Queens Terrace, fronting onto Albert Park. It is an important remnant of the 1880s in Melbourne.

Thematic context

-

History

The residence at 84 Queens Road, Melbourne was erected c.1883 and its original address was Queens Terrace, South Melbourne.

References

Sands and McDougall Directories, various dates

Description

The two storey building is devoid of excessive decoration and features arcading along two facades which terminates at a polygonal bay with arch headed windows. These arches, together with those of the arcading

and those of the remainder of the facades, dominate the composition. The roof is parapeted with balustrading and below that a cornice and row of consoles surround the building.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

Nigel Lewis and Associates, *St. Kilda Conservation Study, Area I* 1982

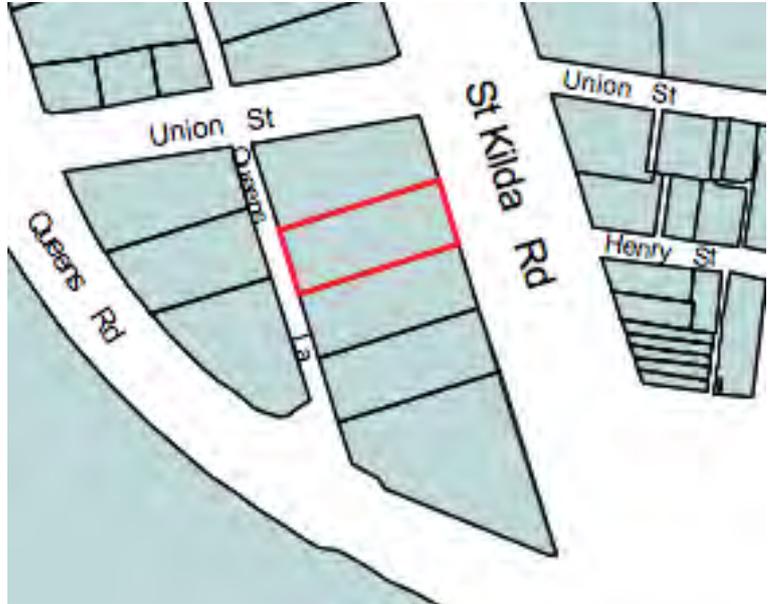
Other studies

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

City of Port Phillip Heritage Review

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

Citation No:
220



Address: 630 St Kilda Road,
Melbourne

Category: Residential: Mansion

Style: Victorian Italianate

Constructed: 1890

Designer: John Augustus Koch

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO256

Graded as: Significant

Victorian Heritage Register: Yes, H0658

Significance

'Ulimaroa' is included on the Victorian Heritage Register (H0658) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

-

History

'Ulimaroa' was erected in 1890 for Dr. Watkin and occupied by ship owner John Traill and the residence remained in the Traill family until 1948. A physician, Dr. Barret resided there until 1959 and in 1962 Repco Limited acquired the building.

References

St Kilda Rate Books, 1890: Watkin (owner), - (occupier), 10 room brick unfinished, 150 pounds; 1892: John Traill (occupier), shop owner, gent, Dr. Watkin (owner), 12 room brick, N.A.V. 260 pounds

Sands and McDougall Directories, various dates

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Del Marie
Other names: Flats

Citation No:
221



Address: 4 St Leonard's Avenue, St Kilda

Category: Residential: Flats

Style: Interwar: Moderne

Constructed: 1938

Designer: Stuart W. Hall

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO5

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression & recovery: the interwar years

History

The Del Marie flats were erected in St Leonards Avenue, St Kilda in 1938. Stuart W. Hall was the architect.

References

Sands and McDougall Directories, 1937-8

Description

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

Intactness

The Del Marie flats are substantially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Conservation

Primary source

Nigel Lewis and Associates, *St. Kilda Conservation Study, Area I*, 1982

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: House
Other names: Cottage

Citation No:
292



Address: 63 Argyle Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: house

Heritage Overlay: HO26

Style: Vernacular

Graded as: Nil

Constructed: c.1853

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

The cottage at number 63 Argyle Street is an unusually intact timber cottage of the early 1850s. It is representative of the large number of timber houses erected during the first period of major growth in Melbourne. Most have now disappeared and the survivors invariably have been substantially altered. Equally this building is illustrative of the first buildings erected in this area; modest cottages, generally housing people in the services part of society, in contrast to the large terraces and houses on the nearby St. Kilda Hill. Features of note include the timber, paired casement windows, early hardware including grained door knobs, lean-to additions and front verandah. Verandah columns of this type are now comparatively rare.

EXTENT OF SIGNIFICANCE

The entire house, front garden and picket fence.

Thematic context

-

History

The cottage has been demolished. The history in the 1984 heritage study is:

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

References

1. City of St. Kilda Rate Books, M.M.B.W. Detail Plan no. 1364, - Appendix.
 2. Registrar General's Office records - summary in Appendix.
 3. Alexander Sutherland (ed.), 'Victoria and its Metropolis', McCarron Bird, Melbourne, 1888, vol. 2, p. 637.
- J.E.S. Vardy, surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, North Ward sheet no. 5

Description

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

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

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO26 from the HO schedule and map.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Houses
Other names: Semi-detached houses

Citation No:
308



Address: 156-158 Brighton Road,
Ripponlea

Heritage Precinct: None

Category: Residential: semi-detached

Heritage Overlay: None

Style: Interwar Spanish Mission

Graded as: Nil

Constructed: 1928

Victorian Heritage Register: No

Designer: G.W. Vanheems

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

References

City of St Kilda building permit records, number 7308 granted 8/10/1928, includes working drawing

City of St Kilda Rate Books, 1929/30 number 10509, 10510

The Australian Home Builder, "Mission Style in Concrete", 15 May 1925, pp. 24-5, 56; "Spanish Mission Design for Australia", 15 June 1925, pp. 26-7, 46

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required – buildings have been demolished.

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

Place name: **St Kilda Cemetery**
Other names: -

Citation No:
320



Address: 260-288 Dandenong Road,
St Kilda East

Category: Cemetery

Style: Victorian

Constructed: c.1855-1900

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO455

Graded as: Significant

Victorian Heritage Register: Yes, H1081

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. 1, 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: **Maisonettes**
Other names: **Alcazar**

Citation No:
327



Address: **3 Glen Eira Road, Ripponlea**

Category: **Residential: Flats**

Style: **Interwar Spanish Mission**

Constructed: **1929**

Designer: **P.J. Brunning Pty Ltd**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: **Elwood, St Kilda, Balaclava, Ripponlea**

Heritage Overlay: **HO372**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

This building is one of the few blocks of maisonettes built during the 1920s or '30's 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: 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

Victorian Heritage Register: No

Constructed: 1922-1930

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

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City of Port Phillip Heritage Review

Place name: Concrete Shops
Other names: Shops and residences

Citation No:
365



Address: 157 & 159 Ormond Road,
Elwood

Category: Retail and wholesale: Shop

Style: Interwar: Arts & Crafts

Constructed: 1922-1930

Designer: John Marshall (Engineer)

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: Elwood: Glen Huntly
Road & Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

These two shops are unusual and possibly of importance for their concrete construction. Concrete buildings were occasionally constructed at this time, but not often. Consequently, these two shops may be the only concrete shops built in Victoria from this, or any period. Until a comprehensive survey of such buildings is undertaken throughout the State, this cannot be determined. The concrete construction extends to the first floor bay windows.

Mrs. N. Harris commissioned the building, designed by John Marshall, Engineer.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Designed by John Marshall, engineer, the Fibro Construction Co. constructed this pair of concrete shops in 1920 for Mrs. M. Harris.

References

St Kilda Council building permit record No. 4099 dated 16 March 1920

Description

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Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

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

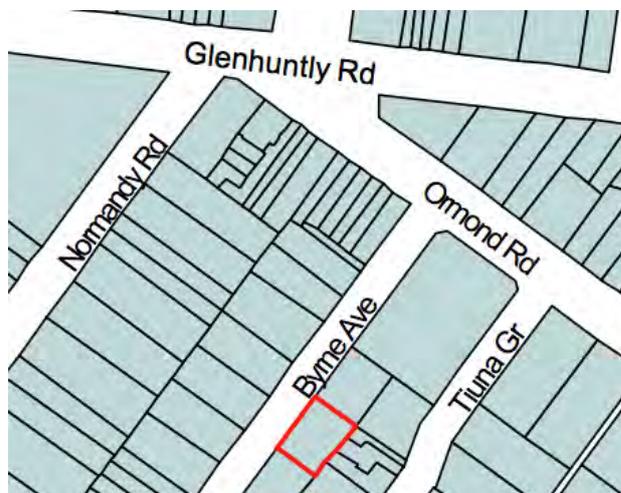
Other images

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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

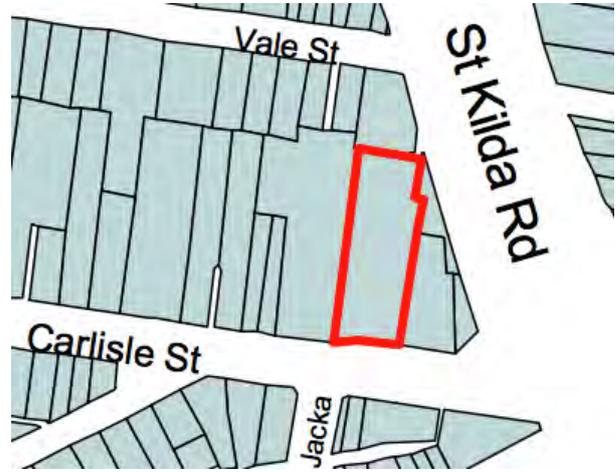
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City of Port Phillip Heritage Review

Place name: Apps Funeral Parlour
Other names: -

Citation No:
454



Address: 88 Carlisle Street, St Kilda

Heritage Precinct: None

Category: Commercial: Funeral Parlour

Heritage Overlay: None

Style: Postwar: International

Graded as: Nil

Constructed: 1952, 1962

Designer: Muir & Sheppard

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

A remarkable work of classically inspired formality achieved in a modern 1950s idiom. The landscaping and signage are fundamental to the integrity of the complex and to its significance.

Thematic context

-

History

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

The architects responsible were Muir and Shepherd, who designed it in 1952. The glazed entrance canopy was added with good effect in 1962.

References

St Kilda Council building permits nos. U1568 dated 6 March 1953 for funeral parlour, and 57/2103 dated 13 February 1962 for alterations by George Campbell & Assocs, architects, De Pellegrin Pty Ltd, Builders

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

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: House
Other names: -

Citation No:
641



Address: 220 Esplanade West,
Port Melbourne

Heritage Precinct: Port Melbourne

Category: Residential: semi-detached

Heritage Overlay: HO1

Style: Interwar Bungalow

Graded as: Nil

Constructed: 1924-25

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

220 Esplanade West was constructed in 1924-5, when the rate books note a house in course of erection on the site (1). Its original owner was Collingwood labourer, Thomas Prentice. It was first fully rated in 1925-6, when it was described as a four-roomed wood house and was valued at £45 (2). Prentice sold the house in 1927, to a cellarman, John Fennessy (3).

The house was demolished c.2000s.

References

1. Port Melbourne rate book, 1924-5, no. 401
 2. Port Melbourne rate book, 1926-7, no. 401
 3. Port Melbourne rate book, 1927-28, no. 401
-

Description

This building has been demolished. The description from the 1995 heritage study is:

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

Comparative analysis

This building has been demolished. The comparative analysis from the 1995 heritage study is:

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

Assessment

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

Recommendations

Retain in HO1 as a Nil-grade place. Change to 'Nil' grade on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

Allom Lovell & Associates, *Port Melbourne Conservation Study review*, Volume 4, 1995

City of Port Phillip Heritage Review

Place name: Laywell Terrace
Other names: -

Citation No:
711



Address: 20-24 Stokes Street, Port Melbourne

Heritage Precinct: None

Category: Residential: Terrace

Heritage Overlay: HO264

Style: Victorian: Free Classical

Graded as: Significant

Constructed: 1890

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

1. Port Melbourne rate book, 1890-91, nos. 88-90

Description

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

Comparative analysis

This terrace is more architecturally refined and of a higher standard than the workers' housing more commonly constructed in Port Melbourne during this period.

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

Assessment

No information.

Recommendations

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

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review* Vol. 5, 1995

Other studies

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

City of Port Phillip Heritage Review

Place name: Shops and residences
Other names: -

Citation No:
771



Address: 161-167 Ormond Road,
Elwood

Heritage Precinct: Elwood:
Glen Huntly Road & Ormond Road

Category: Retail and wholesale: Shop

Heritage Overlay: HO8

Style: Interwar

Graded as: Significant

Constructed: 1922

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

Four shops with dwellings above, whose distinctive first floor facades match Nos 151-155 (q.v.), forming an important streetscape. The facades are generally intact with only a few rendered surfaces painted.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

A.E. Watson constructed these four brick shops and dwellings in 1922 for H & W. Cattlin.

References

St Kilda Council building permit records No. 5041 dated 31 October 1922

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name: Hatton
Other names: House

Citation No:
772



Address: 173 Ormond Road, Elwood
Category: Residential: House
Style: Interwar: American Bungalow
Constructed: 1932
Designer: Alexander Miller
Amendment: C29, C160
Comment: Revised citation

Heritage Precinct: Elwood: Glen Huntly Road, Ormond Road
Heritage Overlay: HO8
Graded as: Nil

Significance

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

The former statement of significance is:

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. His son, who carried on the business, still lives there, and the house has remained intact throughout its life. Its most notable feature is its extremely unusual and intact coloured spackled render which is found in St Kilda only on a few Miller-built buildings.

Thematic context

-

History

This house has been demolished. The 1992 heritage study has the following historical information

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. Miller built many houses and flats in St Kilda incl. on The Esplanade south of Robe St, and in Wimbledon Ave.

The building permit reference, however, shows that the house was built in 1932.

References

St Kilda Council building permit no. 8194A, issued 14 October 1932.

Description

This house has been demolished. There is no description in the 1992 heritage study.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO8. Change heritage status on Port Phillip Heritage Policy Map to Nil.

Primary source

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

Other studies

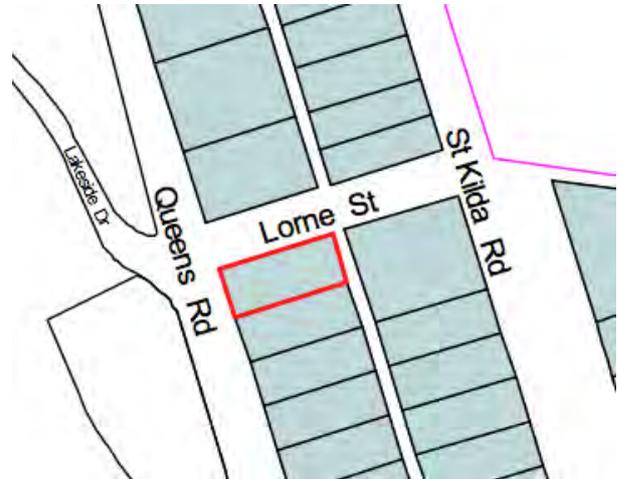
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Place name: John Batman Motor Inn
(former)

Citation No:
783

Other names: Flats



Address: 69 Queens Road, Melbourne

Heritage Precinct: None

Category: Commercial: Motel

Heritage Overlay: HO323

Style: Postwar International

Graded as: Significant

Constructed: 1962

Victorian Heritage Register: No

Designer: Romberg & Boyd

Amendment: C29, C160

Comment: Revised citation

Significance

Innovative in its time as Melbourne's first 'Motor Inn' (half way between a motel and a hotel), the former John Batman Motor Inn is prominent among the works of Robin Boyd and demonstrates in many ways the philosophies of Australia's vernacular avant garde modern movement that centred on Melbourne and Boyd's circle. The building as it appears owes much to Boyd despite the earlier plans prepared by Bernard Evans which set the basic building structure. Most importantly, the philosophy of the building changed; the idea of a Motor Inn and other 'selling points' like the penthouse suite, the curved roof, the reference to history in the name of the building; all point to Boyd. The building also was the precursor of the change in character of Queens Road to dominantly hotel use.

Thematic context

-

History

Records held by the St Kilda Council show that a permit for this building was originally issued in November 1961 to drawings prepared by Bernard Evans and Partners, Architects. The owner was Lorne Property Pty Ltd, R., M., & P. Shelmerdine appear to have been the directors of that company at the time. The builder was Morrisons Pty Ltd and the structural Engineers were W.J. & W.L. Meinhardt Pty Ltd. The building to be constructed was to be known as Shelmerdine apartments and comprised a five storey building with 95

apartments plus managers flat. An entrance area was included on the ground floor and a lounge and dining room on the first floor overlooking Albert Park.

In July 1962 amended drawings were submitted for the complex prepared by architects Grounds, Romberg and Boyd. Their proposal appears to be merely a reworking of the original scheme and adopted the same structural grid and apartment layout. The main departures were the inclusion of the curved roof form with penthouse apartment, the inclusion of a recessed porte cochere on the ground floor and new elevations.

When the building was published in 'Architecture in Australia' in March 1964, the architect is cited as Robin Boyd (of Romberg and Boyd). Presumably, therefore, Robin Boyd can be attributed as the building's architect.

The building on completion became known as the John Batman Motor Inn and operated as such until 1979 when it was purchased by the ANZ Bank for use as a staff training centre. In 1988 the Bank sold the building to the Ambulance Officers for use as their training centre.

References

'Architecture in Australia', March 1964, pp. 91-3
St Kilda Council building approval No. 57/2029 issued 27.11.61

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
928



Address: 628 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO333

Style: Interwar Old English

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: No

Designer: Marsh & Michaelson

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

-

History

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

References

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

Description

A large complex of apartments in a Tudor style comprising an L-shaped three storey wing facing onto St Kilda Road and Street and a two storey garage and mews wing facing onto Queens Lane and forming a

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

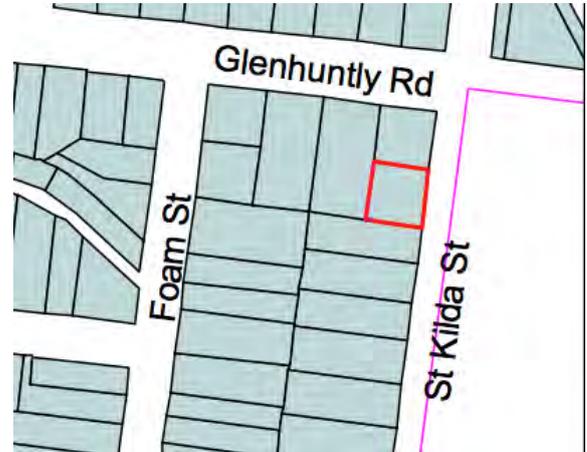


Source: State Library of Victoria, Harold Paynting Collection

City of Port Phillip Heritage Review

Place name: Houses
Other names: -

Citation No:
930



Address: 521 St Kilda Street, Elwood

Heritage Precinct: None

Category: Residential: house

Heritage Overlay: None

Style: Interwar bungalow

Graded as: Nil

Constructed: c.1927

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

References

St Kilda City Council Building Permit No.6621 issued November 1926

Description

This building has been demolished. There is no description in the 1992 heritage study.

Comparative analysis

No information.

Assessment

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

Recommendations

2016 Change from Contributory outside of HO to Nil.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Baymor
Other names: Flats

Citation No:
948



Address: 6 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: flats

Heritage Overlay: HO5

Style: Interwar Spanish Mission

Graded as: Nil

Constructed: 1929-32

Designer: Sydney Smith, Ogg & Serpell

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

The Baymor Flats have been demolished.

The flats were built in stages from 1929 to 1932 to a design by architects Sydney Smith, Ogg & Serpell.

References

Hubbard, T, Submission to the Administrative Appeals Tribunal, 'Esplanade Hotel', 1989
St Kilda City Council Building Permit

Description

This building has been demolished. There is no description in the 1992 heritage study.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO5 as a Nil-grade place. Change to 'Nil' grade on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

Robert Peck von Hartel Trehowan, *St Kilda 20th Century Architectural Study*, Vol. 3, 1992

City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
949



Address: 14-20 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO5

Style: Federation/Edwardian Arts & Crafts

Graded as: Significant

Constructed: c.1860, 1918

Victorian Heritage Register: No

Designer: W.E. Tombs (1918)

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

J.E.S. Vardy, Plan of the Borough of St. Kilda, c.1873, South/14.

St Kilda Council Building Permit No. 3383, dated 21 August 1917

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study*, Volume 3, 1992

Other studies

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

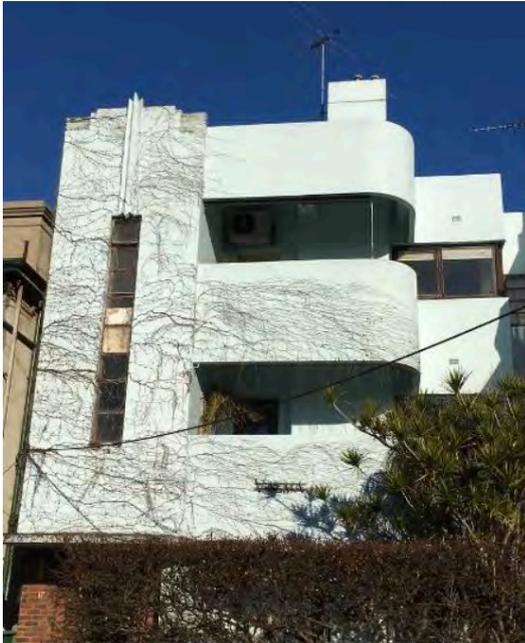
Other images

-

City of Port Phillip Heritage Review

Place name: Valma
Other names: Flats

Citation No:
950



Address: 17 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO5

Style: Interwar: Moderne

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: No

Designer: W.H. Merritt

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

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

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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: 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 crowning 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

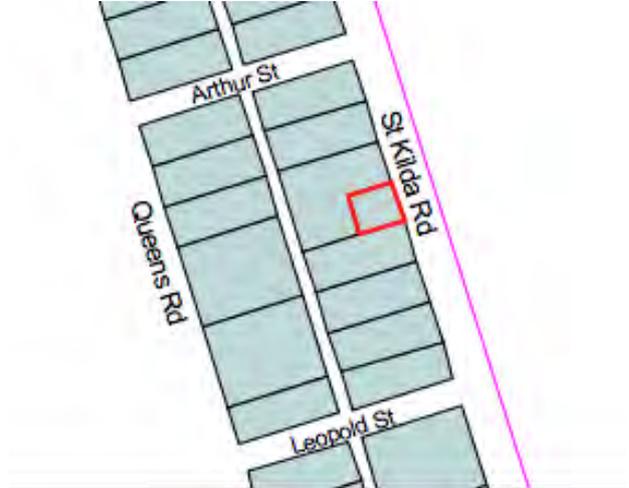
Other images

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City of Port Phillip Heritage Review

Place name: Rathgael (former)
Other names: Estella

Citation No:
982



Address: 462 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO254

Style: Victorian Free Classical

Graded as: Significant

Constructed: 1890

Victorian Heritage Register: Yes, H0096

Designer: Walter Scott Law

Amendment: C29, C160

Comment: Revised citation

Significance

'Rathgael' is included on the Victorian Heritage Register (H0096) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

-

History

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

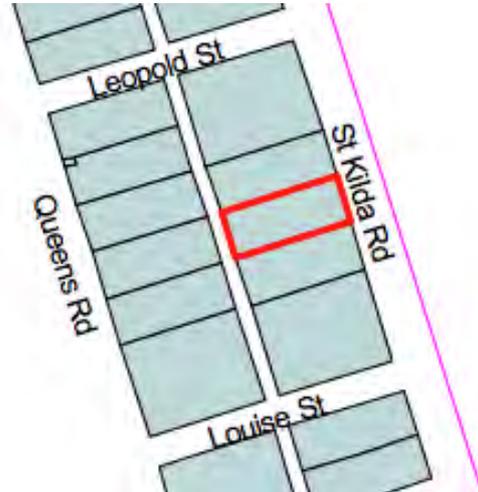
Other studies

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

City of Port Phillip Heritage Review

Place name: Charsfield
Other names: -

Citation No:
999



Address: 478 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO329

Style: Victorian Italianate

Graded as: Significant

Constructed: 1889

Victorian Heritage Register: No

Designer: Charles Webb

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

-

History

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and the land was to be sold for residential purposes (3). Following the subdivision, this allotment was purchased by I. Matthews (4) who later sold to Alfred Hodgson, a 'gentleman' of West Melbourne, in 1888 (5). In the following year this fourteen-roomed brick and render building was erected (6) to the design of noted Melbourne architect Charles Webb (7). Although Webb advertised tenders for the construction of this house (8), Hodgson was described as a builder in 1889 and it is possible that he constructed his own home. Although having made a small fortune from his tailoring and men's wear business in Lonsdale Street, Melbourne, Hodgson died a poor man (9). 'Charsfield' was later purchased by A.M. Younger, a prolific flat developer, who converted the property into the 'Nangunia Guest House' in 1931 (10).

References

- 1 Architects' Index, University of Melbourne
 - 2 *ibid.*
 - 3 Murphy, J. and Murphy, P., 'Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
 - 4 *ibid.*
 - 5 *ibid.*
 - 6 DHC, 'Interim Heritage Assessment: 478 St Kilda Road', March 1986
 - 7 Architects' Index. Webb designed the South Melbourne Town Hall (Refer to citation for 208-220 Bank Street) in 1879
 - 8 Architects' Index
 - 9 Murphy and Murphy, *loc. cit.*
 - 10 DHC, *loc. cit.*
-

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

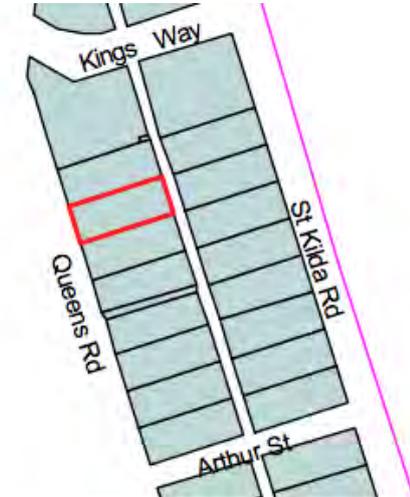
Other studies

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

City of Port Phillip Heritage Review

Place name: Netherby (former)
Other names: -

Citation No:
1003



Address: 8 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO233

Style: Victorian Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: No

Designer: David C. Askew (?)

Amendment: C29, C160

Comment: Revised citation

Significance

'Netherby' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The additions at the rear detract from the significance of the house.

Thematic context

-

History

Despite strong public objection, the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (3). This lot, 100 feet by 250 feet, was purchased by J.B. Scott in May of that year (4) and was subsequently sold to the Sharp family (5). In 1891 this twelve-roomed brick and render house was built for William Sharp, a timber merchant, who was to live in the house for over forty years (6). David Askew was possibly the architect (2).

Sharp took over his father's timber business in City Road, South Melbourne, in 1901, having previously been a partner of the firm since 1877 (7). An advertisement in 1890 describes the prospering and substantial establishment of 'John Sharp and Sons, Australian Saw, Planing and Moulding Mills' as providing 'building materials of all descriptions ... at the current rates ...' (8). Sharp devoted much of his time to business matters and was involved in the Melbourne and Suburban Timber Merchants Association, and was

its president from 1896 until 1908 (9). He was also a director of various other companies including the Metropolitan Gas Company, the Norwich Union Assurance Company and the Royal Humane Association of Australia (10).

Following the death of Sharp in January 1918, his wife Isabella occupied 'Netherby' until the early 1930s (11). It was around this time that the building was altered and added to by the prominent architects, Anketell and Keith Henderson (12). From about 1939 until 1950 the building was operated as a guest house and from 1950 until 1968 it was used as the office of the Attorney General's Department (13).

References

1 DHC, 'Interim Heritage Assessment' 8 Queens Road', April 1986

2 *ibid.* Askew, a noted Melbourne architect, was responsible for designing the Block Arcade in Collins Street in 1892. Certain architectural similarities make it possible that he also designed 'Netherby'

3 Murphy, J. and Murphy P. 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...' prepared for the HBPC

4 *ibid.*

5 *ibid.*

6 *ibid.*

7 DHC, *loc. cit*

8 Sands & McDougall Melbourne Directory, 1890

9 DHC, *loc. cit*

10 *ibid.*

11 *ibid.*

12 *ibid.*

13 *ibid.*

Description

'Netherby' is a two storeyed rendered house with Italianate detailing. There is an arcaded loggia at both levels that wraps around the south-west corner of the house. It is supported on slender cast iron composite colonettes and at first floor level has an Italianate balustrade. The render is also quite heavily decorated with foliated hood mouldings to the loggia, pediments to the ground floor bay windows and hood mouldings to those above. The eave line is heavily bracketed in the Italianate tradition. The six panel front door with fine surround and Victorian leadlight is intact, as are the tessellated tiles to the verandah floor. The red brick addition at the rear is very unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

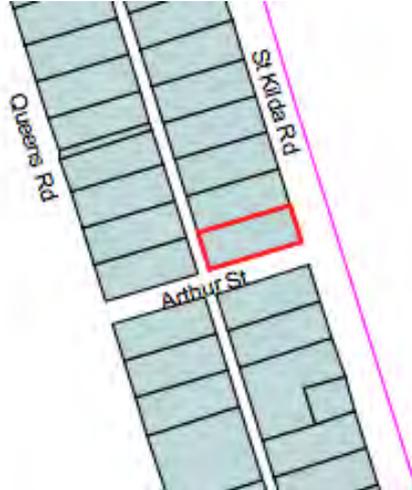
Other studies

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

City of Port Phillip Heritage Review

Place name: Airlie (former)
Other names: -

Citation No:
1004



Address: 452 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO253

Style: Victorian Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: Yes, H0722

Designer: Anketell Henderson

Amendment: C29, C160

Comment: Revised citation

Significance

'Airlie' is included on the Victorian Heritage Register (H0722) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

-

History

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

An outcome of this was that J.B. Scott purchased three blocks of the land, this block later being sold to Frederick J. Neave, a solicitor, by 1890 (5). In the following year a brick building with fourteen rooms was erected for Neave to the design of noted Melbourne architect, Anketell Henderson (6). Named 'Airlie',

Neave occupied the house for a number of years (7). In 1896 John Munroe Bruce, a businessman, brought his family to live at 452 St Kilda Road (8). His son Stanley Melbourne (1883-1967), later Lord Bruce and Prime Minister of Australia from 1923-1929, spent his boyhood at 'Airlie' (9). In 1924 the building was purchased by Helena Teresa Mayer and converted into a guest house (10) and in 1951, it passed to the Victorian Health Commission (11). It was later used by the Royal District Nursing Society.

References

1 National Estate, 'Listing for South Melbourne: 452 St Kilda Road', 22 September 1986

2 *ibid.*

3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC

4 *ibid.*

5 *ibid.*

6 *ibid.* For further information refer to 'The Heritage of Australia'

7 Murphy and Murphy, *loc.cit.*

8 National Trust of Aust. (Vic.), 'Research into Airlie, 452 St Kilda Road ...', 6 August, 1982

9 *ibid.*

10 *ibid.*

11 *ibid.*

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

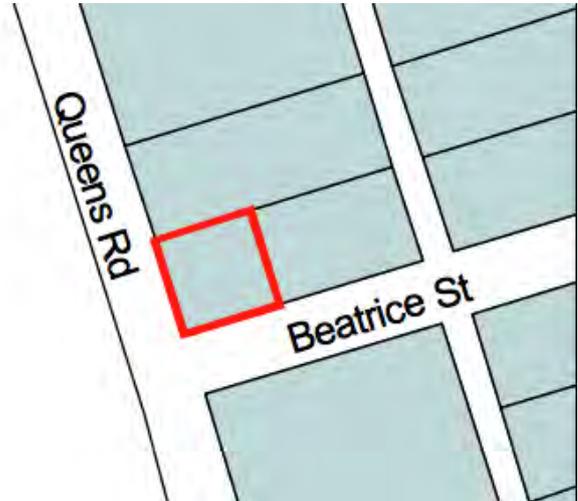
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: 'Lanark' (former)
Other names: 'Grosvenor'

Citation No:
1005



Address: 55 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO322

Style: Victorian Italianate

Graded as: Significant

Constructed: 1887, c.1929

Victorian Heritage Register: No

Designer: Terry & Oakden

Amendment: C29, C160

Comment: Revised citation

Significance

'Lanark' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The intact state of the fence, the conservatory and the rear service wing are integral to the significance of the whole. The partially intact outbuildings and the early plantings enhance the significance.

Thematic context

-

History

Despite strong public objection, the area on the Western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4). An allotment 100 feet by 250 feet was purchased by William C. Wilson. Wilson was the proprietor of Scott's Hotel, a well known Melbourne social gathering place and a favourite haunt of Dame Nellie Melba (5). He built this sixteen-roomed mansion and stables (6) in 1887 and occupied it until 1903 (7).

Other later owners and occupiers have been Thomas Tait, a Chief Commissioner of the Railways, Sir Rupert Clarke, the prominent merchant and Cyril Steele, proprietor of a Melbourne furnishing business (8). It was under Steele's ownership that a ballroom was added (c.1929) to the design of Toorak architect Robert Hamilton (9). Following Steele's death in 1939 (10) the house was renamed 'Grosvenor' and

operated as a reception centre (11). It was later used as the headquarters of the Third Division of the Department of the Army (12).

References

- 1 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC
- 2 DHC, 'Interim Heritage Assessment: 55 Queens Road, April 1986
- 3 *ibid.* The association between Wilson and the important Melbourne architectural firm Terry and Oakden was established in 1883 when Wilson commissioned Terry and Oakden to make extensive additions to his Melbourne Scott's Hotel. The firm is recorded as maintaining distinct clienteles and distinctive styles and the Architects' Index, University of Melbourne, lists Terry and Oakden as calling for tenders for a brick villa in Queens Road in 1887 the year of 'Lanark's' construction. Additionally, Percy Oakden is known to have been responsible for the sewerage connection to 'Lanark' in 1898
- 4 Murphy and Murphy, *loc. cit.*
- 5 Murphy and Murphy, *loc. cit.*
- 6 *ibid.*
- 7 DHC, *loc. cit.*
- 8 *ibid.*
- 9 *ibid.*
- 10 *ibid.*
- 11 *ibid.*
- 12 *ibid.* Refer citation for 12-14 Albert Road

Description

'Lanark' is a two storeyed rendered house built with Italianate detailing. There is an arcaded loggia at both levels that has been glazed in however the façade remains intact behind except in the northwest corner. Over the face of the loggia there is a trabeated system, Doric at ground floor and composite above, each with an appropriate cornice. The entrance is at the south side of the house and has a very fine marble and slate path that leads to the cream and black tiles of the porch and southwest terrace. The timber conservatory is a particularly fine structure with scale-like shingles to its walls, while the rear verandah remains intact with turned timber columns, a timber lattice frieze and black and cream floor tiles. The outbuildings are partially intact and the cedars at the rear may be contemporary with the house. The cast iron picket fence also remains intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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



Other studies

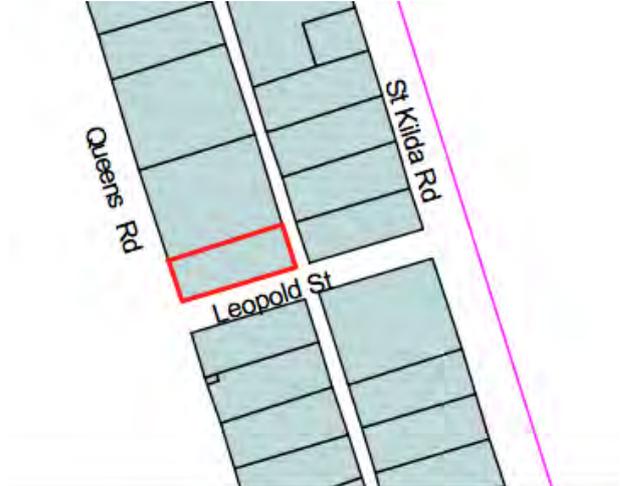
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: Bendignonia (former)
Other names: Flats

Citation No:
1008



Address: 25 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO234

Style: Victorian Gothic Revival

Graded as: Significant

Constructed: 1882

Victorian Heritage Register: Yes, H0909

Designer: John Beswicke

Amendment: C29, C160

Comment: Revised citation

Significance

'Bendignonia' is included on the Victorian Heritage Register (VHR H0909) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Bendignonia' is of significance as a substantially intact house built very soon after the subdivision of Queens Road and for its atypical use of the Gothic that forms a major departure from the Italianate.

Thematic context

-

History

Despite some strong public opposition the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4).

Although eight allotments were bought by R. Hepburn, he subsequently sold this lot to John Edward Card, a 'gentleman' in 1881 (5). In the following year Card erected this fifteen-roomed brick mansion, which he occupied for a number of years (6). The 1896 MMBW plan indicates a large fernery as well as a number of

outbuildings on the property (7). It is believed that John Beswicke, a noted Melbourne architect, was responsible for the design of this house (8).

References

1 Murphy, J. and Murphy P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC

2 *ibid.*

3 'Bendigonia' is illustrated in the Imperial Institute Album and Dr Miles Lewis, Uni. of Melb., attributes its design to Beswicke

4 Murphy and Murphy, *loc. cit.*

5 *ibid.*

6 *ibid.*

7 See Footnote 3

8 HBPC, 'Classifications Sub-Committee Meeting No. 291, 13/8/80' held in File No. S/14/76

Description

This is a very unusual house in South Melbourne and in Melbourne generally, being decorated in the gothic style rather than the Italianate that was far more common at that time. The design is dominated by a series of projecting bay units that extend up both the floors and are terminated in steep gables with very fine decorated barge boards punctuated by rosettes. The gothic styling also extends to the pointed vents, the hood mouldings, chamfered window reveals and clusters of chimney shafts. The building has suffered from the addition of a porch and box-like room added onto the front façade in about the 1950s. The stable and outbuilding are partially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

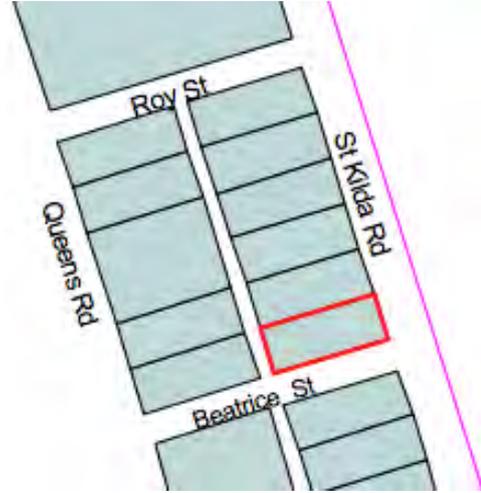
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: Redholme
Other names: Warwilla Guest House

Citation No:
1019



Address: 572 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO332

Style: Victorian Queen Anne

Graded as: Significant

Constructed: 1896

Victorian Heritage Register: No

Designer: John Beswicke

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

-

History

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

References

1 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC

2 Personal Communication Miles Lewis

3 Murphy and Murphy, loc. cit.

4 ibid.

5 ibid.

6 ibid.

7 National Trust of Aust. (Vic.), 'Research into Redholme...', 13 October, 1982

8 Murphy and Murphy, loc. cit.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

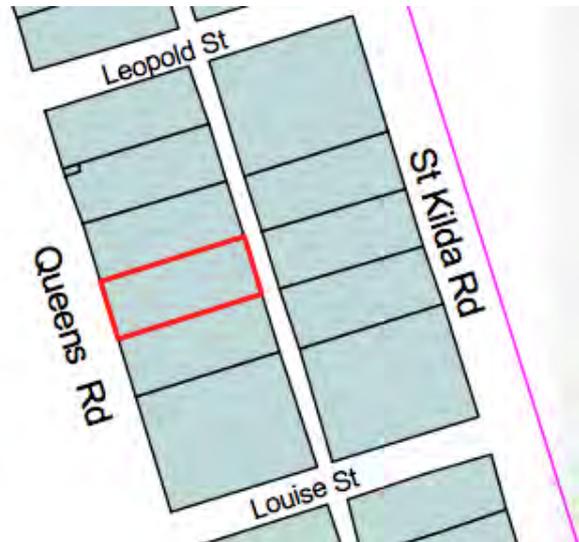
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: Newburn
Other names: Flats

Citation No:
1050



Address: 30 Queens Road,
Melbourne

Category: Residential: Flats

Style: Interwar International

Constructed: 1939-43

Designer: Frederick Romberg

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO235

Graded as: Significant

Victorian Heritage Register: Yes, H0578

Significance

'Newburn' is included on the Victorian Heritage Register (VHR H0578) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Newburn' is of significance for having been at the forefront of architectural design when built and for its influence on subsequent buildings in Melbourne. The significance is enhanced by its substantially intact state, although the addition of the penthouse, and the change in the colour scheme have detracted from the significance of the whole.

Thematic context

-

History

In mid-1939 Frederick Romberg, a Swiss-trained architect, was approached to design a block of flats in Queens Road (3). Establishing his own practice in partnership with two former Stevenson and Turner employees, Mary Turner Shaw and Richard Hosking, Romberg ‘...prepared to put his philosophy of architecture into action’ (4). As in Gropius’s Berlin housing four-storey estate (1930), each flat unit in the development was offset to give privacy to the balconies, views and a north orientation whilst retaining the formal curved elements and bold horizontals (5). It was these elements that made ‘Newburn’ the first block of flats in Victoria to thoroughly adopt the characteristics of advanced European architecture of the time (6).

While Newburn Pty Ltd financed the construction, Jack Aird was the builder of this early off-form concrete structure, which was later painted white and named ‘Newburn’ after the house Newburgh, which formerly occupied the site (7). Subsequent alterations to the building involved the replacement of the rooftop pergola with the penthouse added in the 1950s by E.A. Watts (8) and the painting-over of Gert Selheim’s graphic designs and sundials (9). This and the subsequent painting of the building are unfortunate, as colour was a large part of the original design. Robin Boyd described it thus: ‘It was painted white, and red and blue paint was used about the windows; the awnings to the windows were vivid gold.’

Although Romberg’s original design was compromised by alterations imposed by a lack of finance and client demands (10), the final building still remains a ‘... mecca for architectural students ... of contemporary Australian architecture’ (11).

References

- 1 National Trust of Aust. (Vic.), ‘Newburn Flats, 30 Queens Road ...’ held in File No. 5271
- 2 *Architecture Australia*, April/May 1977, pp. 70-71
- 3 *ibid.*
- 4 *ibid.*
- 5 National Trust of Aust. (Vic.), *loc. cit.*
- 6 National Estate, ‘Listing for South Melbourne: Newburn Flats’, 22 September, 1986
- 7 National Trust of Aust. (Vic.), *loc. cit.*
- 8 G. Butler, ‘Twentieth Century Architecture Survey’ RAlA October 1982
- 9 National Trust of Australia (Vic.), *loc. cit.*
- 10 *Architecture Australia*, April/May 1977, p.70
- 11 *ibid.*, p.71

Description

See History.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

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

Citation No:
1093



Address: 480 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Commercial: office

Heritage Overlay: None

Style: Post war International

Graded as: Nil

Constructed: c.1960-65

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up the old mansions (most of which, by the 1920s and 1930s had been converted into flats and guest houses). The British Petroleum House completed in 1964 (5), at the junction of Albert

and St Kilda Roads was the first multi-storey development along this major thoroughfare and it was quickly followed by many others. The building at 480 St Kilda Road was completed at about the same time (4).

References

- 1 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
- 2 ibid.
- 3 Refer Citation for No. 1 Albert Road
- 4 G. Butler, 'Twentieth Century Architecture Survey', October 1982

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

Other studies

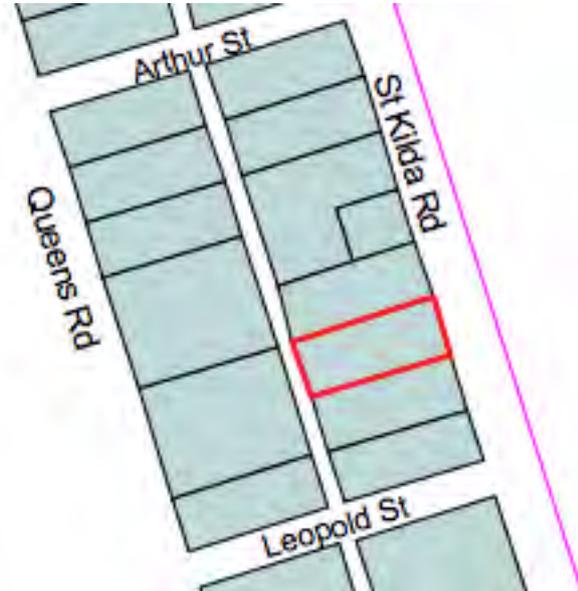
Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation study*, Volume 2, 1987



City of Port Phillip Heritage Review

Place name: V.A.C.C. Offices
Other names: -

Citation No:
1096



Address: 464 St Kilda Road,
Melbourne

Heritage Precinct: None

Category: Commercial: Office

Heritage Overlay: HO307

Style: Postwar
International

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1962-65

Designer: Bernard Evans &
Partners

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

-

History

In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (3). During the nineteenth century numerous mansion houses (4) were built for Melbourne's wealthy society, establishing St Kilda Road as one of Australia's fashionable boulevards.

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up many of the old mansions most of which, by the 1920s and 1930s had been converted into flats and guest houses. The British Petroleum House completed in 1964 (5), at the junction of Albert and St Kilda Roads, was the first multi-storey development completed along this major thoroughfare and many others quickly followed. In 1962 construction was begun on Bernard Evans and Partners' seven-storey office development. The contractors T.L. Easton and Sons (6) were the principal builders of the structure, which was completed in 1965.

References

1 G. Butler, 'Twentieth Century Architecture Survey', October 1982

2 *ibid.*

3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC

4 Refer to citations for St Kilda Road mansions

5 Refer citation for BP House, 1-29 Albert Road

6 Butler, *loc. cit.*

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: St Vincent de Paul Girls' Orphanage
Other names: -

Citation No:
1103



Address: 179-197 Napier Street, South Melbourne

Heritage Precinct: Emerald Hill Residential

Category: Religion, Institutional: Orphanage

Heritage Overlay: HO212

Style: Victorian: Gothic Revival

Graded as: Significant

Constructed: c.1867, c.1895, 1900

Victorian Heritage Register: Yes, H1531

Designer: John B. Denny (1867), Kempson & Conolly (1900)

Amendment: C29, C160

Comment: Revised citation

Significance

The former St Vincent de Paul Girls' Orphanage is included on the Victorian Heritage Register (H1531) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The former Girls Orphanage is of significance as a physical document to Australia's welfare history, to the social conditions in Melbourne in the mid to late nineteenth century and to the congregate care system administered by the Sisters of Mercy. The 1860s building is a rare example of surviving buildings of this age and type in Australia.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The first Catholic orphanage in Victoria was started by Fr. Gerald Ward in October 1853 from a rented cottage in Prahran (2). Following the reservation of land granted for the building of a Catholic Orphan school in Emerald Hill in 1855 (3), (the site of the present St. Vincent Boys' Orphanage), the adjoining site on the south-east corner of Napier and Church Streets was secured in 1858 (4). The death of Fr. Ward in that year resulted in the Rev. Matthew Downing taking control of the Orphanage (5), while a lay committee was appointed to assist (6). By 1861 the Sisters of Mercy had taken charge (7).

The earliest buildings at the Girls' Orphanage were erected circa 1863-1866 (8) and by 1867 (9) a large two-storey basalt complex with two wings had been constructed for the total cost of £9,000 (10). Although it is not definite who was the architect for this building it is evident that two designers made their mark, Patrick Scanlon and William Wardell (11). Later extensions to the rear and sides of the original structure were made during the 1890s and 1940s as the need arose and finances allowed (12). Alterations to the facade resulted in the removal of a double height timber verandah facing Clarendon Street and its replacement with a rendered brick structure (13).

In 1900 Kempson and Conolly, architects, called tenders for the construction of a brick chapel at the Girls' Orphanage (14) which was enlarged in 1926 (15). While also a part of the complex are a number of separate buildings, including an infirmary built in 1897 and a brick domestic science building (17).

The Sisters of Mercy vacated the buildings in 1965, subsequently establishing a system of family group homes for children. The Napier Street complex reverted to the Crown (18). As an important reminder of Australia's welfare history, the complex illustrates the extent of child destitution in Victoria in the 1850s and 1860s and the economic depression of the 1890s (19). The congregate care system as administered by the Sisters of Mercy and the original St. Vincent de Paul's Orphanage is particularly expressed in the core 1858 basalt building (20).

References

1. HBPC, 'St. Vincent de Paul's Girls' Orphanage: Synopsis of Report', held in File 84/3207
2. R. Mullens, 'The Former St. Vincent de Paul's Girls' Orphanage...', Draft Report, Heritage Branch, Ministry of Environment and Planning, January 1986.
3. *ibid.*
4. HBPC, *loc.cit.*
5. Mullens, *loc.cit.*
6. *ibid.*
7. National Trust of Australia (Vic.), 'Research into Former St. Vincent's Girls' Orphanage....', 6 April 1979.
8. HBPC, *loc.cit.*
9. *ibid.*
10. *ibid.*
11. U. de Jong has commented, in a submission presented to the HBPC on the Former St. Vincent de Paul's Girls' Orphanage, on the possible link between William Wardell, undated sketch plans by him for a Girls' Orphanage at Emerald Hill and the buildings that were eventually erected on the site. The Architects' Index, University of Melbourne, lists the Melbourne architect Patrick Scanlan as advertised for tenders for the completion of a Catholic Orphanage at 231-265 Cecil Street in 1858.
12. HBPC, *loc.cit.*
13. *ibid.*
14. Architects' Index, University of Melbourne
15. HBPC, *loc.cit.*
16. Architects' Index, University of Melbourne
17. HBPC, *loc.cit.*
18. Mullens, *loc.cit.*
19. HBPC, *loc.cit.*
20. *ibid.*

Description

The original buildings remain in a substantially intact state despite the later additions that have been made. They are in a pavilioned form, with a substantial gable unit above the main entrance. The facade is clad in rock faced basalt and has coupled gothic windows that are framed by dressed freestone edgings, while the chimneys are fashioned in similar freestone.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

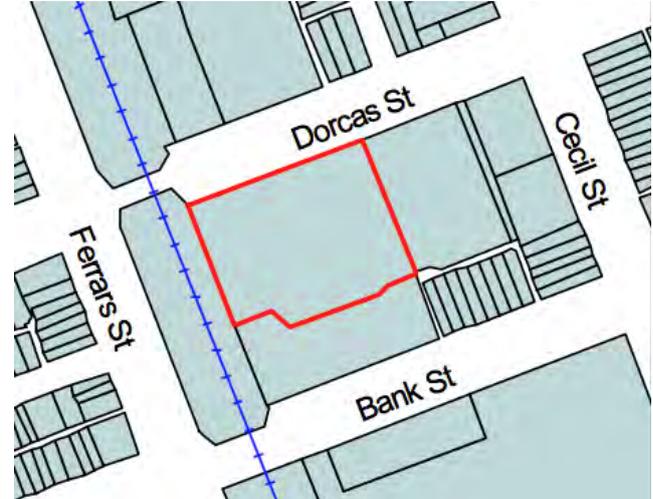
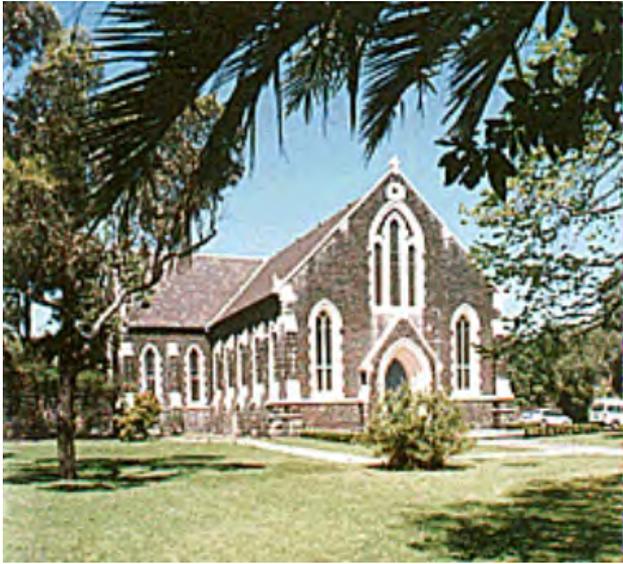
Other images

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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

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City of Port Phillip Heritage Review

Place name: Congregational Church & Hall
(former)

Citation No:
1118

Other names: -



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

Heritage Precinct: St Vincent Place East

Category: Religion: Church & church hall

Heritage Overlay: HO153 & HO154

Style: Victorian Gothic

Graded as: Significant

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

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

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

Amendment: C29, C160

Comment: Revised citation

Significance

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

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

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

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

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

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998



Other images



City of Port Phillip Heritage Review

Place name: First Church of Christ, Scientist

Citation No:
1124

Other names: -



Address: 336-340 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Religion: Church

Heritage Overlay: HO252

Style: Interwar Free Classical

Graded as: Significant

Constructed: 1920, 1933

Victorian Heritage Register: Yes, HI766

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

Amendment: C29, CI60

Comment: Revised citation

Significance

The First Church of Christ, Scientist is included on the Victorian Heritage Register (HI766) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

-

History

In 1914 members of the Church of Christ, Scientist purchased a site on St. Kilda Road for the building of a church (4), and it was in 1920 that the foundation stone for the new building was laid (5). The architects were Bates Peebles & Smart (principal designer, Harold Dumsday) (2, 3), the contractors were Hansen and Yuncken (6) and the total cost of the building and land came to £32,000 (7).

The church was opened in 1922 (8) and, as no Christian Science Church could be dedicated until it was free of debt, was formally dedicated three years later in 1925 (9). In 1928 a pipe organ, built by the London firm of Henry Willis and Sons, was installed in the building (10). In 1933 Bates Smart and McCutcheon called tenders for the erection of an administration block for the church (11), it being built along Dorcas Street, while in 1948 the original flat-roofed areas of the original church were covered by a pitched roof, concealed behind the parapets (12). The exterior was painted in 1962 and there have been subsequent minor alterations to the building.

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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



Other studies

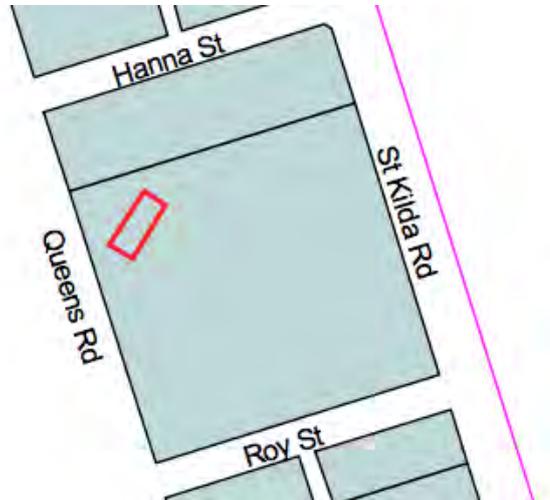
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: Clive Fairbairn Pavilion
Other names: Albert Ground Pavilion, MCC Tennis Club Pavilion, Warehousemen's Ground

Citation No:
1147



Address: 494-498 & 500-520 St Kilda Road & Queens Road, Melbourne

Heritage Precinct: None

Category: Recreation: Pavilion

Heritage Overlay: HO330

Style: Edwardian

Graded as: Significant

Constructed: c.1905

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

This sports pavilion is of significance as a finely designed and substantially intact pavilion of the early twentieth century. It stands as an adornment to the oval and is a rare example of this building type in Melbourne. The intact nature of the interior is integral to the significance of the whole.

Thematic context

-

History

No information.

References

-

Description

This pavilion is picturesquely massed with a projecting balcony that gives onto the playing field, behind which is a central gable projecting out from the corrugated iron roof. The balcony is supported on cast iron columns and the walls clad in bullnose weatherboards, while the gables to the front and side are half timbered. The interior is substantially intact with the walls clad in beaded lining boards. The original lockers and bench seating are also intact. The addition to the north of the building is unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

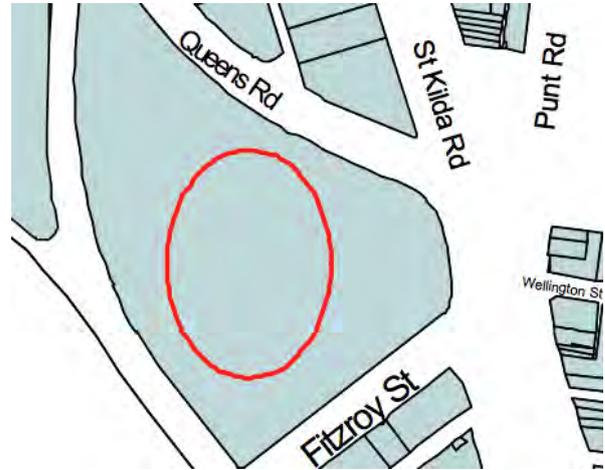
Other studies

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

City of Port Phillip Heritage Review

Place name: 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 1 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

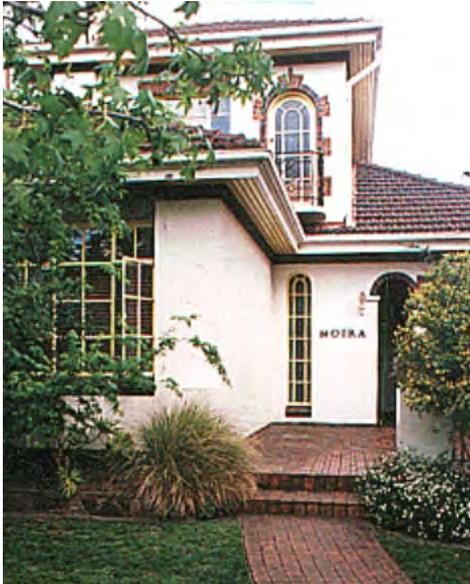
Other images

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City of Port Phillip Heritage Review

Place name: **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

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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

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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

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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

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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: State Savings Bank of Victoria (former)

Citation No:
1984

Other names: -



Address: 78 Glen Eira Road, Ripponlea

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Category: Commercial: Bank

Heritage Overlay: HO7

Style: Interwar: Free Classical

Graded as: Significant

Constructed: 1922

Victorian Heritage Register: No

Designer: Sydney Smith & Ogg

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

-

References

St Kilda Council building permit record:

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

Description

Free Classical two storey bank with dwelling.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

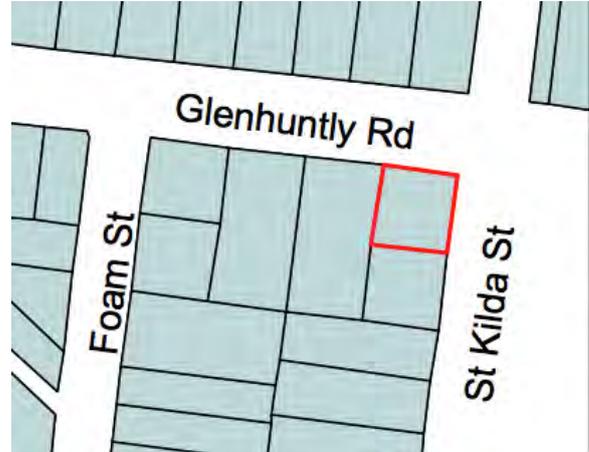
Other images

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City of Port Phillip Heritage Review

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

Citation No:
1995



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

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: None

Style: Interwar Bungalow

Graded as: Nil

Constructed: 1927

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

The house at 150 Glen Huntly Road was built in 1926-27.

Possibly the same architect/builder as 172 Ormond Road. Compare also Morres St, Maryville Street and Monkstadt Avenue houses. J. H. Johnson, the builder, may be the designer.

References

St Kilda City Council building permit No. 6621 issued November 1926

Description

This is block of seven two storey maisonettes in the Brutalist style. Important aspects of the design include the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the living spaces to the north. The use of crude industrial glazing and garage doors to the south facade is also characteristic of the style. Few external alterations have been made to the buildings. The dark brown painted surfaces contrast with the grey rendered surfaces of the first floor battered walls and these finishes complement the building.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Change grading from 'Contributory outside of HO' to Nil.

Primary source

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'nai B'rith House**
Other names: -

Citation No:
2018



Address: 99 Hotham Street, Balaclava

Heritage Precinct: None

Category: Community: Hall

Heritage Overlay: HO337

Style: Victorian, Postwar

Graded as: Significant

Constructed: c.1890, 1959

Victorian Heritage Register: No

Designer: Dr Ernest Fooks

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

B'nai B'rith House, designed by Dr. Ernest Fooks, was constructed in 1959.

References

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

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

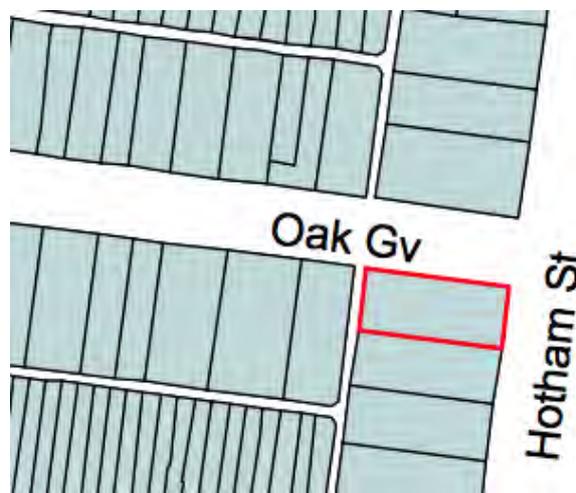
Other images

-

City of Port Phillip Heritage Review

Place name: House
Other names: Attic Villa

Citation No:
2021



Address: 175 Hotham Street,
Ripponlea

Heritage Precinct: St Kilda, Elwood,
Balaclava, Ripponlea

Category: Residential: House

Heritage Overlay: HO7

Style: Interwar: Arts & Crafts
Bungalow

Graded as: Significant

Constructed: 1923

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Builder: Hogg. Original owner: Mrs M.I. Johnson

References

St Kilda Council building permit no. 5067

Description

Arts & Crafts attic villa.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

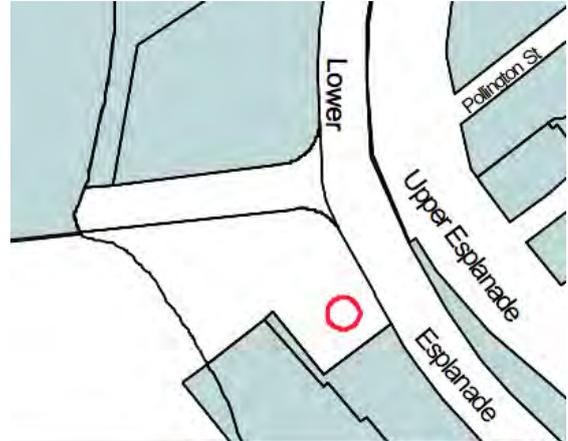
Other images

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City of Port Phillip Heritage Review

Place name: Bandstand
Other names: -

Citation No:
2030



Address: Jacka Boulevard, St Kilda

Heritage Precinct: None

Category: Bandstand

Heritage Overlay: None

Style: Interwar

Graded as: Nil

Constructed: c.1930

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

No information.

References

-

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from Heritage Overlay.

Primary source

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

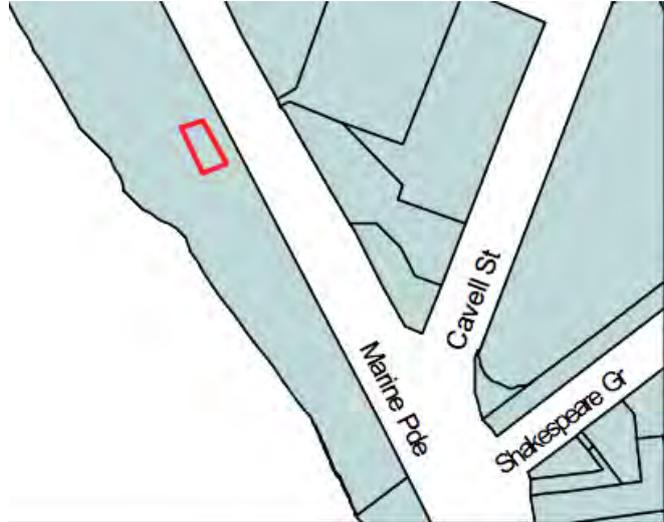
Other studies

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

City of Port Phillip Heritage Review

Place name: **Stoke House**
Other names: **Pavilion Tea Rooms**

Citation No:
2033



Address: **30 Jacka Boulevard, St Kilda**

Heritage Precinct: St Kilda Foreshore

Category: **Commercial: Cafe**

Heritage Overlay: None

Style: **Edwardian Queen Anne**

Graded as: Nil

Constructed: **1916**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

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

The former statement of significance is:

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

Thematic context

-

History

A timber pavilion was constructed on this site in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The

building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

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

References

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

Description

This building has been demolished. The 1992 description is:

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from Heritage Overlay.

Primary source

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: Tudor Lodge
Other names: House

Citation No:
2045

NO IMAGE



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

Heritage Precinct: St Kilda Hill

Category: House, detached

Heritage Overlay: HO5

Style: Interwar Old English

Graded as: Nil

Constructed: c.1935

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

References

-

Description

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

This site now forms part of 38 Fitzroy Street. At the front of the site facing Fitzroy Street is a pair of double storey, late Victorian terrace houses. To the rear facing Loch Street and West Beach Road is the apartment complex that replaced the rear of those houses and the interwar house described in this citation.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

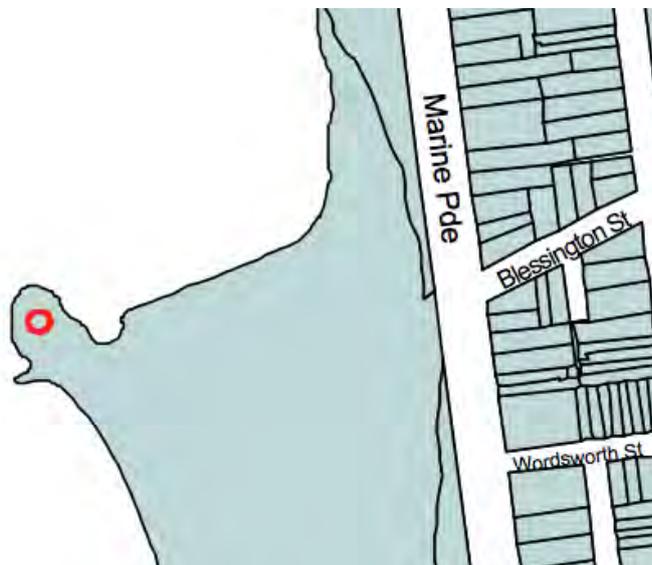
Other studies

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

City of Port Phillip Heritage Review

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

Citation No:
2057



Address: **Marine Parade, St Kilda**

Heritage Precinct: **Nil**

Category: **Transport (Water):
Beacon/Lighthouse**

Heritage Overlay: **HO187**

Style: **Postwar**

Graded as: **Significant**

Constructed: **1969**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

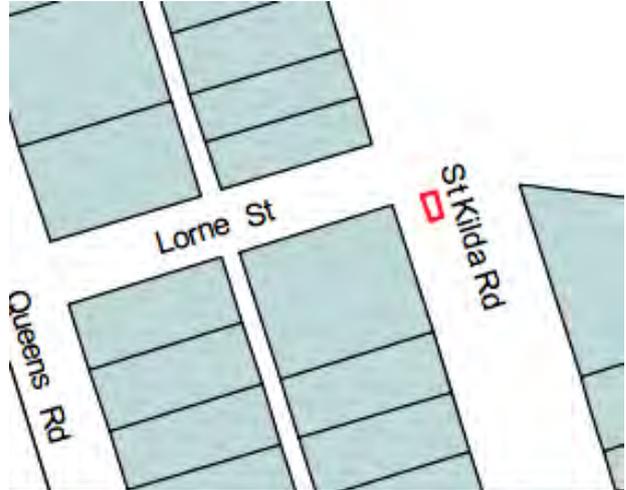
Other images



City of Port Phillip Heritage Review

Place name: Tram Shelter
Other names: -

Citation No:
2099



Address: St Kilda Road & Lorne Street,
Melbourne

Heritage Precinct: None

Category: Transport: shelter

Heritage Overlay: HO488

Style: Interwar Arts & Crafts

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: Yes, H1867

Designer: A.G. Monsborough

Amendment: C29, C160

Comment: Revised citation

Significance

This tram shelter is included on the Victorian Heritage Register (H1867) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

-

History

In the early years of the twentieth century the cable tram network of inner Melbourne, which had been built in the 1880s, was augmented by an electric tram network built and operated by municipal tramways trusts in the various expanding suburbs. The tram shelter at the corner of St Kilda Road and Dorcas Street South Melbourne is one of five remaining from of a distinct group nine picturesque closed timber shelters built between 1912 and 1927 in a style based on Edwardian domestic fashion.

The tram shelters at the corner of St Kilda Road and Lorne Street and St Kilda Road and High Street were built in 1927. These replaced earlier shelters erected by the Prahran and Malvern Tramways Trust in 1913 and 1919. The shelters served passengers making the connection between the St Kilda Road cable trams and the departure point of the electric cars on P&MTT High Street route.

References

Victorian Heritage Register citation

Description

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

(Source: Victorian Heritage Register citation)

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

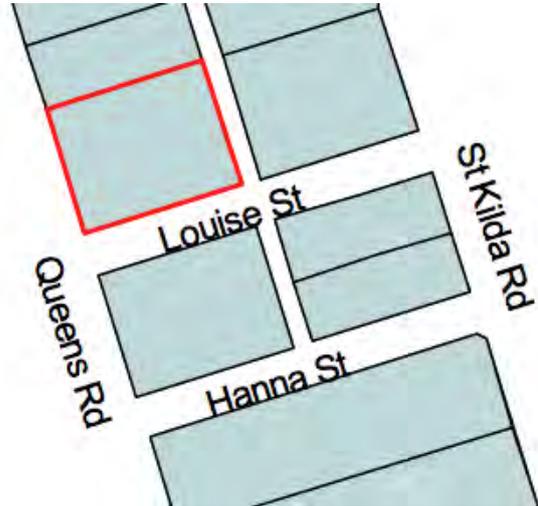
Other studies

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

City of Port Phillip Heritage Review

Place name: Brookwood Flats
Other names: -

Citation No:
2129



Address: 32 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO335

Style: Interwar Moderne/Art Deco

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: No

Designer: Bernard Evans

Amendment: C29, C160

Comment: Revised citation

Significance

"Brookwood Flats" at 32 Queens Road, Melbourne, was built for Ascot Estates Ltd in 1936-37. The building has historic and aesthetic importance. It is historically important in that it continues the tradition of high quality residential accommodation characteristic of Queens Road and also demonstrates the thoroughfare's emerging role during the inter-war period as a location for high density residential investment projects. It has aesthetic importance (Criterion E) as a highly successful building in the then "avant guard" Streamlined Moderne manner, popular in Europe and America at the time.

Thematic context

-

History

A controversial move was made by the Government in March 1875 when it decided to sell parkland on the western boundary of St Kilda Road. A new road called Queen's Terrace (now Queen's Road) was formed parallel to St Kilda Road and a subdivision of large blocks took place with building restrictions that would limit development to the erection of mansions and large villas.

In 1880, Queens Road between Louise and Leopold Streets was vacant land. By 1881, it had at least three houses, two of which were the residences of builders Samuel Amess and Benjamin Barnes. At the time, lots 8 and 9 on the northeast corner of Louise Street remained vacant and were owned by George Simmie.

Each lot had a NAV of 36 pounds. In the following year, manufacturer William Brookes bought lots 8 and 9 and commenced building a large house there for his residence. In 1883, the house was completed and occupied. It was named "Brookwood" and had 15 rooms and a NAV of 400 pounds. Brookes, who was joint owner with Archibald Currie of the Yarra Bank paper mill in 1890, continued to live at no.32 at the turn of the century. At that time, the property was described as "brick, 16 rooms, stable, NAV 250 pounds". The Brookes family was still in residence in 1916.

By 1928, Lillian McCrae had acquired "Brookwood" for her residence. McCrae's occupation was listed as "home duties" however 20 people lived at her home so it was possibly being used as a boarding or guest house. The NAV at the time was 400 pounds. By 1936, the house had passed to Honora McCrae who continued to run "Brookwood" as her predecessor. It had 30 residents in 1935.

In the following year, McCrae sold her property to Ascot Estates Ltd, a Western Australian firm based in Perth. The house was demolished and a new building which adopted the named "Brookwood Flats" was erected on the site. The building contained 51 flats, a cafeteria, caretaker's quarters and 11 garages. The flats were first occupied in 1937. Most of the male tenants were professional people (judge, doctor, solicitor, manager, commander, investor, merchant, journalist, wool buyer), while the occupation of most of the female tenants was "home duties". The NAVs of the flats ranged from 50 to 80 pounds. The NAVs of the café and the caretaker's quarters were 40 and 100 pounds respectively.

The building at 32 Queens Road continued to operate as "Brookwood Flats" in 1973.

References

MMBW litho plan no.20, dated 17.7.1894.

Priestley, Susan, *South Melbourne, A History*, Melbourne University Press, Carlton, 1995, p.94, 216

Sands and McDougall directory 1916, 1921, 1937, 1973

South Melbourne Rate Books: 1880-86, 1890-91, 1900-01, 1927-38.

Description

A monumental three storeyed flat development of the late inter-war period in the European Modernist manner and adopting Streamlined Moderne forms with a striking symmetrical façade arrangement and Art Deco enrichment reinforcing the symmetry of the design. The centrally placed vestibule is given vertical emphasis by a narrow vertical window with stepped reveals, a balconette and an ornamental panel in cast cement that reaches a "crescendo" above parapet level. The flanking bays are set back in stages giving emphasis to the vestibule by their comparatively plain treatment and emphasis given to the horizontal. There are curved windows further demonstrating the buildings connection with European Modernism.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

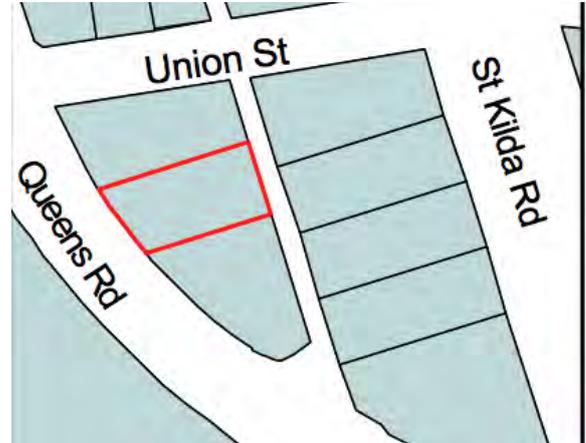
Other studies

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City of Port Phillip Heritage Review

Place name: Brooklawn
Other names: Minasco House, Glen Lovat, Lister Private Hospital

Citation No:
2130



Address: 82 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: None

Style: Victorian Italianate

Graded as: Nil

Constructed: 1879

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

The house initially called "Brooklawn" at no 82 Queens Road, Melbourne was built for the warehouseman George Bruce in 1879. It is historically important. This importance (Criterion A), is derived from its capacity to demonstrate the Colonial Government's requirement that the houses erected on Queens Road be large and imposing in an attempt to offset the environmental impacts of selling off this portion of Albert Park during the mid 1870's. In this respect "Brooklawn" is now rare (Criterion B) and therefore of greater value than might have previously been the case.

Thematic context

-

History

This house has been demolished and replaced with multi-level flats. The history in the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St. Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

In the south of the subdivision, two roods and twelve perches of land facing Queen's Terrace between Union Street and St. Kilda Road were bought by George Godfrey. This block of land had a NAV of 22 pounds in 1878. In the following year, Godfrey sold the block to warehouseman George Bruce who immediately built a 12 roomed brick house there for his residence. It had a NAV of 100 pounds. The Bruce family continued to live at no.82 in 1910 when Miss Edith Bruce was listed as the occupant of the house, which at that time was known as "Brooklawn".

In 1911 both the house name and occupant changed. In that year, the house was known as "Glen Lovat" with Miss Josephine Fraser in residence. Soon after, by 1916, the house had been converted to a private hospital subsequently known as "Lister" Private Hospital. The hospital continued under this name in 1965 however it had closed by 1973. In that year, management consultants Montfort (A'asia) Pty Ltd were occupying the premises.

References

St. Kilda Rate Books: 1877-79

South Melbourne Rate Books: 1879-81

Sands and McDougall directories: 1890, 1910, 1911, 1937, 1965, 1973

MMBW litho plan no.35, dated 1896.

Description

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

A stuccoed single storeyed Italianate villa having faceted projecting wings to the principal elevations terminating a now demolished posted verandah. Ornamentation and architectural form are characteristic of the Victorian period, the pilastered architraves to the windows being of interest.

Condition: Medium, maintenance needed.

Integrity: Medium, verandah removed, corrugated iron sheeting to hipped roof.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

Other studies

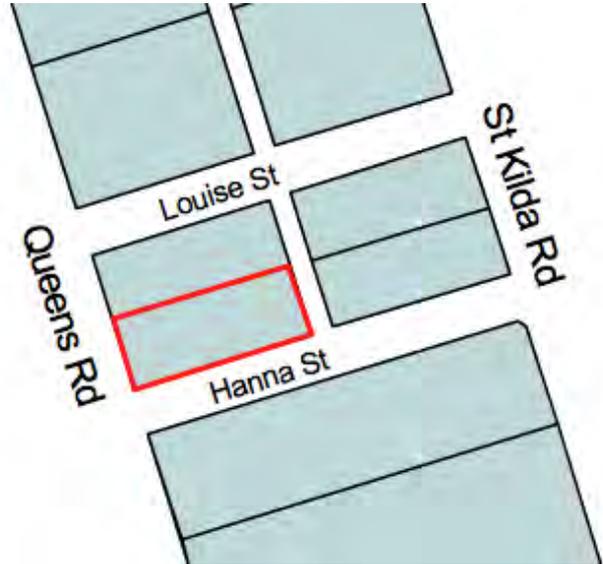
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: **Stanhill**
Other names: -

Citation No:
2149



Address: 34 Queens Road,
Melbourne

Category: Residential: Flats

Style: Postwar International

Constructed: 1948-49

Designer: Frederick Romberg

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO346

Graded as: Significant

Victorian Heritage Register: Yes, H1875

Significance

'Stanhill' is included on the Victorian Heritage Register (VHR H1875) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

'Stanhill' is of significance for having been at the forefront of architectural design when built and for having influenced subsequent design in Melbourne.

Thematic context

-

History

Although it was in 1942 that Frederick Romberg, a Swiss-trained architect, designed the nine storey block of flats, named Stanhill after its financiers Stanley and Hillary Korman (3) due to World War II the building was not completed until 1950 (4).

Being a most '...conspicuous example of European Expressionist architecture in Victoria' (6), contemporary professional critiques described the building as an 'exaggerated and unorganised jumble' (7)

and 'a monumental incubator' (8). Although the flats were converted into office space in the 1970s (9), 'Stanhill' 'anticipates the changing nature of inner city suburban development' (10).

References

- 1 G. Butler, 'Twentieth Century Architecture Survey', October 1982
- 2 *ibid*
- 3 National Trust of Aust. (Vic.), 'Building Citation: 34 Queens Road', held in File No. 4065
- 4 T. Sawyer, 'Residential Flats in Melbourne...', Research Report, Department of Architecture, University of Melbourne, 1982, p.45
- 5 National Trust of Aust. (Vic.), *loc. cit.*
- 6 National Estate, 'Listing for South Melbourne: Stanhill', 22 September 1986
- 7 *ibid*
- 8 *ibid*
- 9 *ibid*
- 10 Sawyer, *op. cit.*, p.46

Description

'Stanhill', like his earlier 'Newburn' flats close by (q.v.), is of off-form reinforced concrete with '... bold, curved balcony balustrading providing the dominant form...' (5).

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

Place name: Hotel Esplanade
Other names: -

Citation No:
2173



Address: 11 The Esplanade, St Kilda

Heritage Precinct: St Kilda Hill

Category: Commercial: Hotel

Heritage Overlay: HO117

Style: Victorian Italianate, Interwar Stripped Classical

Graded as: Significant

Constructed: 1877, c.1921, 1937

Victorian Heritage Register: No

Designer: Smith & Johnson, Gibbs & Finlay, Smith, Ogg & Serpell

Amendment: C29, C160

Comment: Revised citation

Significance

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

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

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

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

Thematic context

-

History

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

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

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

References

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

Description

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

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

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

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

-

City of Port Phillip Heritage Review

Place name: Ivica
Other names: House

Citation No:
2176



Address: 95 Ormond Road, Elwood

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: None

Style: Victorian Italianate

Graded as: Nil

Constructed: 1889

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

"Ivica" at no. 95 Ormond Road, Elwood was built in 1889 for William A. Stowes. It is historically important (Criterion A) as a rare (Criterion B) surviving villa erected following the sale of the Sea Side Estate in 1884 and pre-dating the development associated with the Victorian Railways tramway opened in 1906. It is representative of the second phase in the development of the area, post dating the early marine villas on the Ormond Esplanade and comparing only with houses at nos. 54-56 Spray Street.

Thematic context

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History

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

The north side of Ormond Road formed a boundary of Crown allotment 21 consisting of about 47.5 acres, granted to J. Murphy. Whilst there was marine villa development along The Esplanade, the land to the north as far as Glenhuntly Road was vacant (auctioneer's plan for the Sea Side Estate). In the early 1880's, this area was subdivided in stages as the Sea Side Estate, Elsternwick, the Ormond Road/Spray Street stage being offered for sale on 15 November 1884. Lots 45 to 48 were bought together. They comprised adjoining lots 45 and 48 in Ormond Road which backed onto lots 46 and 47 on the south side of Spray Street. Each lot had a frontage of 66 feet. In 1886 they were owned by the accountant and stockbroker, James Blackmore McQuie of "Walton" in Elm Avenue.

In 1887, the "gentleman" William A. Stowes bought the Ormond Road lots and between 1888 and 1889 built a house there for his residence. It was described as "wood etc, eight rooms, NAV 70 pounds". In 1891, Annie Hughes bought the property from Stowes and the vacant lots in Spray Street from George Watts. By the turn of the century, the house had been acquired by P. Perlstein of Exhibition Street, Melbourne. He leased it to the "gentleman" Gerald Branson.

The first MMBW plan of the area showed the house at no.95 with a wide return verandah extending across the front of the house and a substantial addition to the east side that may have been a conservatory. Large timber stables were at the rear of the house which at that time was known as "Ivica".

References

St. Kilda Rate Books: 1886-91, 1899-1900. VPRS 2335, PROV

MMBW litho plan no.84, undated.

Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje

Sea Side Estate, Elsternwick, 15 November 1884. SLV Vale Collection Book 6.

Description

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

A timber late Victorian Boom style villa with symmetrical facade formed by faceted end window bays and a central entry, now boarded up. There is a window bay on the east side but the original posted verandah has been removed. The facade linings are ashlar boards and the eaves have ornamental brackets and paterae in the fashion of the day. Inside there have been substantial alterations and later additions at the rear.

Condition: Sound. Integrity: Medium, verandah removed, front entry defaced, front garden now occupied by recent commercial buildings forming part of the Ormond Road shopping centre.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

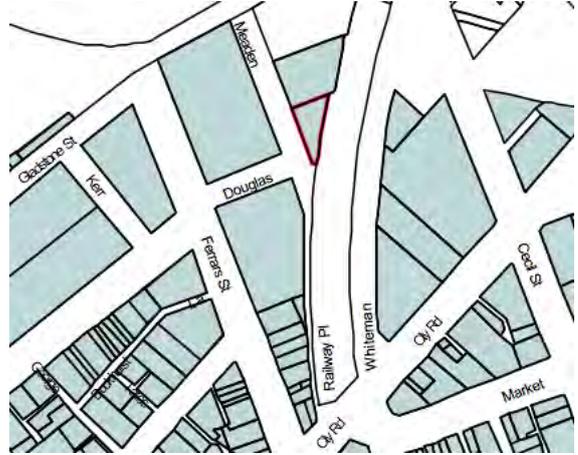
Other studies

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

City of Port Phillip Heritage Review

Place name: Hart & Company Pty Ltd (former)
Other names: -

Citation No:
2181



Address: 7-13 Meaden Street, South Melbourne

Heritage Precinct: South Melbourne City Road Industrial Area

Category: Industrial: Warehouse

Heritage Overlay: HO4

Style: Interwar

Graded as: Nil

Constructed: c.1930

Victorian Heritage Register: No

Designer: Unknown

Amendment: C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

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

Thematic context

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History

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

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

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

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

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

References

MMBW litho plan no. 19, c.1894

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

Description

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

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

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

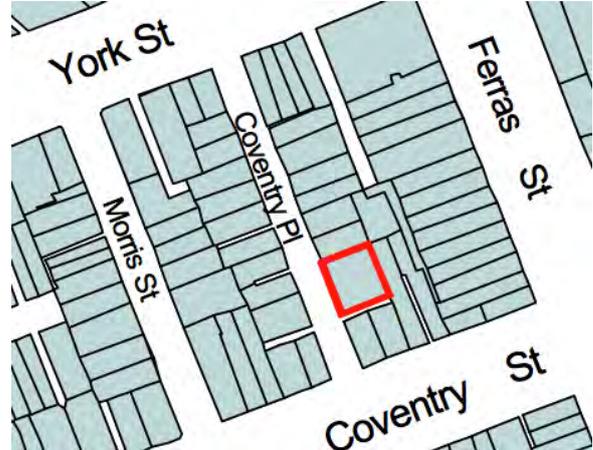
Andrew Ward, *City of Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: 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 where 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

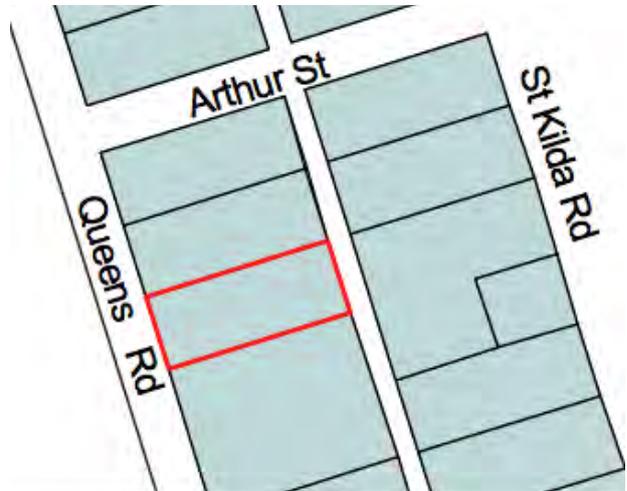
Other images



City of Port Phillip Heritage Review

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

Citation No:
2224



Address: 19 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: None

Style: Interwar

Graded as: Nil

Constructed: 1929 (Demolished)

Victorian Heritage Register: No

Designer: Claude Gibbs

Amendment: C29, C160

Comment: Revised citation

Significance

Demolished.

Thematic context

-

History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large houses had been built there including one at no.18, which had an adjoining block of land at no.19. In 1926 this property was owned by Frederick W. Blight who during the following year, disposed of the block of land to Robina Hartley of South Yarra. At the time it was described as vacant land with an NAV of 125 pounds. During 1927 Hartley developed a Garden there and in 1928 commenced building a block of flats, now demolished. It is understood they were designed by the architect Claude Gibbs and comprised of four flats with garages. They were completed in 1929 and

tenanted by Raymond Hawkins, Mark Alexander and one Hughes. Hartley retained one flat for herself. By 1931, Hughes had vacated his flat and the merchant Charles Turton was living there.

By 1938 Mabel Micallef had bought the property. As with her predecessor she lived in one of the flats, letting the others to Nora Baxter (home duties), Mark Alexander (tobacconist) and Charles Turton (manager). In 1951 the building was known as “Devon Flats”, a large hostel being added to it in 1958-9, subsequently known as the “Alan Ramsay House-Secondary Teachers’ Hostel”.

In 1998 the site was redeveloped with a new block of apartments to be named “Grandview Apartments”, the contractors being L.U. Simon Builders Pty Ltd.

References

Judith Raphael Buckrich, *Melbourne’s Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51.

Part Parish plan, City of Port Phillip building records, file no.4870/018/1

South Melbourne, MMBW plan no.20, 1894

Ibid.,1926-27, p.217, rate no.8180. Unit 72

Ibid.,1927-28, p.219, rate no.8123. Unit 73

Ibid.,1928-29, p.217, rate no.8151. Unit 74

Ibid.,1929-30, p.218, rate nos.1867-70. Unit 75

Ibid.,1930-31, p.218

Ibid.,1937-38, p.223. Unit 83

Sands and McDougall Directory of Victoria, 1963

City of Port Phillip building records, file no.4870/019.

Ibid., 1965, p.180a

Description

Demolished.

Comparative analysis

No information.

Assessment

No information.

Recommendations

No information

Primary source

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

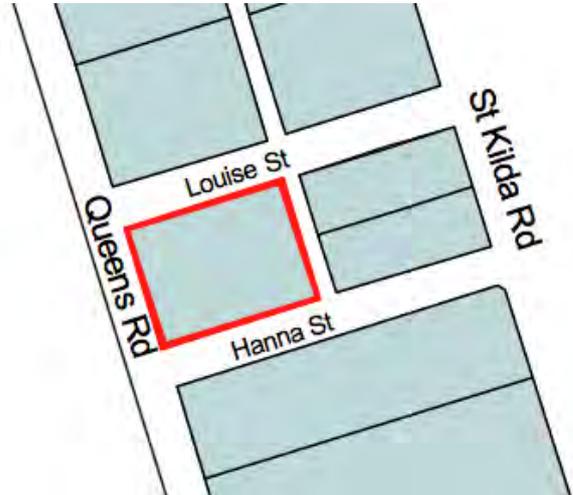
Other studies

-

City of Port Phillip Heritage Review

Place name: Lenhurst Flats
Other names: Stanhill

Citation No:
2225



Address: 33 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO346

Style: Interwar Old English

Graded as: Significant

Constructed: 1937

Victorian Heritage Register: No

Designer: O.H. Jorgensen

Amendment: C29, C160

Comment: Revised citation

Significance

"Stanhill" (former Lenhurst Flats) is situated at 33 Queens Road, Melbourne and was built in the English Domestic Revival style in 1936-37 for a Mrs. M. O'Donoghue of Camberwell. It is of historic and aesthetic significance.

It is of historic significance (Criterion A) for its capacity to demonstrate the continuing tradition of Queens Road as a residential location during the Inter War period.

It is of aesthetic significance (Criterion E) as a picturesque apartment building in the English Domestic Revival mode, then popular in Melbourne. It compares in Port Phillip with "Clovelly" at 136 Alma Road (J. Plottel, 1937) and also with the work of such architects as Robert Hamilton at "Birnam Flats" and "Denby Dale".

Thematic context

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History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

By 1890, the area between Louise Street and Queen's Place North, now Hanna Street had two residences, no.33 occupied by Gustave Damman and no.34 occupied by Oscar Weigel (spelt Weigall in rate books). The Damman family retained the former in 1934 with Mrs.Mathilde Damman resident of a twelve roomed brick house and stables known as "Lenhurst".

In the following year Damman sold her property to Mrs M. O'Donoghue of Camberwell. Eileen Hempill temporarily became tenant for the period when the place was operated as "Lenhurst Guest House". In 1936 O'Donoghue commenced a two year redevelopment project, the first stage being completed by the end of that year and consisting of 12 flats facing Louise Street. All flats but one were occupied that year, the tenants being represented either by women whose employment was home duties or professional men- wool buyer, broker, barrister, solicitor and doctor.

A second stage consisting of 14 flats facing Queens Road was commenced by the end of 1936. A year later they were completed and almost fully occupied. Ownership changed to the Southern Cross Assurance Co. and in 1938 as "Lenhurst Flats" they made their first appearance in the Sands and McDougall directory. By the 1960s, the building's name had changed to "Stanhill" the same name given to the adjacent 8 storey apartment building.

References

- Judith Raphael Buckrich, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp. 50-51
Sands and McDougall Directory of Victoria, 1890, p.447
South Melbourne Rate Book 1934-35, p.217, rate no.1845. PROV, VPRS 8264/PI, unit 80
Ibid., 1935-36, p.220, rate no.8290. Unit 81
Sands and McDougall, op. cit. 1936
Rate Book, op. cit., 1936-37, pp. 220-21, rate nos.835-81. Unit 82
Ibid., p.221
Sands and McDougall, op. cit., 1938, p.53
Ibid., 1963 & 1965
Ibid., 1951-54

Description

An English Domestic Revival apartment building having a face brick lower level in clinkers with an upper two floors in stucco work, partially half-timbered, recalling traditional Medieval forms. The entry is given emphasis by means of an oriel bay carried on corbelled pilasters with vertical stair well window and tent roof. Projecting wings have gable ends with the uppermost levels half-timbered and the middle level walls being rough cast with windows protected by Tudoresque drip moulds. Elsewhere, entries adopt English cottage forms. Leadlight windows, variegated and graded terracotta tiled roof and decorative cream bricks constitute additional decorative elements.

Condition: Sound. Integrity: High, included low brick front fence.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

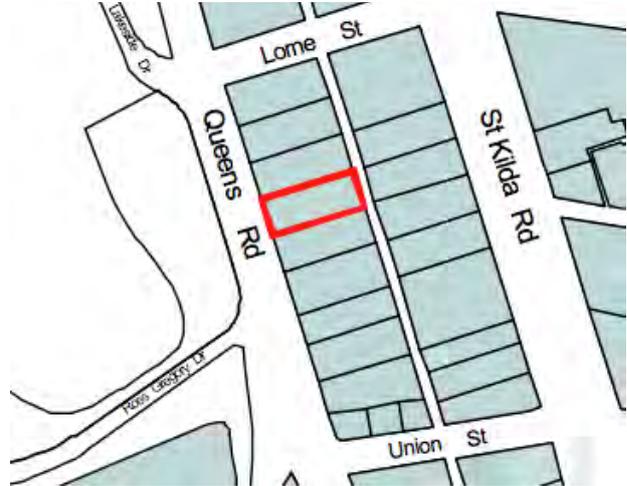
Other studies

-

City of Port Phillip Heritage Review

Place name: Myer House (former)
Other names: Consulate General of the Republic of Indonesia

Citation No:
2227



Address: 72 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO325

Style: Interwar Georgian Revival

Graded as: Significant

Constructed: 1925

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

The former house, now the Consulate General of the Republic of Indonesia, situated at 72 Queens Road, Melbourne, was built in 1925 for the manager, Elcon B. Myer. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the continuing role of Queens Road as a location for single dwellings as late as the Inter War period.

It is aesthetically significant (Criterion E) as a competent application of the Georgian Revival style to a residential purpose, demonstrating the contemporary English tradition that favoured this style for substantial villas. The arrangement of the loggias about the central arched porch constitutes the principal distinguishing stylistic device whilst the manner in which the letter M has been incorporated in the design of the balustrades is both highly successful and representative of its period and of historic interest.

Thematic context

-

History

Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the

turn of the century. When contained in the municipality of Emerald Hill, for valuation purposes the area between Fraser, now Lorne and Union Streets was referred to as Block V.

Lots 15 and 16 of that Block, now nos. 72 and 71 respectively, had a combined area of about one acre and were granted to Alfred L. Smith in 1875. In 1890 three residences at nos.69, 70 and 71 were listed. However an MMBW plan depicted just one house along that part of Queen's Terrace: that on lot 16 (no.71) with a large outbuilding, perhaps a stable, c.1896. At the time lot 15 was fenced and divided into two paddocks. The site of present no.72 was vacant.

At the turn of the century the situation continued unchanged. However in 1924, Louis S. Benjamin, the owner/occupant of no.71, disposed of the land adjoining his house, lot 15, to Elcon B. Myer, a manager whose address at the time was Bourke Street, Melbourne. It was described as land, 100 feet, NAV 60 pounds. During the following year Myer built a brick house, 10 rooms, NAV 350 pounds there for his family residence. The Sands and McDougall directory of 1925 described it as house being built. Myer's house was the most highly rated property along that part of Queens Road, at the time attracting over double the municipal rate of most neighbouring places, all single residences except no.70 that had been converted to six flats. Myer lived in Queens Road for a couple of years, selling his property to Percy Damman by 1930.

The Damman family retained the property with Percy listed as occupant until the late 1960s, John Beresford Damman being listed as owner on the title in December 1969. Council property records indicate that Neeta Homes/Dunster Homes P/L were interested in the property at that time, requesting permission to use the existing building as an office with the intention to redevelop the site with office buildings a few years later. The redevelopment did not occur.

Neeta Homes nevertheless occupied the property in the late 1970s, vacating at the end of 1979 when "The Scout Association of Australia, Victoria Branch" became owners. It put before the St Kilda City Council a proposal to extend. The proposed building was described as two storey, each floor approximately 156 square metres with brick walls, concrete floor and metal deck roof. The City Engineers' Department gave consent to C. & K. Construction Co. Pty. Ltd. for the alterations and additions in accordance with plans and specifications by Eggleston, Macdonald and Secomb Architects on 21st. January 1980. The building proceeded immediately, complaints of noise outside of permit hours relating to the extension at the rear of no.72 being received by Council in March and April of that year.

By March 1992, the Indonesian Consulate was interested in the property for offices, at the time being informed by Council that it would have to maintain 14 car spaces. The sale went through, being settled on 30 September 1992, there being permission to add amenities, a covered walkway and foyer to the rear of the existing building, construct four lock-up garages in the parking area, and use the building as the Indonesian Consulate.

Archbuilt Constructions of Oakleigh was given building approval for the additions at an estimated cost of \$72,000. Later that year Archbuilt (sic) Construction, Cheltenham received building approval to erect a rear brick fence and garage offices, estimated cost \$34,000.

Today plaques on the buildings and at the front and rear entrances of the property state: Consulate General of the Republic of Indonesia.

References

City of Port Phillip, Property File 72 Queens Road, 4870/072/1

St Kilda Rate Books (PROV, VPRS 8816/PI), Unit 137, 1923-4, p.47, ass.no.2981, Unit 141, 1924-5, p.49, ass.no.3054, Unit 145, 1925-6, p.49, ass.no.3084, Unit 149, 1926-7, p.49, ass.no.3157

Sands and McDougall Directory of Victoria: 1890, 1924-30, 1965-70. Municipality of St Kilda, MMBW plan no.35, c.1896 & c. 1935.

Description

An imposing Georgian Revival two storeyed villa having a central arched entry with flanking Classical loggias with entablature and Ionic Order columns. This element is surmounted by a terrace whilst the house, which is rough cast, is set back having symmetrically arranged multi-pane double doors opening onto the terrace and a shallow pitched pyramidal roof. The entry door has a Georgian fanlight and the wrought iron balustrades to the loggias incorporate the letter M in their design, presumably linking the place with its founding owner, Elcon B. Myer. There are single storeyed wings to the north and south.

Condition: Sound. Integrity: High, spacious front lawns, Indonesian statuettes and coat of arms at the entry, unsympathetic rear additions.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

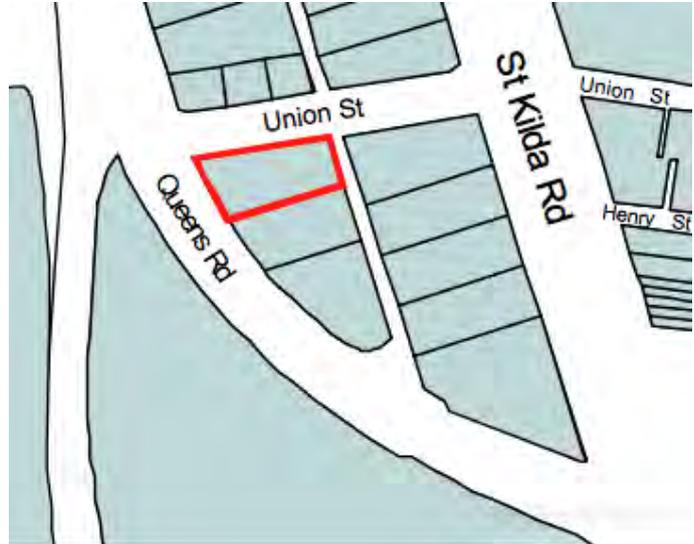
Other studies

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City of Port Phillip Heritage Review

Place name: Queenslodge Motor Inn
(former)
Other names: Koala Motor Inn, The
Connaught

Citation No:
2228



Address: 81 Queens Road,
Melbourne

Category: Commercial: Motel

Style: Postwar

Constructed: 1966

Designer: Miles Jakl (attributed)

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO326

Graded as: Significant

Victorian Heritage Register: No

Significance

The former "Queenslodge Motor Inn" at 81 Queens Road, Melbourne, was built in 1966 possibly to the design of the architect Miles Jakl. It was converted into residential apartments in 1992. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a strikingly simply stated and elegantly proportioned high rise building exploiting the aesthetic value of repetition and comparing with the contemporary work of Paul Rudolph in its use of curved forms as a means of architectural expression. Locally, it compares with Romberg and Boyd's "Domain Park" (1960-62) and contrasts with the contemporary work of the Housing Commission of Victoria.

Thematic context

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History

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St Kilda and the Town of Emerald Hill before the turn of the century. The area between Union Street and Queens Lane can be seen on MMBW plan 35 of c.1896 partially developed with houses at nos. 81 and 82. No.81 was built by 1890 with Mrs Mary Power in residence in that year, land lot 10 having been granted to W. Power in 1876. Mrs Power continued to live there in 1911.

By 1927 Mrs G.D. Mackenzie owned the property with Harry Ponsonby MacKenzie, a pastoralist listed as occupant. The MacKenzie family continued in residence into the 1960s, the property being sold to D.A. Margolin of Mont Albert by 1966 and redeveloped that year with the present building which opened as "Queenslodge Motor Inn", first listed in the Sands and McDougall directory of 1969. The building is understood to have been designed by the architect, Miles Jakl.

In the 1970s business operated under the name "Koala Motor Inn" before reverting to "Queenslodge", a truncated version of its former name. A notice advertising the property's forthcoming auction in 1978 described it as a 14 storey building with 72 basic units, a ground floor licensed restaurant and large top floor convention or function room. There was a swimming pool (1967) and car park.

In 1988 the property was again put up for sale simultaneously with nos.82 and 83. The architects and planners Bates Smart McCutcheon produced a site plan in February 1989 entitled "Queens Road Redevelopment". The sites however were offered individually and that is how they have continued.

Subsequent subdivision of no.81 and alterations to the building with the view to selling the property as "own- your-own" apartments took place in the early 1990s with new owners taking possession of apartments in from 1992. Today the building is named "The Connaught".

References

Buckrich, Judith Raphael, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51

City of Port Phillip, property file no.4870/081/2-7

Letter from Ron Jeffs, building surveyor to Klinger Katz, 9 August 1988. Reference to Building Permit No.1384 issued on the 23/9/1966 to construct a 13 storey building containing 72 flats

Sands and McDougall Directory of Victoria, 1890, p.487, 1911, p.591

St Kilda Rate Book, 1926-27, p.48, rate no.3150. PROV VPRS 8816/PI, unit 149

Description

An imposing and prominently situated high-rise former motel, the façade being subdivided into six equal bays with identical curved balconies. Each balcony has a concrete lower section with horizontal metal rails above and the fully glazed former motel windows are deeply recessed between elongated and presumed load bearing concrete fins. The rear wall is more plainly treated with a projecting central service core, whilst the end walls together with the service core form contrasting elements and have been rendered. The single storeyed front lobby is substantially recent along with the front fence.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

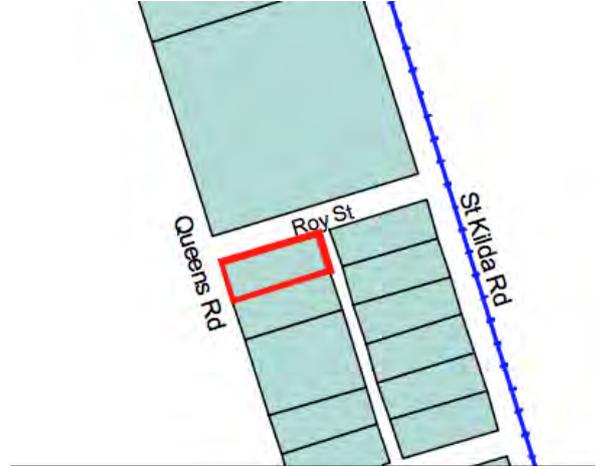
Other studies

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City of Port Phillip Heritage Review

Place name: Lady Fife House
Other names: Mansion

Citation No:
2230



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

Heritage Precinct: None

Category: Residential: semi-detached

Heritage Overlay: None

Style: Victorian Italianate

Graded as: Nil

Constructed: 1883

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

The former house known as “Lady Fife House” is situated at no. 48 Queens Road, South Melbourne and was built in 1882-83 to the design of prominent Melbourne architects Twentyman and Askew. It is historically important (Criterion A). This importance is derived from the capacity of the place to demonstrate in conjunction with the other remaining early villas in Queens Road the Government’s vision for the development of Queens Terrace from 1875 as a boulevard pre-eminent amongst the metropolis’ principal thoroughfares and distinguished by its aspect over Albert Park and the mansions and large villas erected thereon. As such its importance is enhanced by its rarity (Criterion B), there being only five remaining nineteenth century mansions in Queens Road (see appendix A), by its early date, and by its prominent location at the Roy Street corner. The associations of the place with its original owner, James S. Hosie, entrepreneur and best known for his hotel known as Hosie’s at the corner of Elizabeth and Flinders Streets from 1885 and later with Frederick Brockhoff of the biscuit company Brockhoff and Co. are of interest.

Thematic context

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History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

The house at no. 48 Queens Road was completed in 1883 for the Melbourne shoe-maker turned pie shop owner and hotelier, James S. Hosie. Born in Leith, Scotland, Hosie arrived in the Colony in 1853. After various minor ventures on the goldfields and elsewhere, in the mid 1860s he established a pie and pastry shop called Scotch Pie Shop in Bourke Street, Melbourne. He also opened a hotel nearby and a bathing establishment. In 1885 he established Hosie's Hotel in the former Hobson's Bay Railway Hotel at the corner of Flinders and Elizabeth Streets, selling just three years later at a considerable profit.

His new residence at present 48 Queens Road was first rated in 1883-84 when it was described as a thirteen roomed brick house with Hosie as owner-occupier. By 1898 he is understood to have sold "Lady Fife House" to William D. Moore. Moore sold to a Mrs. B. Grant who, in 1903 sold to Frederick Brockhoff, the son of A.F. Brockhoff, founder of the biscuit company, Brockhoff and Co. Brockhoff died c. 1962, the property passing to his son, Jeff, who sold almost immediately to long time neighbours, B. and J. Glishen (sometimes Gishen).

References

Allom Lovell & Associates, "Assessment of Significance and Comment on the proposed demolition of 48 Queens Road South Melbourne", August, 1998

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and prominent two storeyed Italianate villa residence situated on a corner allotment with cast iron double palisade fence to the Queens Road and part Roy Street alignments. The facade is symmetrical with faceted bayed pavilions at both ends and a recessed fully glazed central arcaded section. There is a terrace with a balustraded perimeter but retaining the original approach steps with ornamental cast iron lamps. The hipped roof retains its early slates and there is a stringcourse and plain frieze, the original brackets to the eaves soffits having been removed. The north elevation includes a faceted window bay. There is an early outbuilding in the south-east corner of the site.

Condition: Sound. Integrity: Medium. Whilst the interior has been largely rebuilt following a fire, the south pavilion is of recent origin, the original verandah has been demolished and the surviving exterior walls have been roughcast, surviving elements include the two northern window bays and associated walls, the approach steps and lamps and the cast iron fence.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

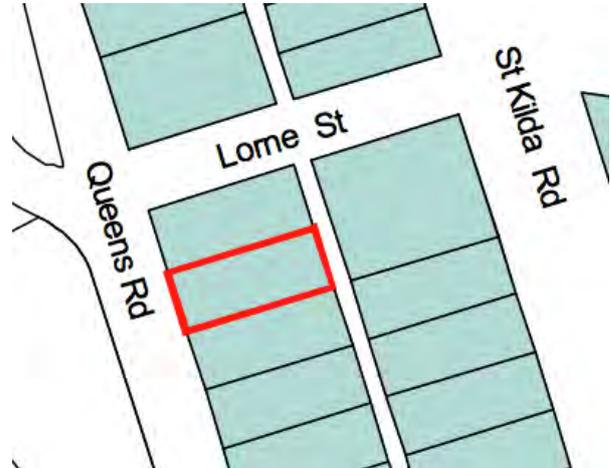
Other studies

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

City of Port Phillip Heritage Review

Place name: Avalon
Other names: Bolac, Flats

Citation No:
2244



Address: 70 Queens Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: None

Style: Federation Arts & Crafts

Graded as: Nil

Constructed: 1904, 1921

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

"Avalon", formerly "Bolac", situated at no. 70 Queens Road, St. Kilda, was built in 1904 and is presumed to have been substantially altered in 1921. It is historically and aesthetically important. It is historically important (Criterion A) as a very early apartment building in the area demonstrating the then emerging appeal of this kind of development both to investors and residents. It is important also as an imposing and substantial building having a residential form, demonstrating the perceived civic status of Queens Road (Terrace) at the time of its construction and subsequently at the time of the alterations. It is aesthetically important (Criterion E) also as a large residential building on Queens Road pre-dating the redevelopments of the post war period and surviving both as the only (Criterion B) building of the early post Federation period on Queens Road and as the earliest apartment development on this thoroughfare now noted for this kind of development. Whilst substantially altered since 1904, the 1921 work survives in an intact state and is representative of its period.

Thematic context

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History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government resolved to sell off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century, the area between Fraser (now Lorne) and Union Streets being little developed until then. The early years of the new century however changed that with houses filling most of the vacant lots by the First World War.

The apartments "Bolac" at no.70 was built in 1904 between the properties "Merrileas" and "Wyalla" by the business woman Mrs. Abrahams. In partnership with one Snider, Abrahams manufactured cigars and cigarettes in Melbourne at nos.6 and 8 Drewery Place. Abrahams had bought the block of land from the surgeon Dr. Paul Fraser c.1901, building the sixteen roomed building for investment purposes with the sharebroker Stanhope O'Connor, taking up residency with twelve other people on its completion. By 1916, Louisa O'Connor was listed as occupying tenant, the number of residents having increased by then to seventeen.

Mrs. Abrahams sold the property to Mrs. Robina Fleming Hartley of Beaconsfield Parade, Middle Park in 1920. The tenant Jessie Mogg vacated it at that time as did the twenty-three other people living there. In the following year, Hartley converted the building to six flats, retaining the largest of seven rooms for her use and letting the remaining flats, each of four rooms, to the gentlemen William Pearson, L.S. May, and Maurice Lederman, the merchant C.M. Clemenger and the commercial traveller Donald McLean. From 1922, the manager Frank Hartley occupied the main flat until ownership of the property passed to J.R. Hartley in 1925.

By 1930, the flats were known as "Avalon" the name perhaps having been assumed at the time of the building's conversion in 1921. It remained in J.R. Hartley's ownership, passing to his executors by 1940. Thirty years later the building continued to function as flats.

References

St.Kilda Rate Books: 1900-1905, 1915-16, 1920-26, 1930-31, 1940-41.

Sands and McDougall directories: 1901-06, 1916, 1973.

MMBW litho plan no.35, dated c.1895

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and very early two storeyed apartment building having two projecting wings originally linked by a corner verandah which has since been built in, presumably in 1921. The wings and architectural form generally show their Federation period stylistic origins, having bichromatic brickwork and gable ends characteristic of the time. The refurbishment, however, has been thorough, the lower level of the wings having been extended, the gable ends and upper level window bay having presumably been reconfigured and the verandah converted into rooms with cement rendered and face brick walls, a corner parapet and motifs characteristic of the early inter war period. There is also a protruding flat roofed entry in the manner of the period.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO324 from HO schedule and map. Change heritage status on Port Phillip Heritage Policy Map to Nil.

Primary source

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

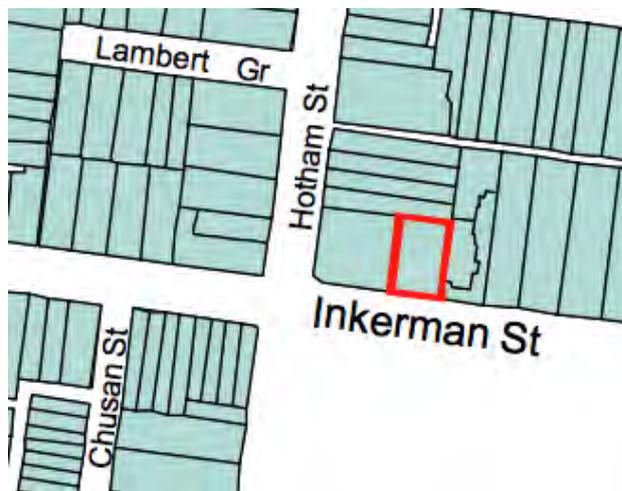
Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, Version 1 | 1998

City of Port Phillip Heritage Review

Place name: Elmar Flats
Other names: -

Citation No:
2275



Address: 290A Inkerman Street, St Kilda East

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO356

Style: Interwar Moderne

Graded as: Significant

Constructed: 1940-41

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

These four flats, each containing four rooms, were first rated in 1940-1 as owned by the Uralla Estate Co. care of 16 Wills St, Gardener (RB). Later a Mr FW Higgins was named in rate books, care of the Uralla Estate Co. Early occupiers included Leon Kinsman, a bricklayer; Bruce Lylle, painter; Arthur Simmelmann,

tailor; and Jacob Safron, an engineer. The flats were built in an era of growth of public and private transport networks in the suburb, allowing location of speculative medium density housing (flats) along major transport routes.

References

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

Longmire, A., *St Kilda: The Show Must Go On*, 1983, pp. 316-18

Description

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

Condition: good (partially disturbed, well preserved). Integrity: substantially intact/some intrusions

Context: Set beside a church and opposite an early house, both sited on the corner.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

G. Butler, *Port Phillip Heritage Review, Version 3*, 2001

Other studies

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Other images

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City of Port Phillip Heritage Review

Place name: St Vincent de Paul Boys' Orphanage
(former)

Citation No:
2313

Other names: MacKillop Family Services



Address: 231-241 Cecil Street & 199-201
Napier Street & 34 Church Street,
South Melbourne

Heritage Precinct: Emerald Hill Residential

Heritage Overlay: HO466

Category: Religion, Institutional: Orphanage

Graded as: Significant

Style: Victorian: Italianate

Victorian Heritage Register: Yes, H2170

Constructed: c.1855, 1870-75, 1902, 1925, 1935

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 arcaded 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

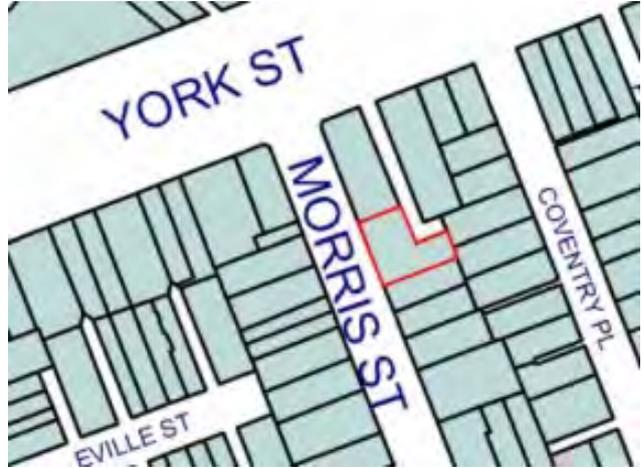
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City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2354



Address: 1 Morris Street,
South Melbourne

Heritage Precinct: Emerald Hill Residential

Category: Residential: House

Heritage Overlay: HO210

Style: Victorian

Graded as: Significant

Constructed: c.1855

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

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

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

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

Levels of significance

Primary significance – all c.1855 fabric as noted above. Note: The interior has not been inspected and it is possible that further significant fabric may survive, for example, the original shingles under the later iron.

Secondary significance – nineteenth century additions to the rear.

No or limited significance – twentieth century alterations and additions.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

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

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

References

Primary sources

Land Victoria, Certificate of titles

Municipality of Emerald Hill Rate Books, as cited

'Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo. Avery Fletcher, Surveyor and Valuator' – referred to as '1855i' (VPRS)

Secondary sources

Allom Lovell & Associates, City of South Melbourne Urban Conservation Study, 1987

Daley, Charles, *The History of South Melbourne: From the foundation of settlement at Port Phillip to the year 1938*, Melbourne, 1940

Description

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

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

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

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

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

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

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

Condition and integrity

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

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

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

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

Comparative analysis

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

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

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

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

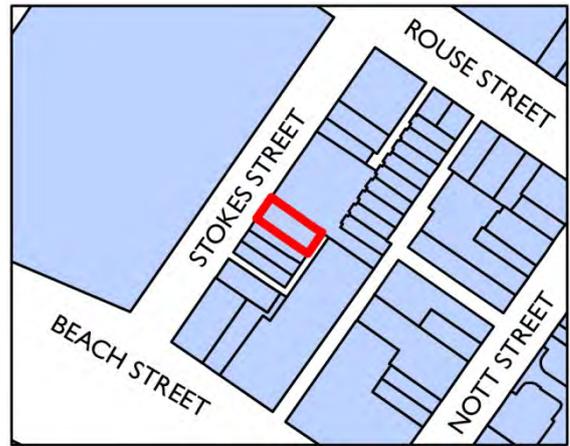
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City of Port Phillip Heritage Review

Place name: Edith
Other names: Briggs House, Strebor

Citation No:
2382



Address: 26 Stokes Street, Port Melbourne

Heritage Precinct: None

Category: Residential: house

Heritage Overlay: HO497

Style: Victorian Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: No

Designer: Unknown

Amendment: C132, C160

Comment: Revised citation

Significance

What is significant?

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

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

How is it significant?

'Edith' at 26 Stokes Street, Port Melbourne is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a well-detailed and intact example of a late Victorian Italianate villa. The scale of the house, larger than many others in the suburb, and grander in character, is representative of houses associated with the middle-class in this community, in contrast to the more modest working-class housing in the area (Criterion D).

Aesthetically, it is a well-composed design that incorporates elements representative of its period and style including asymmetrical form and a high degree of detailing, and it is distinguished amongst similar houses in Port Melbourne by the tripartite window arrangement (Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Port Melbourne

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

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

A track between the beach and the town of Melbourne had been established as early as 1839. The government surveyor, Robert Hoddle, had prepared a plan for a "rail road" on the alignment of Bay Street and a street subdivision for Sandridge in that year. Wilbraham Liardet arrived in November, establishing his Brighton Pier Hotel and jetty at Sandridge a year later. By 1841 Alfred Lingham had opened his Marine Hotel, also with a jetty, at the same location and the two hotels marked the commencement of tracks to Melbourne that eventually joined to form a single route. There was also a hut and customs tent and a magazine at Sandridge at that time. Hoddle prepared a further survey plan in 1842, providing for half-acre allotments and a roadway on the alignment of Bay Street. There were 40 lots in four blocks between the present Graham and Rouse Streets but the land was withdrawn from sale. In 1849 the government built a pier on the site of Liardet's jetty and Lindsay Clarke's survey plan was used as a basis for the first land sales in September 1850. By December 1852 the Argus recorded that about 100 tents had been erected "near Liardet's" and Edmund Thomas' sketch of 1853 showed single and two storeyed shops with verandahs in a continuous row on one side of Bay Street. The Sandridge railway line, built by the Melbourne and Hobsons Bay Railway Co. formed in August 1852, was opened as Australia's first steam powered railway on 12 September 1854. The railway to the west and the lagoon to the east formed the boundaries of the Sandridge township plan, which comprised 44 blocks extending from just north of Ingles Street to the Beach.

An 1855 plan shows the essential elements of the township. Commencing at the sea front there was a Customs house at the corner of Beach Street and Nott Street and a reserve for the post office on the south corner of Bay and Rouse Streets. Between Rouse and Graham Streets there were allotments for the Roman Catholic and Wesleyan churches and a reserve for the watchhouse. Further north again between Graham and Liardet Streets were the Seamen's, Presbyterian and Church of England reserves. Between Liardet and Raglan Streets, as the available land between the lagoon and the railway reserve narrows, there was a pool – on the site of present Lalor Street – and associated swampland. Private allotments were scattered liberally throughout the Area and it would appear that the whole of Sandridge had been alienated by this time. Station Place was lined with small, presumably residential allotments. Sandridge's role as a geographically discrete port town had been established.

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

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

'Edith', 26 Stokes Street

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

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

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

Elizabeth Briggs was the wife of George Walter Briggs, a tailor, who had a shop in O'Brien's Terrace in Bay Street, Port Melbourne (LV4). The Briggs family resided in the house until about 1913. It was then tenanted

until 1920 when it was sold to Francis J. Young, a Warrant Officer in the Royal Australian Navy. He lived in the house briefly before selling it to Rose Mitchell in 1922. The Mitchell family then occupied the house for over 50 years (LV4, SM).

References

Land Victoria (LV), certificates of title Vol. 945 Fol. 932 (LV1), Vol. 1959 Fol. 791 (LV2), Vol. 1969 Fol. 745 (LV3), Vol. 2296 Fol. 184 (LV4)

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

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

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'The township of Sandridge', dated March 30, 1859, State Library of Victoria (SLV 2) Vale collection <http://handle.slv.vic.gov.au/10381/192257> [viewed 30 March 2016]

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Description

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

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

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

Comparative analysis

Port Melbourne was a working class area and this is reflected in the housing stock, which predominantly comprises small, weatherboard cottages with minimal architectural decoration (PPHR citations 243, 650,

677). Compared to the suburbs within the neighbouring former City of South Melbourne, Port Melbourne contains relatively few substantial brick villas and no houses that could be described as 'mansions'. 'Guernsey House', constructed in 1883 for Peter Grut, at 232 Esplanade East is perhaps Port Melbourne's grandest being a two storey, double fronted house of rendered masonry construction with a two level cast iron verandah and palisade fence, and an elaborately decorated parapet. Another relatively grand house is 344 Graham Street, constructed c.1871 for the locally prominent stevedore and one-time Mayor of Port Melbourne, James Close (both houses are included within the HO1 Port Melbourne precinct).

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

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

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

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

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

Assessment

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

Recommendations

Add to the HO as an individual place with external paint controls. External paint controls are recommended to provide a statutory mechanism to encourage the removal of the paint from the face brick

by an approved method. The extent of the HO should include the whole of the place as defined by the title boundaries.

Primary heritage study

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

Other heritage studies

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

Other images

